

Attachment I-5

Summary of Relevant General Plan Update Previous Actions from the Board of Supervisors, Planning Commission and Advisory Groups

All documents are available from the Department of Planning and Land Use (DPLU) and the project website (<http://www.sdcounty.ca.gov/dplu/gpupdate/>) if date is underlined. To view or request a copy of any document, call 619-615-8289, email gpupdate.DPLU@sdcounty.ca.gov, or visit the DPLU Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 (8:00 a.m. to 4:00 p.m., Monday through Friday).

Board of Supervisors and Planning Commission Hearings

Board of Supervisors - December 10, 1997 (5): Approved Scope of Work, and directed the Planning and Land Use to return with planning/sponsor group recommendations on population standards for their communities.

Board of Supervisors - April 22, 1998 (5): Directed draft letter to SANDAG regarding population goals. Directed draft letters to planning and sponsor groups thanking for efforts to determine population goals.

Board of Supervisors - August 12, 1998 (2): Approved and authorized Consultant Contract.

Board of Supervisors - February 17, 1999 (9); and June 30, 1999 (2): Accepted progress reports.

Planning Commission - August 6, 1999: Board Referral Draft Goals and Policies

Board of Supervisors - September 15, 1999 (8): Endorsed Draft Regional Goals and Policies.

Board of Supervisors - November 17, 1999 (7); December 15, 1999 (5); March 29, 2000 (6); May 10, 2000 (4); and August 9, 2000 (11): Accepted progress reports.

Planning Commission - August 16, 2000: Scope of Work Changes

Board of Supervisors - September 13, 2000 (13): Scope of Work Changes

Planning Commission - September 29, 2000: Presentation of Density Categories, Standards, Glossary of Terms and Goals and Policies.

Board of Supervisors - October 25, 2000 (25) continued to November 1, 2000 (12): Approved amendment to Scope of Work and Consultant Contract.

Board of Supervisors - January 10, 2001 (1): Reaffirmed the population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives.

Planning Commission - February 23, 2001: Population Distribution Concepts and Criteria

Board of Supervisors - May 2, 2001 (3): Progress Report, withdrew and redocketed May 23.

Board of Supervisors - May 23, 2001 (10): Directed Concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas requiring more attention (Ramona and Alpine); directed the appointment of two additional Interest Group members.

Board of Supervisors - September 26, 2001 (1): Directed the Interest Group to continue for the duration of the project.

Board of Supervisors - January 16, 2002 (3); and April 24, 2002 (3): Accepted progress reports.

Planning Commission - January 31, February 7, and February 14, 2003: Received direction from the Planning Commission regarding the Land Use Framework, Regional Maps, Population Forecast, Draft Regional Goals and Policies, and Equity Mechanisms associated with General Plan 2020. Another purpose is to receive direction from the Planning Commission on the

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distribution of residential land use within the unincorporated County through a community map review process.

Board of Supervisors - [May 21, 2003 \(2\)](#), [June 11, 2003 \(2\)](#), and [June 25, 2003 \(1\)](#): Supported the direction of the General Plan 2020 project and the following products: Planning Concepts, Draft Regional Goals and Policies, Land Use Framework, Regional Structure Map, Regional Land Use Distribution Map, and Statements of Legislative Intent. Directed the CAO to return to the Board with a list of referrals and recommended adjustments to the map, a draft policy on pipelining, a review of the Interest Group membership issue, and recommendations for resolving the FCI issues. Directed the CAO to refer development of the PDR, TDR and other equity mechanisms to the Interest Group and to consider slope criteria for semi-rural designations as well as community-based design standards.

Board of Supervisors - [August 6, 2003 \(3 & 4\)](#): Approved policy to resolve conflicts for applications that are currently in process, commonly referred to as “pipelining”. Directed resolution to the conflict of purpose with some members of the Interest Group.

Planning Commission - [August 12, August 22, August 29, and September 5, 2003](#): Received direction from the Planning Commission regarding land use designations for residential properties that were referred back to staff during a series of Planning Commission and Board of Supervisors hearings on GP2020 held between January 31 and June 25 of this year.

Board of Supervisors - [September 24, 2003 \(1\)](#) and [October 1, 2003 \(4\)](#): Considered staff recommendations on 183 residential property referrals. Accepted the August 2003 Working Copy Regional Structure and Land Use Distribution maps for continued refinement and progress. Directed the CAO to evaluate eight land use scenarios for traffic impacts, to return with a package that includes equity mechanisms, and to conduct a comprehensive groundwater study for Pine Valley.

Board of Supervisors - December 10, 2003 (6): Approve to extend consultant contract expiration date.

Board of Supervisors - [May 19, 2004 \(1\)](#) and [June 16, 2004 \(1\)](#): Reviewed information on traffic forecasts for the eight scenarios and updated information on groundwater conditions. Endorsed the April 2004 Residential Baseline Map and created a second alternative land use map, entitled Consensus Alternative Map (now the Referral Map) for environmental impact analysis.

Planning Commission - [February 25 and March 18, 2005](#): Received direction from the Planning Commission on commercial and industrial designations, resolution of special study areas, proposed revisions to the Land Use Framework, and on Planning Criteria used to develop countywide commercial and industrial proposals.

Board of Supervisors - [May 11, 2005 \(1\)](#) and [May 18, 2005 \(19\)](#) : Approved the revisions to the Land Use Framework regarding commercial, industrial and other non-residential land uses and completion of planning efforts for three of the five special study areas. Accepted the Baseline 2005 Map with changes and made modifications to the Referral Map.

Board of Supervisors - December 7, 2005 (6): Scope of Work and approve to extend consultant contract expiration date.

Planning Commission - [July 28, 2006](#): Received direction on a Circulation Element (CE) road network that is needed to support future land use development within the unincorporated County, and to establish a framework for CE road standards. Board direction is also needed for

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the proposed August 2006 Draft Land Use Map, which includes modifications made to the June 2005 Draft Land Use Map needed to balance land use with circulation plans.

Board of Supervisors - August 2, 2006 (3): Endorsed the draft Circulation Element map with modifications, the proposed revisions to the Circulation Element framework, and the updated Draft Land Use Map with modifications.

Planning Commission - May 30, 2008: Accepted progress report

Board of Supervisors - July 23, 2008 (23): Accepted progress report and directed staff to remove a Specific Plan from the Valley Center Referral Map.

Planning Commission - May 6, 2009: Accepted progress report

Board of Supervisors - May 13, 2009 (4): Accepted progress report

Board of Supervisors - September 22 (10) and 23, 2009 (2): Approve Strategic Energy Plan 2009-2012 and SANDAG 2050 Regional Growth Forecast.

Planning Commission - November 6, 19, 20 and December 4, 2009: During these four hearings, staff presented recommendations and received public testimony on the draft General Plan text, land use maps, road network, community plans, Implementation Plan and Conservation Subdivision Program. On November 6th, staff presented background information on the General Plan (GP) Update, its various draft components, and preliminary recommendations on those components. On this day, testimony was limited to members of the two advisory groups (the Steering Committee and Interest Group). Then on November 19 and 20, the Planning Commission received public testimony and deliberated community by community.

Based on the analysis in the Draft Environmental Impact Report (DEIR) and comments received, staff presented a preliminary recommendation for the Land Use Map. In most cases, staff recommended the Referral, Hybrid, or Draft Land Use Map designation; although, there were some cases where staff recommended the Environmentally Superior Map designation due to environmental issues identified in the DEIR. There were also several cases where staff recommended designations different from any of the four maps. These were mainly the result of further work with the communities, updates to reflect more recent acquisitions of open space, and a revised approach to mapping public lands. Specific notices were sent to property owners where the staff recommended the Environmentally Superior Map designation or a designation that differed from the four land use maps analyzed in the DEIR.

On a community-by-community basis, the Planning Commission made tentative recommendations on the Land Use Map during the November 19 and 20 and December 4 hearings; however, continued the hearings until February 19, 2010 for further discussions on unresolved issues regarding: equity mechanisms, Williamson Act properties, Forest Conservation Initiative (FCI) lands, minimum lot sizes, community plans, economic impacts, the General Plan Amendment (GPA)/Plan Amendment Authorization (PAA) process post adoption of the GP Update, the pipelining policy, Conservation Subdivision Program, permissive vs. restrictive language, SANDAG's population forecast (is density going where it should), how the GP Update fulfills a jobs-to-housing balance and Farm Bureau concerns. In addition, the Commission requested a chart showing which properties designated Rural Lands (RL) 20 (one dwelling unit per 20 acres) on the Referral Map were proposed to decrease to either RL40, RL80, RL160 (one dwelling unit per 40, 80, or 160 acres) on the Staff Recommended Map.

Planning Commission - February 19 and 20, 2010: This hearing continued discussions and received recommendations on various specific mapping and other issues identified during the previous hearings related to the GP Update and its various project components. Planning Commission actions on specific issues are identified below.

Conservation Subdivision Program

Issue: On February 5, a Planning Commission subcommittee met to discuss specific components of the Conservation Subdivision Program, including the balancing of community character in Community Plans (see the Fact Sheet in Attachment H). The Subcommittee supported staff's recommendations on the Conservation Subdivision Program and made additional recommendations that included: (1) the preparation of Community Design Guidelines to facilitate implementation of the program; (2) give additional consideration to limits on lot sizes in the Groundwater Ordinance when developing community standards; (3) further review Land Use Policy LU-14.4 (regarding limitations on sewer service areas); (4) make accommodations for alternative wastewater systems; (5) require open space easements dedicated as part of conservation subdivision programs to involve third parties to ensure long-term preservation of the easements; and (6) while minimum lot size standards are appropriate in each community, additional community coordination and consideration of the draft standards is necessary.

Action: Supported the recommendations of the Subcommittee, and recommended revising draft Land Use Element Policy LU-14.4, Sewer Facilities, to include exceptions for existing sewer district boundaries, and where specifically allowed in Community Plans.

Permissive vs. Restrict Language

Issue: Certain members of the public believed the language used for GP Update policies is too restrictive and does not allow flexibility, competes with other language, and sometimes conflicts with language contained in Community Plans. Other members of the public feel that the language is not restrictive enough.

Action: Tentatively supported staff's recommended language based on County Counsel review and support of this language, which was created with input from the GP Update Interest Group, Steering Committee and Planning Commission.

Forest Conservation Initiative

Issue: This Initiative expires in December 2010 and County Counsel determined that the land use designations in place prior to implementation of the FCI will reassert themselves. Staff is taking measures to eliminate any internal inconsistencies within the General Plan, though a few members of the public believe the Initiative replaces the underlying zoning.

Action: Tentatively supported staff's recommendations for remapping FCI lands on a separate track from the GP Update, with the goal of completing remapping by early 2011.

Tracking GP Update Implementation

Issue: A requirement for a General Plan is the annual reporting of its implementation progress to the Board of Supervisors, the Governor's Office of Planning and Research and the California Department of Housing and Community Development. Implementation will be monitored annually. Several members of the public

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recommended that Staff provide information on how much density was lost or gained community-by-community, and that the General Plan be updated every five years.

Action: Directed staff to provide a discussion on General Plan implementation prior to the first annual report.

I-15 Corridor Build-out

Issue: Currently, approximately 6,500 homes exist along the I-15 Corridor. The existing General Plan would allow 4,980 additional homes, while 3,524 additional homes would be allowed under the proposed GP Update. There are additional projects in process that will undergo additional environmental analysis and will require separate General Plan Amendment actions by the Board of Supervisors.

Action: Reaffirmed the Planning Commission's tentative recommendation on the Land Use Map and allowed staff to evaluate proposed General Plan Amendments separate from the GP Update. Directed staff to review and revise as necessary the I-15 Corridor Design Guidelines as part of the GP Update implementation.

Village Core Mixed Use Designation

Issue: Concern, through public input, was expressed that the intensity limits for the proposed Village Core Mixed Use Designation are too high and cannot be physically constructed.

Action: Tentatively supported staff's recommendation to modify the language in draft Land Use Element Table LU-1 to limit the maximum Floor Area Ratio (FAR) in the Village Core Mixed Use Designation to 0.7 unless offsite parking is provided in conjunction with the proposed development. In that case, the maximum FAR could be up to 1.3.

Planning Commission – April 16, 2010: The purpose of this hearing was to receive final recommendations from the Planning Commission regarding the draft General Plan text, land use maps, road network, community plans, Implementation Plan and Conservation Subdivision Program. The Planning Commission supported staff's recommendations, with specific exceptions that required further analysis. The Commission also directed staff to continue developing a Transfer of Development Rights program and present it to the Planning Commission prior to taking the GP Update to the Board of Supervisors for adoption.

Planning Commission – July 9, 2010: The purpose of this hearing was to receive recommendations from the Planning Commission regarding the draft Zoning consistency review maps and necessary ordinance amendments required for the GP Update. After review of properties receiving new land use designations under the GP Update along with staff recommended zoning changes and affected sections of the Zoning Ordinance, Resource Protection Ordinance, Subdivision Ordinance and the necessary text changes to ensure these ordinances were consistent with the proposed changes to the General Plan; the Planning Commission supported staff's recommended changes to these ordinances; however, as a result of public testimony, the Planning Commission referred certain exceptions back to staff for further review.

On April 16, 2010, the Planning Commission directed staff to prepare a conceptual Transfer of Development Rights (TDR) program that could be forwarded to the Board of Supervisors with the GP Update and return to the Planning Commission to review the concept. At this hearing, staff also presented a conceptual TDR program (see Attachment G) to the Planning Commission based on two workshops that were held with the public in May and June. While staff indicated that the concept was being presented by staff, but that staff did not support a

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TDR program, the Planning Commission supported staff's TDR concept and inclusion of a more aggressive Purchase of Agricultural Conservation Easements (PACE) Program with it when the GP Update is presented to the Board of Supervisors.

Planning Commission – August 20, 2010: On July 9, 2010, the Planning Commission referred certain exceptions to the Zoning consistency review back to staff for further review. Staff revisited these specific community and property issues related to the ordinance consistency review for further refinement and presented recommendations at the August 20th hearing. The Planning Commission supported staff's property specific recommendations and adopted the following resolution for the GP Update:

A RESOLUTION OF THE SAN DIEGO COUNTY)
PLANNING COMMISSION CONCERNING)
THE GENERAL PLAN UPDATE - GENERAL PLAN AMENDMENT (GPA)

ON MOTION of Commissioner John Riess, seconded by Commissioner David Pallinger, the following Resolution is adopted:

WHEREAS, pursuant to Government Code Sections 65350 et seq., a comprehensive update of the County of San Diego General Plan has been prepared in the Calendar Year 2010; and

WHEREAS, this comprehensive update of the County General Plan has been initiated by the County of San Diego consisting of the following:

- (1) New Land Use, Mobility, Housing, Conservation and Open Space, Safety and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;
- (2) Amendments to the Land Use Map;
- (3) Amendments to the Circulation Element (renamed Mobility Element) Map;
- (4) Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans;
- (5) Amendments to the Alpine, Central Mountain, Desert, , Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans;
- (6) Amendments to the Zoning to achieve consistency with the Land Use Map amendments; and

WHEREAS, the Department of Planning and Land Use has made its detailed recommendations concerning the above items; and

WHEREAS, Applications have been filed to detach APNs 484-184-24-00 and 484-184-25-00 from the City of El Cajon pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the San Diego Local Area Formation Commission (LAFCO) Board will take action on this Application for Detachment, and associated Reorganization, following the Board adoption of this resolution and approval of an agreement between the County of San Diego and City of El Cajon on the Tax Exchange; and

WHEREAS, the Department of Planning and Land Use recommends that the Planning Commission review and consider the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project; and

WHEREAS, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on the General Plan Update on the following dates:

- November 6, 2009
- November 19, 2009
- November 20, 2009
- December 4, 2009
- February 19, 2010
- March 12, 2010

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April 16, 2010
July 9, 2010
August 20, 2010; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions:

1. Review and consider the information contained in the Environmental Impact Report on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its decision on the project.
2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that it reflects the Board of Supervisor's independent judgment and analysis.
3. Adopt the Findings prepared pursuant to CEQA Guidelines section 15091.
4. Adopt the Statement of Overriding Considerations prepared pursuant to CEQA Guidelines section 15093.
5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the comprehensive update to the County General Plan, as briefly described below and more specifically explained in Appendices 1, 2 and 3:
 - Appendix 1: General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise Elements
 - Appendix 2: General Plan Update Maps
 - 2A: Land Use Map (as amended August 20, 2010)
 - 2B: Mobility Element Network Map
 - Appendix 3: Community and Subregional Plans (as amended August 20, 2010)
7. Take the following actions for APN 484-184-24-00 and APN 484-184-25-00, subject to approval of the Detachment by the LAFCO Board:
 - a. Include these parcels within the Lakeside Community Planning Area;
 - b. Apply General Plan designation of Village Residential 15; and
 - c. Apply a Variable Family Use Regulation Zone (RV) with a 6,000 square foot minimum lot size and a "B" special area designator.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

PASSED AND APPROVED by the Planning Commission of the County of San Diego, State of California, the 20th day of August 2010, by the following vote:

AYES: Commissioners Beck, Brooks, Norby, Pallinger, Reiss, Woods
NOES: N/A
ABSENT: Commissioner Day
ABSTENTIONS: N/A

Steering Committee Meetings

February 5, 2000: Density Categories, New Population Buildout, Review of Glossary

April 8, 2000: Density Categories, New Population Buildout, Review of Glossary

June 10, 2000: Resource Protection and Density Reduction Formula

July 8, 2000: Resource Protection Standards and Implementation, Alternative III Review Process

July 22, 2000: Resource Protection Standards, Review of Interest Group Recommendations

September 23, 2000: Interest Group Recommendations on Glossary, Community Preference Alternative Map Analysis

February 17, 2001: Report from BOS Conference on Alternative III, Population Distribution Concepts and Parameters

March 24, 2001: Interest Group Update, Population Distribution Concepts and Criteria

May 5, 2001: Interest Group Update, Reintegration of Community Plan Texts

July 28, 2001: Interest Group Draft Land Use Concepts and Criteria, Transfer of Development Rights (TDRs), Commercial Designations

August 25, 2001: TDRs, Regional Land Use Framework: Commercial, Draft Structure Maps

October 6, 2001: Steering Committee Milestones, Presentation on Regional Categories

October 20, 2001: Regional Land Use Framework: Commercial and Industrial

November 17, 2001: Regional Land Use Framework: Commercial and Industrial

January 12, 2002: Regional Land Use Framework: Agriculture, Draft Regional Map Review

April 20, 2002: Presentation of Draft Regional Land Use Map, Overview of Map Review Process

June 22, 2002: Regional Land Use Framework

July 13, 2002: Regional Land Use Framework

July 27, 2002: Regional Land Use Framework

August 24, 2002: Regional Land Use Framework

November 23, 2002: Land Use Framework, Clustering Policies

December 14, 2002: Land Use Framework, Clustering, Updated Land Use Distribution Maps

April 26, 2003: Planning Commission Recap, Town Center Planning, Conservation Subdivision, Board of Supervisors Hearing Preview

January 24, 2004: Conservation Subdivisions

March 27, 2004: Conservation Subdivisions, General Plan 2020 Status and Overview

September 25, 2004: Commercial/Industrial, Land Use Framework

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December 4, 2004: Outdoor Commercial, Land Use Framework, Housing Presentation

June 25, 2005: Road Network Planning, Circulation Element Road Classifications

August 20, 2005: Circulation Element Road Standards, Mapping Criteria, Draft Goals & Policies, Village Designations

November 10, 2007: GP Update Overview and Introductions

February 2, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

March 1, 2008: Draft Land Use Element Review

March 15, 2008: Draft Land Use Element Review

March 22, 2008: Draft Land Use Element Review

April 26, 2008: Draft Land Use Element, Environmentally Superior Alternative, Community Plans

June 28, 2008: Community Plan Strategy, Conservation Subdivisions, Draft Land Use Element

July 26, 2008: Draft Land Use Element

August 28, 2008: Conservation Subdivision Program

October 25, 2008: Draft Public Road Standards

January 10, 2009: Draft General Plan

February 28, 2009: Draft General Plan

May 2, 2009: Conservation Subdivision Program

June 27, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

October 9, 2010: Discussion of General Plan Update and Board of Supervisors Report

March 4, 2011: Deference to Community Plan issue raised in public testimony and by the Board.

Interest Group Meetings

March 13, 2000: Progress, Review of Goals and Policies, Standards, Glossary

May 9, 2000: Standards

June 13, 2000: Standards, Density Categories, Alternative III Maps

July 19, 2000: Land Use Designations, Resource Protection Standards

July 31, 2000: Resource Protection Standards

September 7, 2000: Wetlands, Steep Slope, Floodplains, Glossary, Threshold for Applying Yield Reduction

October 2, 2000: Planning Commission Workshop Review, Community Preference Alternative Analysis

November 21, 2000: Alternative III Testing Report, Review of Planning Commission Workshop, Review of Board of Supervisors Hearing

December 19, 2000: Water Agencies Presentation, Planning Commission Workshop Update, New Goals and Policies

February 22, 2001: New Interest Group, Report on Board of Supervisors Conference, Review Concepts and Parameters

March 19, 2001: Population Distribution Concepts and Parameters

March 26, 2001: Goals and Policies Discussion, Criteria Discussion

April 9, 2001: Goals and Policies Issues, Concept Criteria Discussion

April 23, 2001: Concepts Criteria Discussion, Interest Group's Next Steps

May 7, 2001: Approach Principles, Criteria Discussion, Gap Analysis, Perspective

May 21, 2001: Criteria "D" Discussion, Gap Analysis, TDRs, Sempra Energy Pres.

June 4, 2001: Agriculture/Open Space Resource Areas, Concept "D" Criteria, "Tools" Update

June 18, 2001: Open Space Resource Areas, MSCP & RPO Discussion, "Tools" Update

July 9, 2001: Concepts Criteria, Transportation/Transit

July 16, 2001: Growth Management Tools

July 30, 2001: Glossary of Terms, Growth Management Tools

August 27, 2001: Field Trip, Concepts Criteria

September 10, 2001: Regional Categories, Structure Map

September 24, 2001: Regional Categories, Structure Map, Existing Framework

October 8, 2001: Structure Map

October 22, 2001: Staff Pres., Draft Regional Categories, "Toolbox" Discussion

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November 5, 2001: Draft Regional Categories, "Toolbox" Disc., Structure Map

November 19, 2001: Goals and Policies, "Toolbox" Discussion

December 3, 2001: Goals and Policies

December 17, 2001: Map Review

January 8, 2002: Planning Overview, Map Review

January 22, 2002: Distribution of Draft Revisions to Goals and Policies, Map Review

February 5, 2002: Draft Revisions to Goals and Policies

February 19, 2002: "Tools" Subcommittee Update, Goals and Policies

March 5, 2002: "Tools" Subcommittee Update, Goals and Policies

March 19, 2002: "Tools" Subcommittee Update, Goals and Policies

April 2, 2002: "Tools" Subcommittee Update, Goals and Policies

April 16, 2002: "Tools" Subcommittee Update, Goals and Policies, Distribution Map

April 30, 2002: "Tools" Subcommittee Update, Overview, Goals and Policies

May 14, 2002: Draft Revisions to Goals and Policies

May 28, 2002: Draft Revisions to Goals and Policies

June 11, 2002: Draft Revisions to Goals and Policies

July 9, 2002: Draft Revisions to Goals and Policies, Working Copy Distribution Map

August 5, 2002: Working Copy Distribution Map

September 10, 2002: TDR & Tribal Lands Update, Groundtruthing, Standards

October 8, 2002: Standards

October 22, 2002: Interim Interest Group Map, Resource Standards

November 5, 2002: Resource Standards

December 17, 2002: "Tools" Subcommittee Update, Map Presentation, Update on Breakout Discussions

January 14, 2003: Standards Package

January 28, 2003: Standards Package

March 11, 2003: Standards, Conservation Subdivisions, Legislative Intent for Ordinances

March 25, 2003: Floodplain Presentation, Standards

May 13, 2003: Open Space Subdivision

May 27, 2003: Update on Recent Board of Supervisors Hearing, Open Space Subdivision

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September 16, 2003: Residential Property Referrals Presentation, Open Space Subdivision

October 21, 2003: Equity Mechanisms Presentations

December 16, 2003: Equity Mechanisms Proposals

January 20, 2004: Equity Mechanisms Proposals

March 16, 2004: Equity Mechanisms, Traffic Modeling Overview

January 25, 2005: General Project Update, Housing Element Presentation, Land Use Framework, ERA Report

November 29, 2007: GP Update Overview and Introductions

February 6, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

April 25, 2008: Draft Land Use Element, Environmentally Superior Alternative & Community Plans

June 27, 2008: Draft Conservation Subdivision Program, Draft Land Use Element

October 27, 2008: Draft Public Road Standards

January 30, 2009: Draft General Plan

May 1, 2009: Draft Conservation Program

June 30, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

October 8, 2010: June 30, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review