

General Plan Update

Planning Commission
November 6, 2009

County of San Diego
Department of Planning and Land Use
2009

INTRODUCTION



- Overall purpose
- Type of PC input desired
- Hearing timing

Continued refinements and additional
Planning Commission hearings anticipated



Hearing Overview

HEARING FORMAT



- **Friday, November 6**
 - Staff Presentation
 - Advisory Group Testimony
- **Thursday, November 19 & Friday, November 20**
 - Makeup Advisory Group Testimony
 - General Public Testimony
 - Testimony and Discussion by Community
 - General Discussion

ADVANCE NOTICE REQUESTED FROM SPEAKERS



- Email gpupdate.DPLU@sdcounty.ca.gov with:
 - name
 - contact information (e-mail and phone number)
 - position (support, opposition or neutral)
 - community specific, include the community name, or general testimony

TODAY'S FORMAT



- Review project background
- Morning
 - Review Project History
 - Summarize Project Components
 - Environmental Impact Report
- Afternoon
 - Hear from Advisory Groups
(Steering Committee and Interest Group)

REMINDERS



- Full day reserved
- Ask questions
- Presentations focus on issues
- Two weeks until next hearings
- Review as necessary



PROJECT HISTORY



- **Review previous action**

(http://www.sdcounty.ca.gov/dplu/gpupdate/docs/PC_110609_A.pdf)

- **Takeaways**

- Current drafts are the result of significant direction
- Substantial opportunities for input
- Most issues have already been vetted
- Significant changes could contradict past direction



Public and Stakeholder Input

PUBLIC OUTREACH



- Direct Mailers
- Newspaper Notices and Articles
- PC and BOS Hearings
- Advisory Group Meetings
- Community Workshops
- Community Planning Group Meetings
- Website, email, hotline
- Newsletter



Project Overview

PROJECT COMPONENTS



- General Plan Document
- Land Use Maps
- Road Network
- Community Plan Updates
- Environmental Impact Report
- Implementation Plan
- Conservation Subdivision Program
- Zoning Ordinance Consistency Update

DOCUMENT FRAMEWORK



General Plan

Land
Use

Mobility

Open Space/
Conservation

Housing

Noise

Safety

Land Use
Maps

Road
Network Map

Community
Plans (21)

DOCUMENT FRAMEWORK



General Plan

Land
Use

Mobility

Open Space/
Conservation

Housing

Noise

Safety

Land Use
Maps

Road
Network Map

Community
Plans (21)

Background
Reports

Other
Documents,
Data, & GIS
layers

DOCUMENT FRAMEWORK



General Plan

Land
Use

Mobility

Open Space/
Conservation

Housing

Noise

Safety

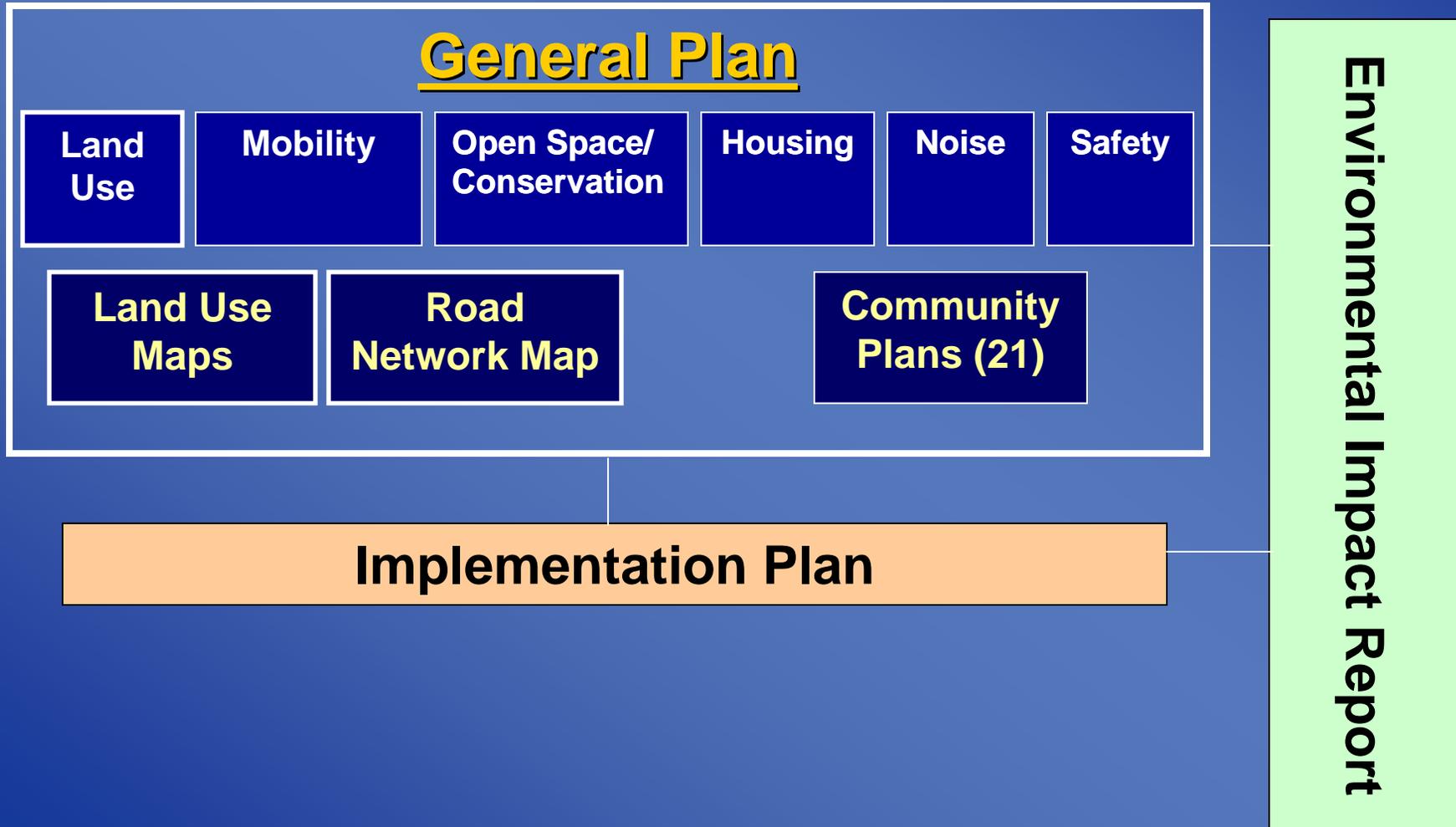
Land Use
Maps

Road
Network Map

Community
Plans (21)

Environmental Impact Report

DOCUMENT FRAMEWORK



DOCUMENT FRAMEWORK



General Plan

Land
Use

Mobility

Open Space/
Conservation

Housing

Noise

Safety

Land Use
Maps

Road
Network Map

Community
Plans (21)

Implementation Plan

Zoning
Ordinance

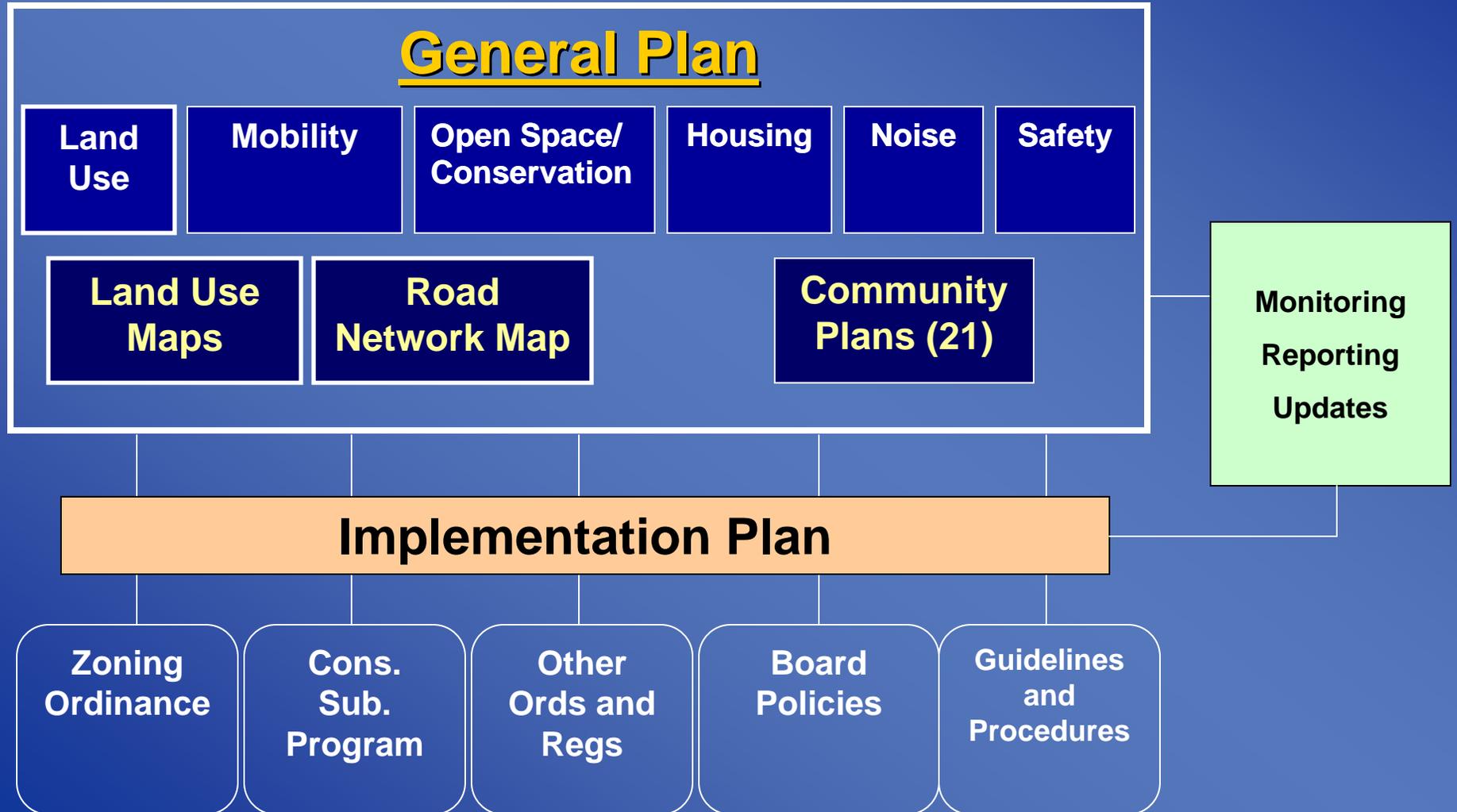
Cons.
Sub.
Program

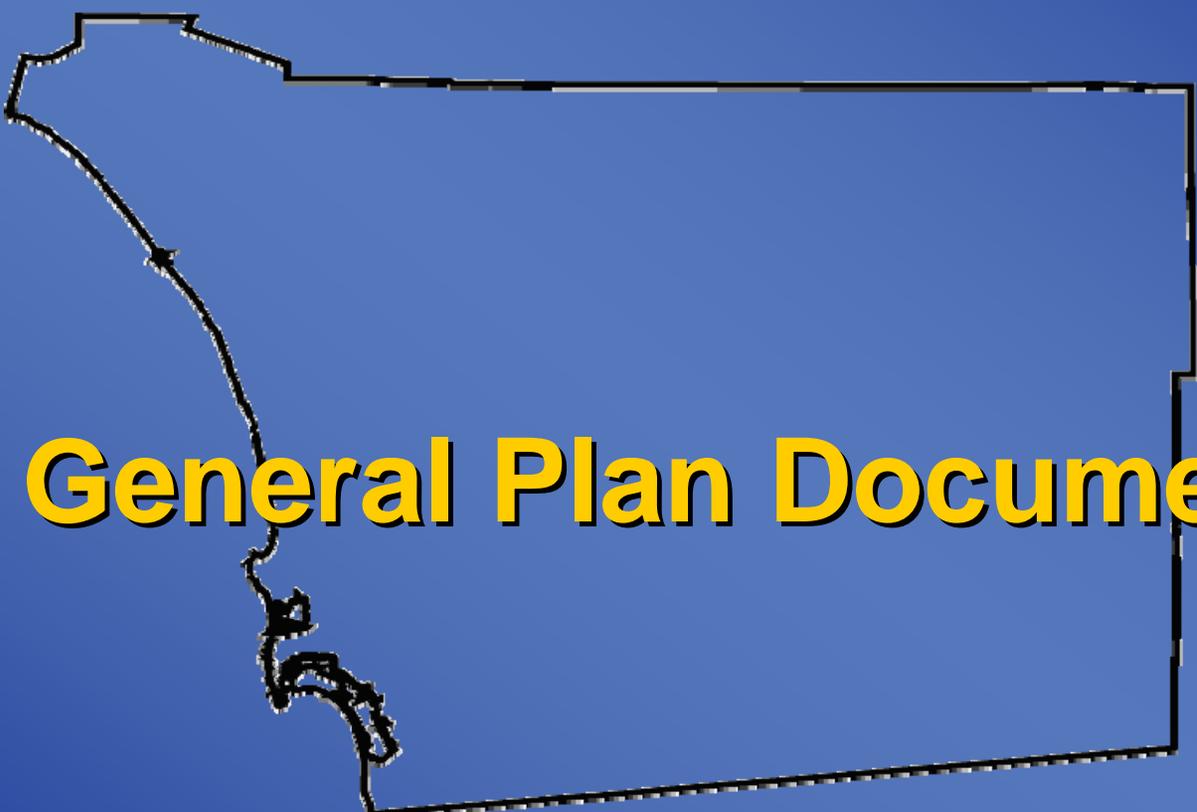
Other
Ords and
Regs

Board
Policies

Guidelines
and
Procedures

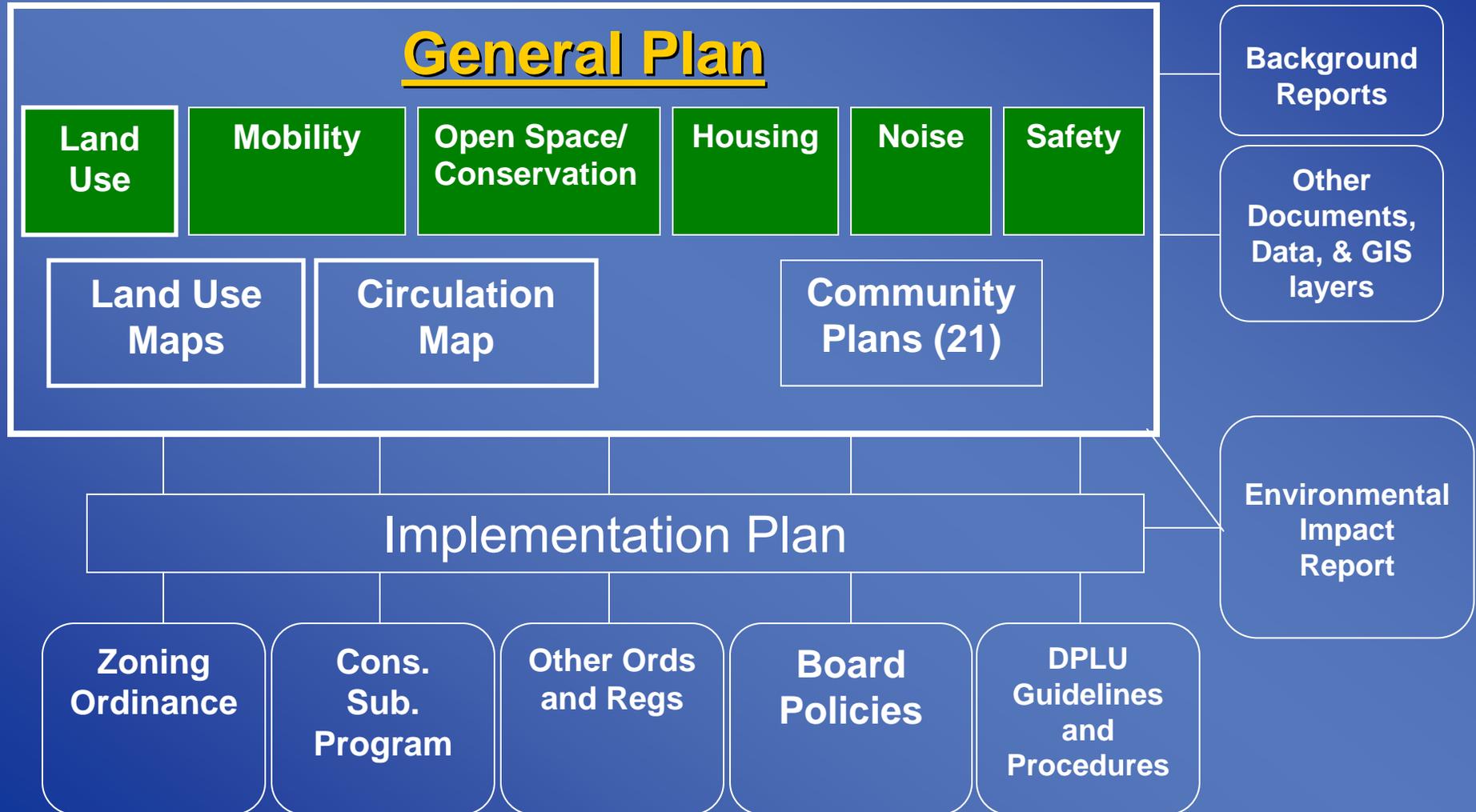
DOCUMENT FRAMEWORK



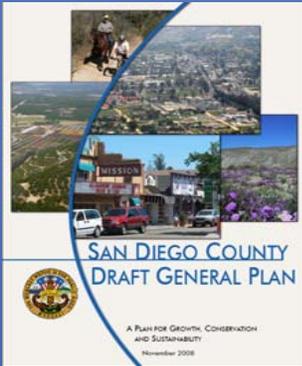


General Plan Document

DOCUMENT FRAMEWORK

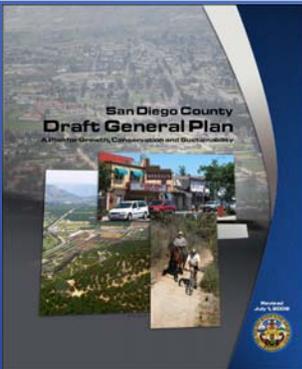


DRAFT DOCUMENT



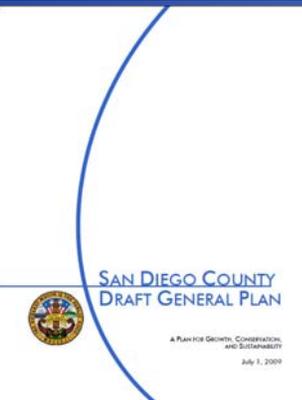
November 2008:

**Advisory Groups endorsed Goals / Policies
Technical Working Group review**



July 2009:

**Public comments on Nov. 2008 draft
document**



November 2009:

**Preliminary revisions to July 2009 draft
document from public comments**

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/PC_110609_B.pdf

GENERAL PLAN DOCUMENT ISSUES



1. Decouple Density and Lot Size
2. Community Character
3. Policy Language

1. DECOUPLE DENSITY & LOT SIZE



Existing General Plan

Designations address both density (dwelling units per acre) and minimum lot size

General Plan Update

Designations address density

Minimum lot size addressed by Zoning Ordinance

1. DECOUPLE DENSITY & LOT SIZE



Benefits

- Provides greater flexibility in project processing
- Allow greater variations in project design based on:
 - Community character
 - Imported water / sewer availability
 - Physical / environmental constraints
 - Preservation of agriculture

2. COMMUNITY CHARACTER



Competing Issues

Requirement for consistency with community plans undermines General Plan goals / objectives

versus

Communities are not given enough say for regulating growth

2. COMMUNITY CHARACTER



Response

- Global General Plan policies guide large, diverse region
- Relate global policies to specific community character, while maintaining consistency with General Plan
- Community Plans reviewed to ensure:
 - Consistency with General Plan
 - Avoid undermining General Plan policies

3. POLICY LANGUAGE



Competing Issue

Mandatory language to establish commitment to the issue

versus

Permissive language to allow for flexibility and unique circumstances

3. POLICY LANGUAGE



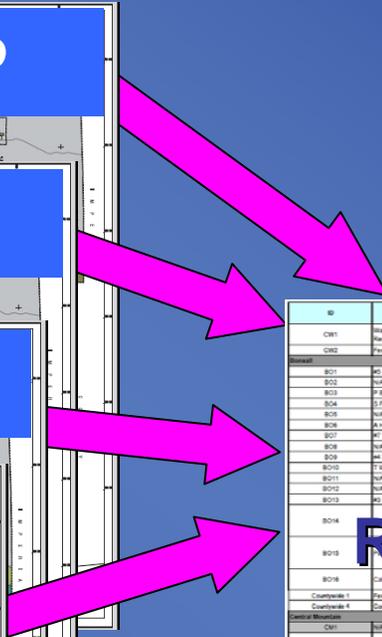
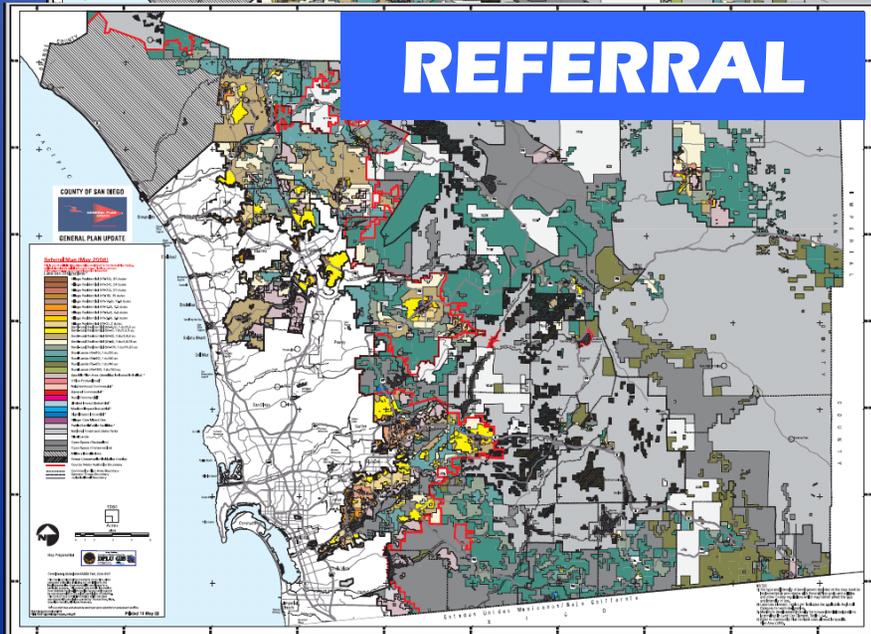
Response

- Provide clarity in intent / avoid debate
- Apply prescriptive language whenever appropriate to County's land use authority
- Retain flexibility in how General Plan is implemented
- Policies are balanced with other policies
- Balances stakeholders interests



Land Use Maps

PRELIMINARY STAFF RECOMMENDATION



ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Land Use	Env Sup	GP Recommendation	Staff Recommendation
CB1	Water Oriented Lands (E) Capitan Pass(es)	Public / State Public Lands			OS (C) NF & SP		No Position*	Public Agency Lands
CB2	Public and State Lands	Public / State Public Lands			OS (C)		No Position*	Public Agency Lands
General								
BD1	W3 Stecco			SR1		SR2		SR2
BD2	N/A			SR1		SR2		SR2
BD3	P Bazaar			SR2	SR4	SR10	RL20	SR2
BD4	St. Pacific Palisades			RL20		RL40		No Position
BD5	N/A			RL20		RL40		RL40
BD6	A Haggaburn			RL20		RL40		RL40
BD7	W1 Topa			SR12	SR10	RL20		SR2
BD8	N/A			SR1		RL20		SR2
BD9	W4 Crown			SR1		RL20		SR10
BD10	T West Lake Farms			SR1		RL20		SR10
BD11	N/A			SR1		RL20		SR10
BD12	N/A			SR1		SR2		SR2
BD13	W5 Taurus			OP		RL40		RL40
BD14	SR10 to RL20			SR10		RL40		SR10
BD15	N/A			SR10		RL40		SR10
BD16	Colorado Migration Property	OS (C)						OS (C)
CB16	Public and State Lands	Public / State Public Lands			OS (C)		No Position*	Public Agency Lands
CB16a	Com. Park - (San Luis Rey)	211 Special Planning Area			RL40		No Position*	OS (C)
General Reservations								
CR1	N/A	22 National Forest and State Parks		RL40		RL80	No Group	Wildlife FC
CR2	H148 Mangan Ranch	15 1 Mar 1, 2, 4, 8, 16		SR4	SR4	SR10	RL80	SR4
CR3	N/A	22 National Forest and State Parks		RL40		RL80	No Group	Wildlife FC
CR4	Haggaburn Connection	22 National Forest and State Parks	Take Land			P / SP	No Position	P / SP
CR5	Swapping Changes - Casemate	22 National Forest and State Parks			RL40	RL80	No Position*	RL40
CR6	Mangan Ranch - Environmental Alternative	15 1 Mar 1, 2, 4, 8, 16			SR10	RL80	SR10	SR10
CR7	Green Field Swapping - Desmanes	22 National Forest and State Parks			SR10	RL20	SR10	SR10

Staff Recommendations

PRELIMINARY STAFF RECOMMENDATION



- **Recommendation summary table**
(http://www.sdcounty.ca.gov/dplu/gpupdate/docs/PC_110609_C.pdf)
- **Recommendation reference maps**
(<http://www.sdcounty.ca.gov/dplu/gpupdate/mapref.html>)

RECOMMENDATION SUMMARY



- 175 deviations from Referral Map
- 120 likely have limited controversy
- 55 have elevated controversy due to input from referral originator, community, or stakeholders

RECOMMENDATION CONSIDERATIONS



- Planning consistency/balance
- Environmental issues
- Housing Element sites
- Community requests
- Changes in circumstances
- Changes in Open Space and Public Lands designations

LAND USE MAP ISSUES



1. Staff recommendations
2. State housing law compliance
3. Population targets
4. Downzoning
5. Tribal lands

1. STAFF RECOMMENDATIONS



Issue

Differing opinions from staff, referral originator, community, or other stakeholder inputs

1. STAFF RECOMMENDATIONS



Response

- Follows mapping concepts which were consensus driven
- Responds to characteristics of site
- Consistency with other similar areas

2. STATE HOUSING LAW COMPLIANCE



Issue

Compliance with State Housing law requirements

2. STATE HOUSING LAW COMPLIANCE



Response

- All requirements of State law addressed
- HCD review near completion
- Sufficient Regional Housing Needs Allocation (RHNA) housing sites provided

2. STATE HOUSING LAW COMPLIANCE



Income Levels		Very Low	Low	Moderate	Totals
Regional Housing Needs Allocation (RHNA) Already Met					
Units Constructed		132	418	606	1,156
Affordable Housing Approved		43	48	313	404
	<i>Subtotal</i>	<i>175</i>	<i>466</i>	<i>919</i>	<i>1,556</i>
GU Update Vacant and Underutilized Capacity					
30 du/acre		1,545			1,772
24+ du/acre		823			801
20 du/acre			1,657		1,657
15 du/acre				1,670	1,670
Future Second Dwelling Units			175		175
Future Mobile Homes			175		175
	<i>Subtotal</i>	<i>2,368</i>	<i>2,007</i>	<i>1,670</i>	<i>6,250</i>
Total GP Update RHNA Provided		2,543	2,473	2,589	7,605
Unincorporated RHNA Requirements		2,476	1,881	2,336	6,693

3. POPULATION TARGETS



Issue

Adherence to SANDAG population forecasts

3. POPULATION TARGETS



Response

- SANDAG forecasts are based on the GP Update
- SANDAG forecasts not plans
- SANDAG has no land use authority
- SANDAG and General Plan Update numbers are very close

3. POPULATION TARGETS



	Homes	Population
GP Update Original Target		660,000
SANDAG Series 10 2030 Forecast	236,900	682,800
GP Update 2002 Working Map	238,470	678,500
SANDAG Series 11 2030 Forecast	235,861	723,392
GP Update Referral Map	238,512	678,270
Prelim Staff Recommendations	232,900	663,200

4. DOWNZONING



Issue

Various objections to decreases in density

4. DOWNZONING



Response

- Included on earliest maps
- Fundamental project planning concept
- Recognizes development constraints
- Changes would result in significant delays and additional costs

5. TRIBAL LANDS



Issue

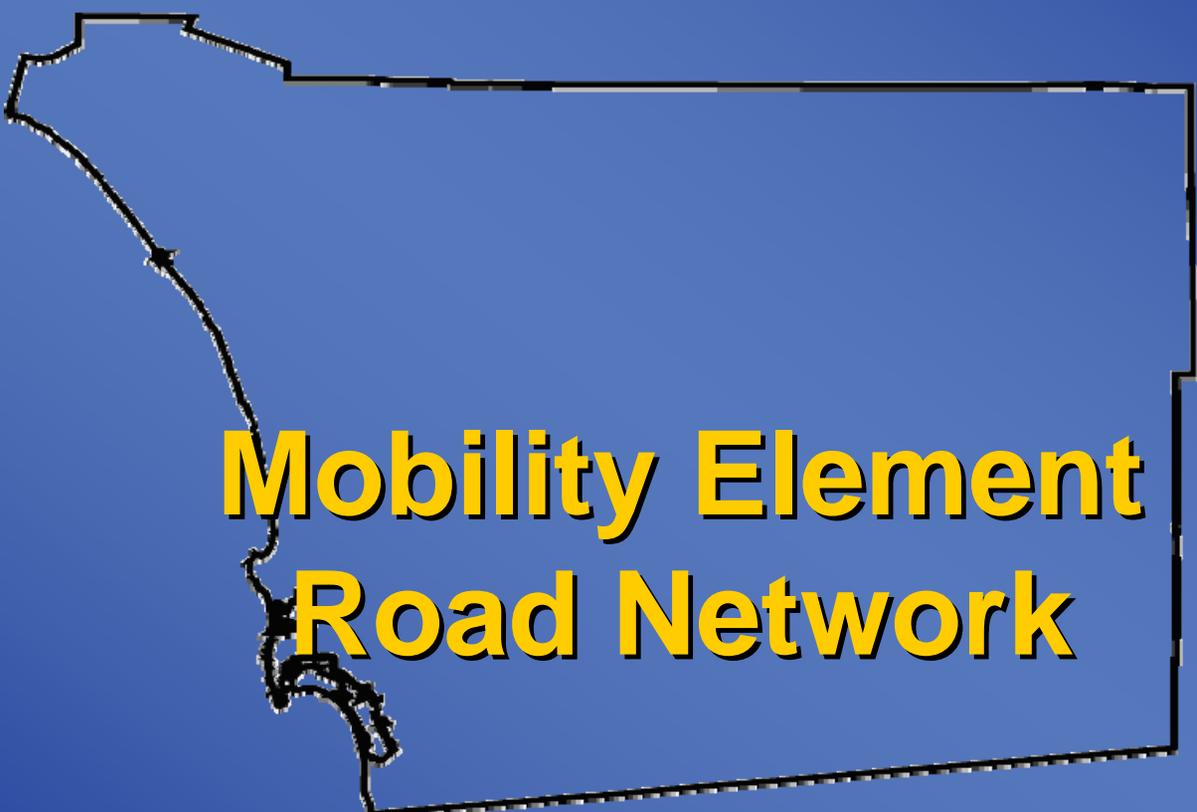
Recognition of tribal lands in land use maps

5. TRIBAL LANDS



Response

- Tribal lands are beyond County jurisdiction
- County accounted for activities on reservations
- Considered in development of planning concepts
- Endorsed direction was to focus growth towards existing unincorporated communities
- Coordinated with tribes per SB 18



Mobility Element Road Network

MOBILITY ELEMENT ROAD NETWORK



- August 2006 Board-Endorsed network
- Presented as map and matrix
- Analyzed by DEIR
- Staff recommends minor revision to the Board-Endorsed Network

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/draftgp/m1_alpine.pdf

MOBILITY ELEMENT MAP

Legend

Road Network

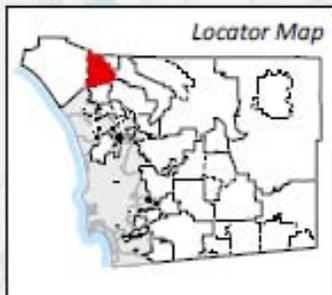
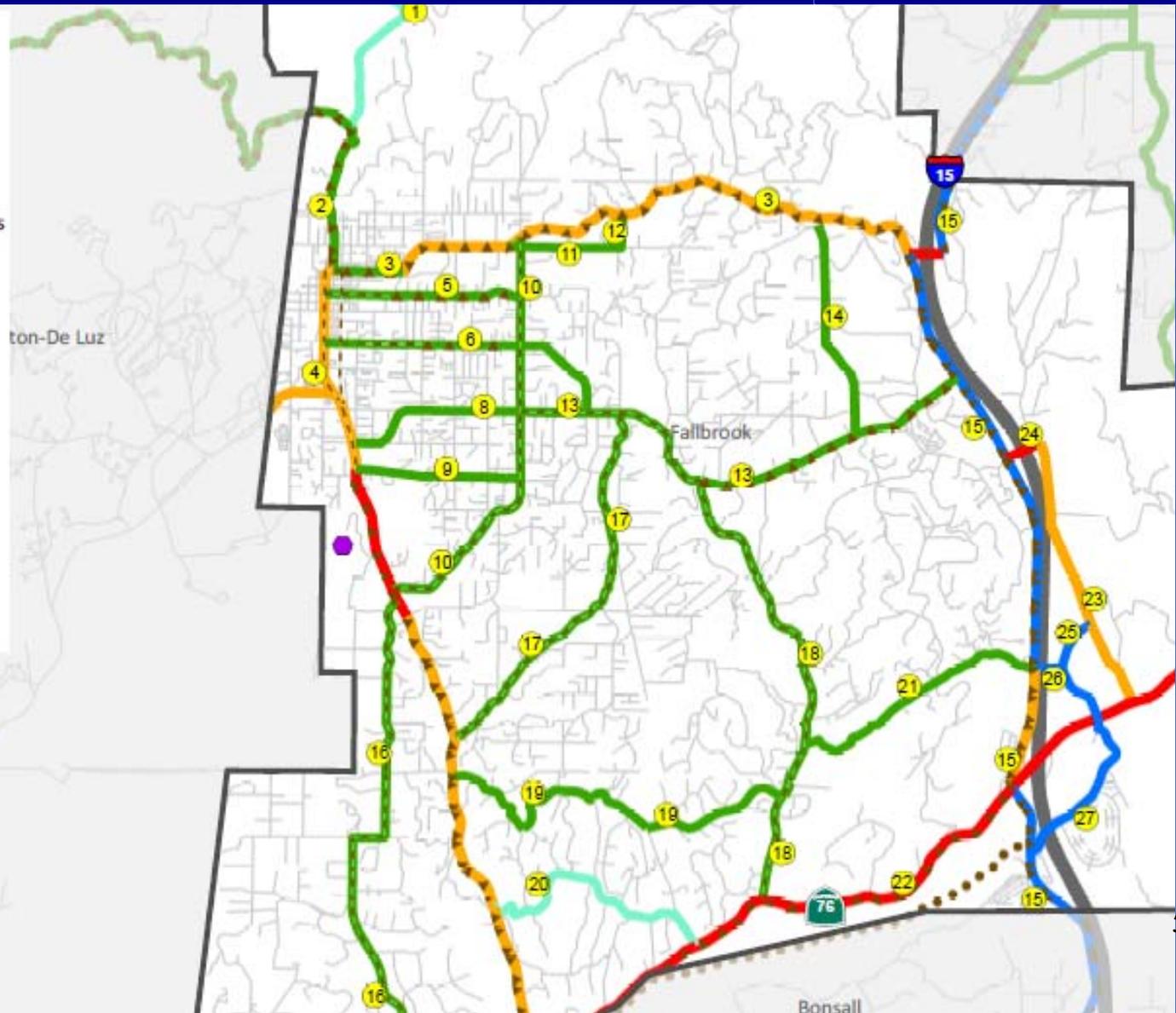
- Expressway / Freeway
- Prime Arterial
- Major Roads Series
- Boulevard Series
- Community Collector Series
- Light Collector Series
- Minor Collector Series
- Local Public Roads

Bicycles and Pedestrians

- Regional Trail
- Bike Path - Class I
- Bike Lane - Class II
- Bike Route - Class III

Other

- Public Airport
- Military Airport
- Rail/Transit Corridor



MOBILITY ELEMENT MATRIX



Mobility Element Network—Fallbrook Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
1	Sandia Creek Drive (SC 21) <u>Segment:</u> Riverside County line to DeLuz Road	2.3C Minor Collector	None
2	DeLuz Road (SC 10) <u>Segment:</u> Pendleton-DeLuz community boundary to West Mission Road	2.2C Light Collector Intermittent Turn Lanes	Accepted at LOS E <u>Segment:</u> Shady Lane <u>Daugherty Street</u> to W. Mission Road (three blocks)
3	West / East Mission Road (SF 1305) <u>Segment:</u> North Mission Road to Interstate 15 interchange	2.2B Light Collector Continuous Turn Lane—S. Mission Road to Brandon Road 4.2B Boulevard Intermittent Turn Lanes—Brandon Road to Interstate 15 interchange	Accepted at LOS E <u>Segments:</u> De Luz Road to Brandon Road (approximately two blocks) <u>and Hamilton Lane to I-15 NB Ramp</u> <u>Shoulder as Parking Lane</u> <u>Separate Bike Lane required—South Mission Road to Minnesota Street</u>
4	North / South Mission Road (SF 1305) <u>Segment:</u> West Mission Road to Bonsall CPA boundary	4.2B Boulevard Intermittent Turn Lanes	None <u>Shoulder as Parking Lane</u> <u>Separate Bike Lane required—Mission Road to Alvarado Street</u>
5	Alvarado Street (SC 10) <u>Segment:</u> South Mission Road to Stage Coach Lane	2.2C Light Collector Intermittent Turn Lanes	Accepted at LOS E <u>Segment:</u> North Main Avenue to Brandon Road <u>Olive Avenue</u> <u>Shoulder as Parking Lane</u> <u>Separate Bike Lane required—Mission Road to Brandon Street</u>
6	Fallbrook Street (SF 1416) <u>Segment:</u> South Mission Road to Reche Road	2.2B Light Collector Continuous Turn Lane—South Mission Road to Stage Coach Lane 2.2C Light Collector Intermittent Turn Lanes—Stage Coach Lane to Reche Road	Accepted at LOS E <u>Segment:</u> South Main Avenue to Morro Road (approximately two blocks) <u>Elbrook Drive</u> <u>Shoulder as Parking Lane</u> <u>Separate Bike Lane required—Mission Road to Old Stage Coach Lane</u>

PLANNING CRITERIA



- Improve regional and local connectivity
- Match Road Classifications to location
- Minimize environmental impacts
- Minimize public costs
- Build consensus

LANE MILES



Network Summary	Existing Circulation Element Network	Proposed Mobility Element Network
2 Lane Roads	34%	73%
4 Lane Roads	59%	23%
6 Lane Roads	7%	4%

ROAD CLASSIFICATIONS



Travel Lanes	Classification	Threshold Capacity (ADT)	Design Speed
6	6.1 - Expressway	86,000	65 mph
	6.2 - Prime Arterial	50,000	65 mph
4	4.1 - Major Road	30,800 / 33,400	55 mph
	4.2 - Boulevard	25,000 / 27,000	40 mph
2	2.1 - Community Collector	10,900 to 15,000	45 mph
	2.2 - Light Collector	8,700 to 13,500	40 mph
	2.3 - Minor Collector	7,000 to 8,000	35 mph

LOS THRESHOLD



Policy M-2.1 Level of Service Criteria

- Mandates LOS D threshold
- Establishes criteria for accepting LOS E/F

Policy LU-12.2 Maintenance of Adequate Services

- Requires development to mitigate impacts to service levels
- Requires improvements to roads, even when LOS D cannot be achieved

CRITERIA FOR ACCEPTING ROADS AT LOS E / F



MARGINAL DEFICIENCIES	<ul style="list-style-type: none">• Short segment of a road at LOS E/F• Traffic volumes slightly higher than LOS D threshold
TOWN CENTER IMPACTS	<ul style="list-style-type: none">• Adverse impacts to established land development patterns• Impede bicycle / pedestrian circulation
REGIONAL CONNECTIVITY	<ul style="list-style-type: none">• Congestion on State facilities causes regional use of County roads
ENVIRONMENTAL IMPACTS	<ul style="list-style-type: none">• Impacts to resources – significant habitat, wetlands, MSCP preserves, wildlife movement, historic landmarks

STAFF RECOMMENDATIONS



Rationale for staff recommendations:

- Accommodate DEIR Traffic Model forecasts
- Improvements consistent with 2030 RTP
- Recognize community preference

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/PC_110609_D.pdf

STAFF RECOMMENDATIONS



Mobility Element Network—Valle de Oro Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
7	State Route 94/Campo Road <u>Segment:</u> La Mesa city limits to Jamul/Dulzura Subregion boundary	Freeway/6.1 Expressway La Mesa city limits to Jamacha Road 6.2 Prime Arterial and Interchange with Jamacha Road Jamacha Road/SR-54 to Jamul CPA boundary	4.1A Major Road Raised Median—Jamacha Road/SR-54 to Jamul CPA boundary	<ul style="list-style-type: none"> ■ Community preference, with the inclusion of an interchange at Jamacha Road ■ Consistent with 2030 SANDAG Regional Transportation Plan ■ A four-lane road is sufficient to accommodate forecast traffic volumes ■ A six-lane road would adversely impact sensitive environmental resources at the Sweetwater River
8	Kenwood Drive (SC 2122) <u>Segment:</u> SR- 94 to Campo Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
9	Barcelona Street (SC 2110) <u>Segment:</u> Campo Road to SR- 94	2.2E Light Collector Intersection Improvements	<i>No changes</i>	N/A
10	Avocado Boulevard (SF 1398) <u>Segment:</u> SR- 94 to El Cajon city limits	4.1A Major Road Raised Median	4.1B Major Road Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Right-of-way is limited for raised median along entire road length
11	Chase Avenue (SA 910.1) <u>Segment:</u> El Cajon city limits to Hillsdale Road	4.1A Major Road Raised Median	4.1B Major Road Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Right-of-way is limited for raised median along entire road length
12	Fury Lane (SC 2070/SA 921) <u>Segment:</u> Avocado Boulevard to Jamacha Road	4.1B Major Road Intermittent Turn Lanes	4.1A/B Major Road Intermittent Turn Lanes—Avocado Boulevard to Wieghorst Way Raised Median—Wieghorst Way to Jamacha Road	<ul style="list-style-type: none"> ■ Community preference ■ Reflects existing conditions

ROAD NETWORK ISSUES



1. Accepting LOS E/F

1. ACCEPTING LOS E/F



Issue

Accepting roads with LOS E/F will:

- Result in congestion
- Curtail development

1. ACCEPTING LOS E/F



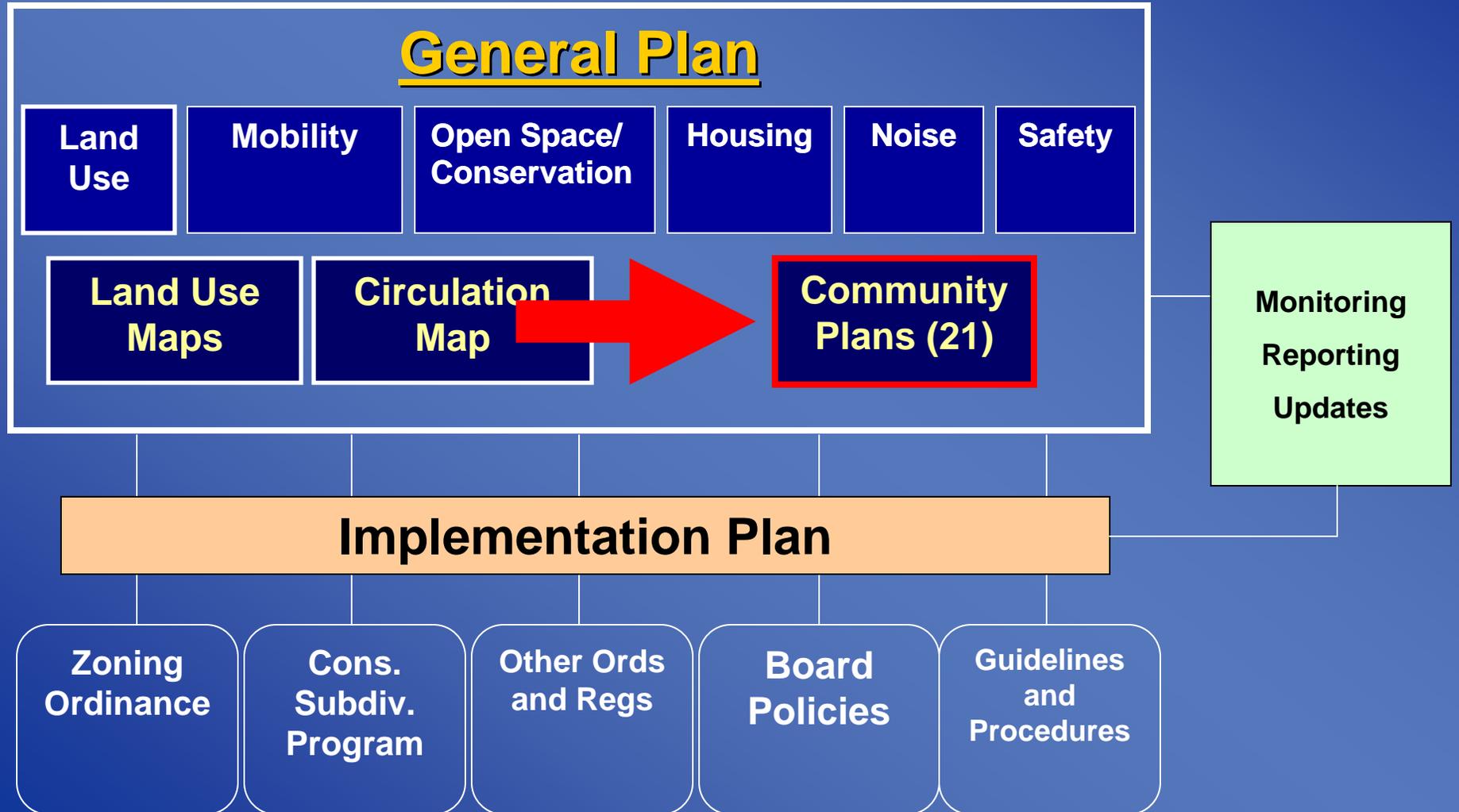
Response

- LOS E/F accepted only under predetermined criteria to minimize need to widen roads
- Maximize provision of operational improvements in lieu of additional travel lanes
- Possible congestion only at peak periods
- Alternative is further land use reductions
- Feasible mitigation accepted:
 - Road improvements other than travel lanes
 - Contribution to road improvement program



Community and Subregional Plans

DOCUMENT FRAMEWORK



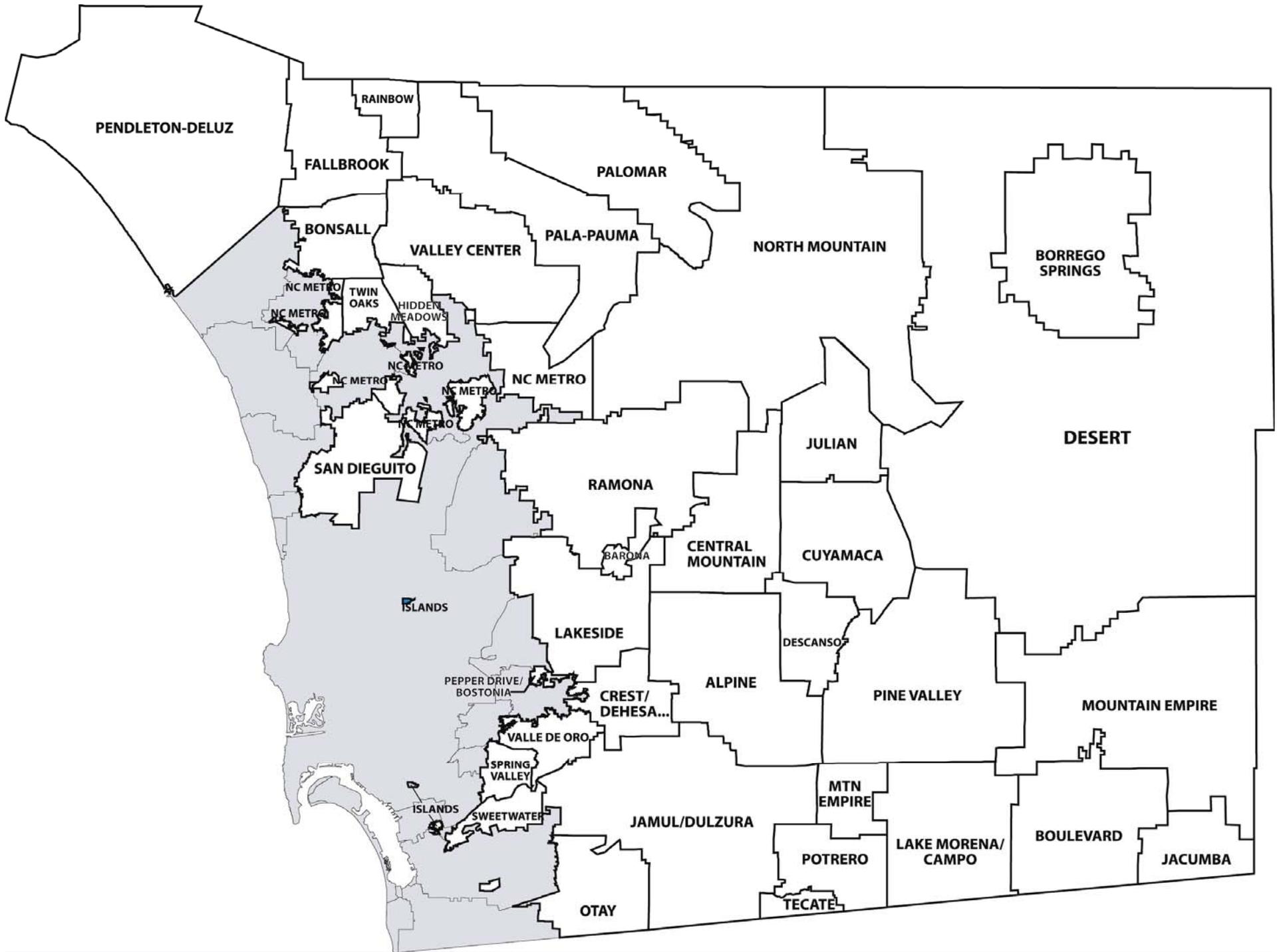
COMMUNITY AND SUBREGIONAL PLANS



“adopted as integral parts of the County of San Diego’s General Plan”

specifically created to address the

- unique issues,
- characteristics, and
- visions of communities



COMMUNITY PLAN STRATEGY



Three options were given to update the Community Plans:

- Option One – staff driven, consistency review
- Option Two – staff driven, consistency review, additional edits from the community
- Option Three – community driven comprehensive update

Deadline: October 31, 2008

FUTURE UPDATES



- All to be comprehensively updated
- May address special studies and localized topics
- Included in Implementation Plan

COMMUNITY PLAN ISSUES



1. Internal Consistency
2. Differing Opinions
3. Cons. Subdivisions / Minimum Lot Size
4. Effect on General Plan Policies

1. INTERNAL CONSISTENCY



Issues

- State law requires internal consistency
- Differing opinions on consistency

1. INTERNAL CONSISTENCY



Response

- All plans revised for consistency
- May be more restrictive, not less
- Must carryout intent of General Plan
- Cannot prohibit uses but can provide policies that address key concerns

2. DIFFERING OPINIONS



Issue

Appropriateness of Community Plan Goals and Policies

2. DIFFERING OPINIONS



Response

- Address land use issues
- Sufficient regulations and policies exist
- Scope of the plan

3. CONSERVATION SUBDIVISION PROGRAM



Issue

Communities have requested restrictions for the Conservation Subdivision Program

3. CONS. SUBDIVISIONS



Response

- Developed community specific restrictions
- Consensus not attained

4. EFFECT ON GP POLICIES



Issue

The General Plan policies are undermined or invalidated by Community Plan policies.

4. EFFECT ON GP POLICIES



Response

- Community Plan policies are necessarily more specific than General Plan Policies
- No conflicts with the General Plan Update



Draft Environmental Impact Report (EIR)

DRAFT EIR STATUS



- Program EIR with Plan-to-Ground Approach to Assessing Impacts
- 60-day Public Review Initiated July 1st
- 165 Comment Letters Received
- No Substantial Changes Identified

EIR ISSUES



1. Economic Effects
2. Alternatives Analysis
3. Project Objectives
4. Pipeline Projects
5. Enforceability or Specificity of Policies and Other Mitigation
6. Wildland Fire
7. Groundwater
8. Climate Change

1. ECONOMIC IMPACTS



Comments

Based on CEQA 15064(e):

“Where a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project.”

1. ECONOMIC IMPACTS



Response

- No physical changes identified specific to social/economic effects
- Plan-to-plan analysis not legally defensible

2. ALTERNATIVES ANALYSIS



Project Alternatives

- Hybrid Map
- Draft Land Use Map
- Environmentally Superior Map
- No Project / Existing General Plan

2. ALTERNATIVES ANALYSIS

Table 4-3 Issue Areas	Referral Map (Proposed Project)		Alternatives to the Proposed Project			
	Without Mitigation	With Mitigation	Hybrid Map	Draft Land Use Map	Environmentally Superior Map	No Project
2.13 Public Services						
Fire Protection Services	PS	LS	▼	▼	▼	▲
Police Protection Services	PS	LS	▼	▼	▼	▲
School Services	PS	SU	▼	▼	▼	▲
Other Public Services	PS	LS	▼	▼	▼	▲
2.14 Recreation						
Deterioration of Parks and Recreational Facilities	PS	LS	▼	▼	▼	▲
Construction of New Recreational Facilities	PS	LS	▼	▼	▼	▲
4.15 Transportation and Traffic						
Unincorporated County Traffic and Level of Service Standards	PS	SU	▼	▼	▼	▲
Adjacent Cities Traffic and Level of Service Standards	PS	SU	▼	▼	▼	▼
Rural Road Safety	PS	SU	▼	▼	▼	▲
Emergency Access	PS	LS	—	—	—	—
Parking Capacity	PS	LS	—	—	—	○
Alternative Transportation	PS	LS	▼	▼	▼	▲
2.16 Utilities and Service Systems						
Wastewater Treatment Requirements	PS	LS	▼	▼	▼	▲
New Water or Wastewater Treatment Facilities	PS	LS	▲	▲	▼	▲

2. ALTERNATIVES ANALYSIS



Other Alternatives Considered

1. Project Planning Alternatives
2. General Plan Text Alternatives
3. SunCal Alternative
4. Backcountry Development Alternative
5. Casino Focused Development Alternative
6. Property Specific Alternatives
7. Reduce Development/No Build Alternatives
8. Board Map Roadway Network Alternative
9. Full Road Network Capacity Alternative
10. Village Intensification Alternative

2. ALTERNATIVES ANALYSIS



Comments

- Need more detail in analysis
- Need more alternatives
- Some alternatives cursorily rejected

2. ALTERNATIVES ANALYSIS



Response

Pursuant to CEQA §15126.6:

- Draft EIR includes sufficient detail for meaningful analysis and comparison
- Draft EIR includes a reasonable range of alternatives
- Rejection of other alternatives conforms with CEQA Guidelines

3. PROJECT OBJECTIVES



Comments

- Objectives should be revised
- Project and/or alternatives do not meet objectives
- Some alternatives better meet objectives than others

3. PROJECT OBJECTIVES



Response

- Objectives based on sound planning principles with stakeholder input
- The EIR is a tool for evaluating alternatives, not for recommending an alternative
- The Board of Supervisors will ultimately determine which alternative best meets objectives

4. PIPELINE PROJECTS



Comments

Pipeline projects should be included in the project description rather than in the Cumulative Analysis

4. PIPELINE PROJECTS



Response

- Pipeline projects are not part of the General Plan Update
- The Cumulative Analysis is the appropriate method for evaluating their potential impacts

5. ENFORCEABILITY OF POLICIES AND MITIGATION



Comments

- The General Plan Update policies and other Draft EIR mitigation measures are not enforceable or do not have enough detail or specificity

5. ENFORCEABILITY OF POLICIES AND MITIGATION



Response

- General Plan policies / mitigation in a Program EIR are meant to be general
- General Plan policies are enforceable by definition
- Mitigation Monitoring and Reporting Program will be adopted

6. WILDLAND FIRES



Comments

- It should be feasible to reduce potentially significant fire hazards
- Development should be prohibited in High or Very High Fire Hazard Severity Zones

6. WILDLAND FIRES



Response

- The project reduces densities in areas with high wildland fire risk
- It is not feasible to prohibit development entirely in these areas

7. GROUNDWATER



Comments

- It should be feasible to reduce significant impacts to groundwater
- Development should be prohibited in areas with impacted groundwater basins

7. GROUNDWATER



Response

- The project substantially reduces densities where basins may be impacted
- Groundwater impacts were assessed at program level – localized investigations are always on-going

OTHER ISSUES



- Population Projections
- Community Plans Consistency with General Plan Policies
- Mobility Element Roads with LOS E/F
- Conservation Subdivision

8. CLIMATE CHANGE



Response

- City-centered approach not feasible
- Public transit options not feasible and not within the County's jurisdiction
- Staff is revising the Draft EIR to better explain GHG reduction strategies

OTHER ISSUES

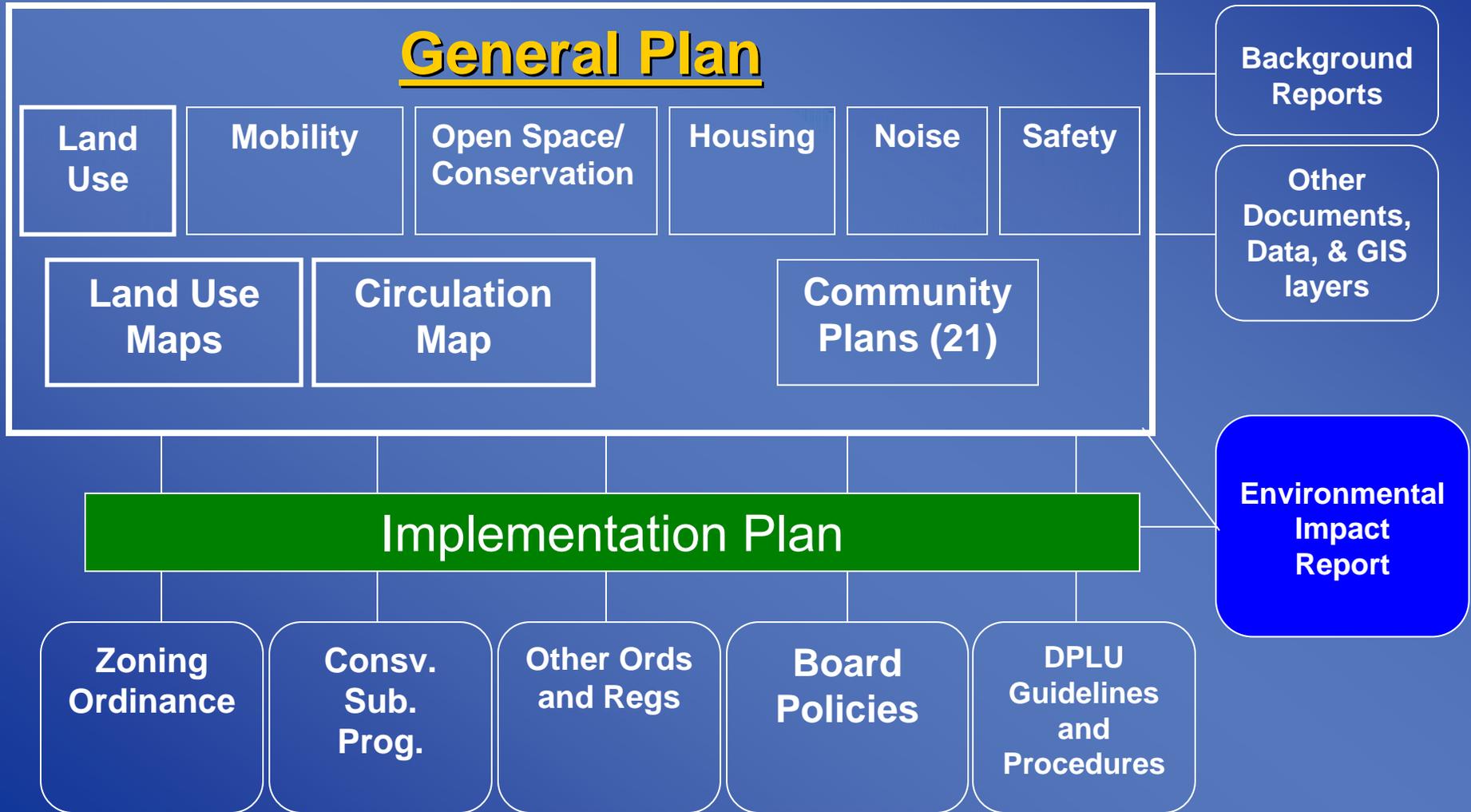


- Population Projections
- Community Plan Consistency with General Plan Policies
- Mobility Element Roads with LOS E/F
- Conservation Subdivision



Implementation Plan

DOCUMENT FRAMEWORK



PLAN FORMAT



No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
2.2.1.E	<u>Park Design Manual</u> . Prepare a design manual to provide concepts for typical park and recreation facility components to meet local population needs.	COS-6.3, COS-21.1, H-2.2	<u>DPR</u>	A-3	X			X	
2.2.1.F	<u>Development Standards</u> . Modify development standards and design guidelines to use universal design features that accommodate both abled and disabled individuals, for common park amenities such as tot lots and restrooms.	COS-21.3, COS-21.4, COS-21.5	<u>DPR</u>	A-2	X			X	
	<u>Integration of Networks into Subdivisions</u> . [See Section 4.2.2 <i>Bicycle and Pedestrian Facilities in New Development</i>]								
2.2.2	Park Acquisition								
2.2.2.A	<u>Park Lands Dedication Ordinance (PLDO)</u> . Implement the PLDO to attain funding for land acquisition and construction of local park and recreational facilities PLDO requires new discretionary residential development projects pay a fee and/or construct parks as a condition of project approval.	COS-24.1	<u>DPR</u>	A-1	X	X			
2.2.2.B	<u>Discretionary Development Projects</u> . Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs.	COS-24.1	<u>DPR</u>	A-1	X	X			
2.2.2.C	<u>Grants and Bonds</u> . Solicit grants and bonds to fund the acquisition of parks.	COS-24.2	<u>DPR</u>	A-1	X	X			
2.2.3	Programs, Operations, and Maintenance								
2.2.3.A	<u>Recreational Programs</u> . Support the Park Advisory Committee and community center user surveys to solicit input on park and recreation program and facility needs and issues.	COS-22.1	<u>DPR</u>	A-1		X			
2.2.3.B	<u>Grants and Bonds</u> . Solicit grants and bonds to fund the operation and maintenance of park and recreation facilities.	COS-24.2	<u>DPR</u>	A-1	X	X			
2.2.3.C	<u>Improvement and Service Districts</u> . Encourage and support Landscape and Lighting Maintenance Districts and County Service Areas to fund park maintenance.	COS-24.2	<u>DPR</u>	A-1	X	X			
2.2.3.D	<u>Joint Power Agreements</u> . Conduct partnerships with other jurisdictions, agencies, non-profits, and school districts to share use, operation, and maintenance costs for facilities via joint powers agreements.	COS-21.2, COS-24.2	<u>DPR</u>	A-1	X	X			
2.3	Civic and Institutional Buildings								
2.3.1	General Considerations for Public Facilities								
2.3.1.A	<u>Site Planning for Civic Buildings</u> . Conduct Interjurisdictional Reviews for civic and institutional buildings to ensure compliance with Community Plans/Design Guidelines, CEQA Guidelines for Determining Significance, and General Plans goals and policies. Community Plans / Community Design Guidelines	LU-5.1, LU-9.4, LU-9.6, LU-12.3, LU-12.4, LU-17.1, LU-17.2, LU-17.3,	<u>DPLU</u>	A-1		X			

PLAN PROGRAMS



- 223 of 440 are DEIR mitigation measures
- 282 – Ongoing programs (282 measures)
- 150 – Modification to existing programs
- 8 – New Programs

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/PC_110609_F.pdf

IMPLEMENTATION PLAN ISSUES



1. Level of Detail / Commitment

1. LEVEL OF DETAIL / COMMITMENT



Issue:

New / expanded programs involve detailed actions and commitment

1. LEVEL OF DETAIL / COMMITMENT



Response:

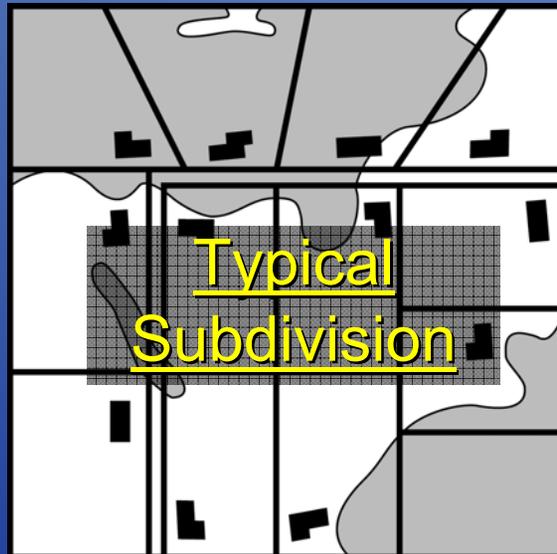
- Action plan – not a policy document
- Housing Element programs mandated by State
- Programs to follow normal procedures with future opportunities for public input



Conservation Subdivision Program

CONSERVATION SUBDIVISIONS

Smaller lots and flexibility through
discretionary permits

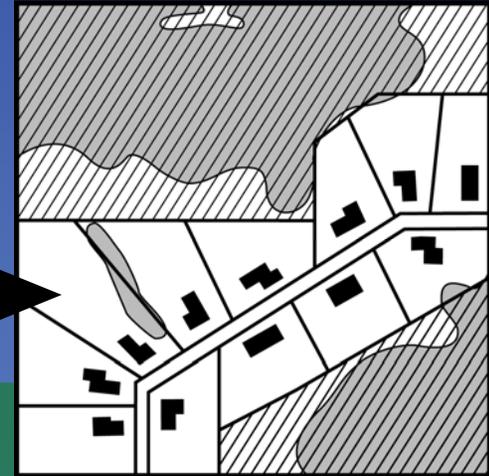


Development
Potential

Conservation
Subdivision

Environmental
Preservation

Community
Character



CSP COMPONENTS



- General Plan Update
- Subdivision Ordinance
- Zoning Ordinance
- Resource Protection Ordinance
- Groundwater Ordinance
- Rural Subdivision Design Guidelines

GENERAL PLAN UPDATE



- Removal of lot size and clustering restriction from Regional Land Use Element
- Allows use of Zoning Ordinance to specific lot size and exceptions with permits

SUBDIVISION ORDINANCE



- States purpose of the CSP
- Defines Environmental Resource
- Requires avoidance of Environmental Resources for lands from SR-10 to RL-160
- Requires dedication of open space
- Sets project & open space design standards
- Expands wavier provision

SUBDIVISION ORDINANCE: AVOIDANCE REQUIREMENTS



Environmental Resources Avoidance Requirements

Designation	Percent Avoided
SR-10	75
RL-20	80
RL-40	85
RL-80	90
RL-160	95

ZONING ORDINANCE: LOT AREA AVERAGING



- Allowed by Administrative Permit
- Proposed revisions to requirement for lots that adjoin neighboring properties

Current: Conform to the minimum lot size

Proposed: Compatible in size and shape to adjoining lots

- Other minor revisions

ZONING ORDINANCE: PLANNED RESIDENTIAL DEV.



- Allowed by Major Use Permit
- Sets private open space requirements

GP Designation	Usable Open Space per Lot
VR-# (all)	400 sf
SR-# (all)	1000 sf
RL-# (all)	4000 sf

- Sets conservation/group open space requirements

GP Designation	Percent Cons/Group OS
VR-# (all)	25
SR-# (all)	40
RL-# (all)	80

CSP EXAMPLES



[\(CSP Examples.pdf\)](#)

1. Alpine – TM 5262

- Approved Project – 15 lots with 1-2 acre lot
- Conservation Subdivision – 18 lots with 0.4-0.6 acre lots

2. Bonsall – TPM 20830

- Approved Project – 4 lots and remainder with 4-8 acre lots
- Conservation Subdivision – 4 lots and remainder with 1 acre lots

3. Lakeside – TM 5356

- Approved Project – 9 lots with 15,000 sf lots
- Conservation Subdivision – 13 lots with 7,500 sf lots

4. Ramona – TPM 20930

- Approved Project – 3 lots with 4 acre lots
- Conservation Subdivision – 4 lots with 1 acre lots

CONSERVATION SUBDIVISIONS ISSUES



1. Balancing Stakeholder Inputs

1. BALANCING STAKEHOLDER INPUT

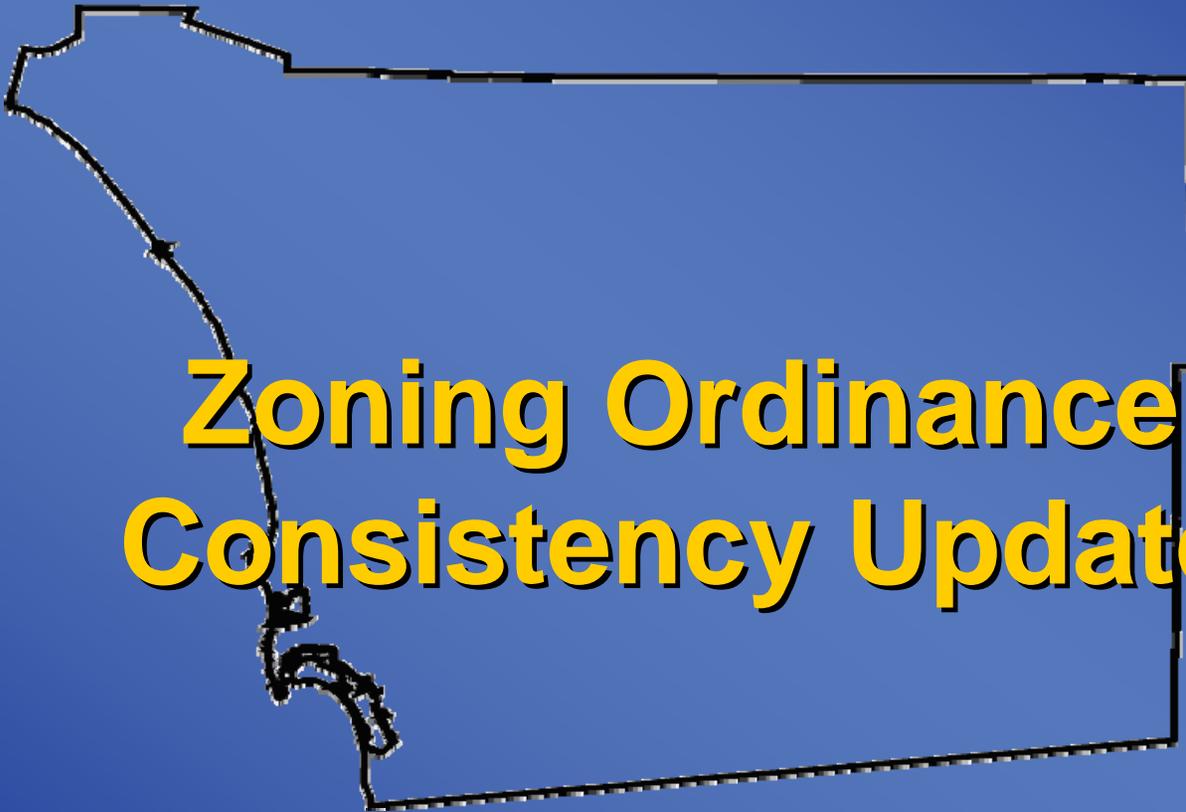


Development/Preservation Potential

- Mandate reductions in minimum lot sizes or make reductions “by-right”
- Mandate ability to build at maximum density
- Prohibit community plans from providing restrictions

Community Character

- Provide prohibitions/restrictions in community plans
- Maintain zoned minimum lot sizes to match density
- Require perimeter lot sizes to match surrounding lots
- Allow for all projects to be appealed to Board



Zoning Ordinance Consistency Update

UPDATE OVERVIEW



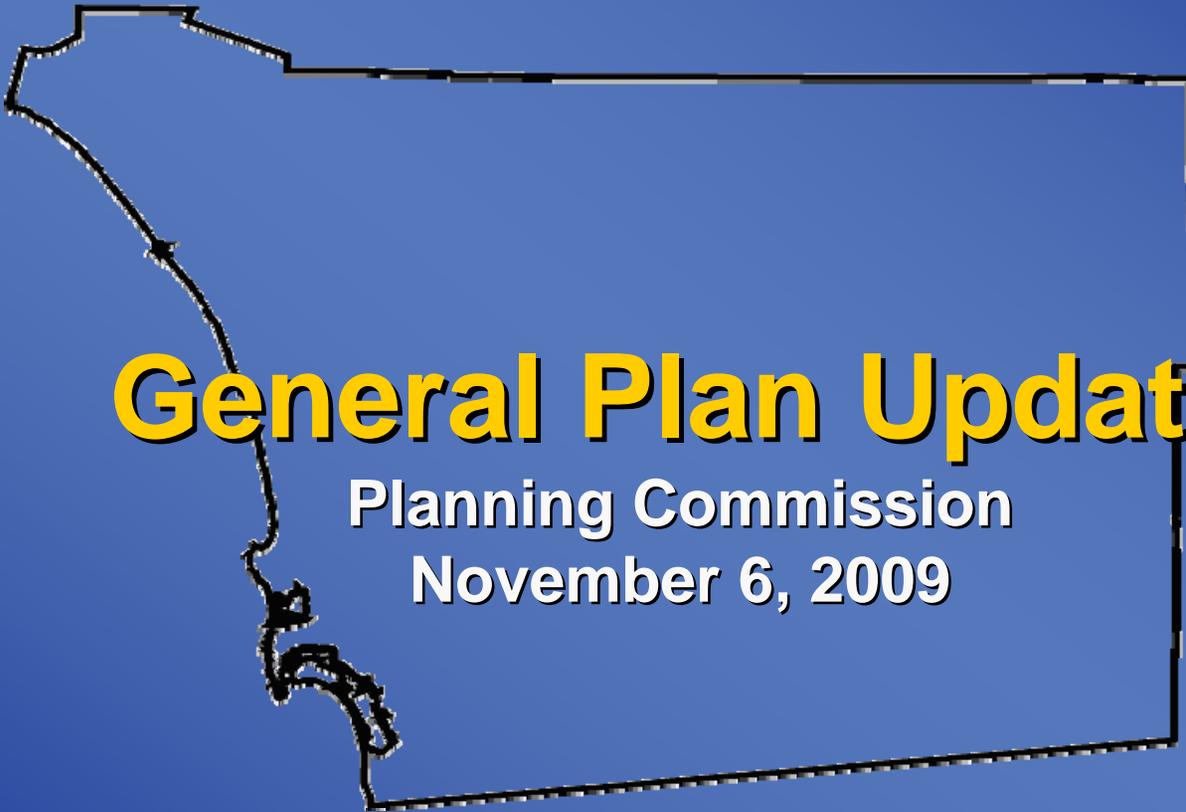
- Match compatible zones with GP designation
- Resolve lot size inconsistencies and nonconformity
- Review other development regulations

Complex issues will be addressed in future comprehensive Zoning Ordinance update

TENTATIVE SCHEDULE



- Dec '09 – Initial Amendments to CPGs
- Jan-Feb '10 – Coordinate with CPGs
- Mar-Apr '10 – Additional review
- May '10 – Present to Planning Commission



General Plan Update

Planning Commission
November 6, 2009

County of San Diego
Department of Planning and Land Use
2009