

# 1. Introduction

On March 16, 2011 the Board directed that staff review property specific requests under the Moderate and Major categories to seek opportunities that would move a request to the Minor category. Property specific requests originated from written and verbal testimony during the October 20, November 10, and December 8, 2010 hearings. At the December 8, 2010, the Board directed staff to evaluate all property specific requests and report back on the process necessary to include them in the General Plan Update. There were 232 total requests, with 60 of them being Moderate and 89 being Major. Moderate requests were those that may be found consistent with the General Plan Update guiding principles but were not evaluated in the General Plan Update Environmental Impact Report (EIR). Major requests were those that were not consistent with the General Plan Update guiding principles. Staff analysis of the PSRs was provided to the Board at hearings in draft form on February 9, 2011 and as final analysis on March 16, 2011. The PSR analyses are provided in Attachment C of the March 16, 2011 staff report, which can be accessed on the project web site at the following link:

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS\\_March\\_2011/C1\\_Intro\\_Table.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS_March_2011/C1_Intro_Table.pdf)

There were 232 total requests, with 60 of them being Moderate and 89 being Major. Staff's analysis of the 149 Moderate and Major requests is summarized in Section 3 of this attachment. There is an inherent difficulty in finding alternatives to these requests because of the reasons they were first categorized as Moderate or Major. For example, for most of these requests there was no higher density evaluated in the Environmental Impact Report than what was recommended by staff and the Planning Commission. Therefore, in most cases, any alternative that increases overall density above what was recommended would at least be a Moderate. There were also a number of requests where revisions to the recommended project (referred to as compromises) had already been made in response to the request. Therefore, this posed limitations to finding any further movement in densities while maintaining conformance with the guiding principles.

In summary, of the 149 Moderate and Major requests reviewed, **16** possible Minor options that partially address the request were identified, **6** Moderate options were identified for Major requests, and there were **26** instances counted where compromises had already been incorporated into the Staff/Planning Commission Recommendation. Around **56** requests were determined to possibly meet guiding principles but were not evaluated in the EIR because they were not a part of a project alternative directed to be studied by the Board. While these requests could not be considered without modifying the current General Plan Update EIR, it is possible that they could be considered as part of future general plan amendments with supplemental analysis.