

Attachment H-5

Fact Sheets

1. Pipelining Policy
2. Forest Conservation Initiative
3. Population Forecasts
4. Interstate 15 Corridor Build-out
5. Equity Mechanisms
6. Williamson Act
7. Farm Bureau Issues
8. Permissive vs. Restrictive Language
9. Alternate Wastewater (Septic) Systems
10. Village Core Mixed Use Designation
11. Conservation Subdivision Program
12. Future Process for General Plan Amendments
13. Tracking General Plan Implementation
14. General Plan Update Public Outreach
15. Ballot Initiatives
16. Densities in California Coastal Counties



BACKGROUND

On August 6, 2003, the County of San Diego Board of Supervisors took the following action related to the General Plan (GP) Update:

Determined that applications for new Plan Amendment Authorizations or new Specific Plans must be submitted and deemed complete by the Department of Planning and Land Use on or before August 6, 2003, in order to be processed under the provisions of the current General Plan. Applications for Specific Plans submitted after August 6, 2003, shall be governed by the General Plan in effect at the time the Specific Plan is approved.

Determined that applications for Tentative Maps or Tentative Parcel Maps that are submitted and deemed complete by the Department of Planning and Land Use on or before August 6, 2003, will be processed under the provisions of the current General Plan. Applications for Tentative Maps or Tentative Parcel Maps that are deemed complete after August 6, 2003, shall be governed by the General Plan in effect at the time the Tentative Map or Tentative Parcel Map is approved or disapproved.

The Statement of Proceedings is available online:
<http://www.sdcounty.ca.gov/dplu/docs/080603sop.doc>

POTENTIAL IMPACT TO PENDING DISCRETIONARY ACTIONS

Projects that were not deemed complete prior to August 6, 2003 or were submitted for processing after August 6, 2003 and have not received their tentative map approval prior to the GP Update adoption will be subject to the GP Update maps and policies which may change the density on a property. As a result, if a project is not approved prior the GP Update being adopted by the Board or pipelined and does not meet GP Update densities, the project cannot legally be approved. The County DPLU has made every attempt to process project applications that fall under this category and consideration has been given to any measures that can be taken to assure that the project can be completed before adoption of the GP Update.

NOTIFICATION TO PENDING PROJECTS

The Board's Pipeline Policy has been widely publicized and made available to any interested

parties since its inception. All projects in process with DPLU have been notified of the policy multiple times, especially those that are anticipated to be negatively impacted. In 2006, DPLU began including notifications to every project at time of project review that the GP Update is in process and brings potential consequences. Additionally, in December 2009, all projects in process with DPLU were again provided notice of the possible impacts of the GP Update, the Pipeline Policy and the intended completion of the GP Update by Fall 2010.

SUBDIVISIONS

The Board action states that TM and TPM applications that are deemed complete by August 6, 2003 will be subject to the existing General Plan maps and policies and may continue to rely on the existing General Plan after GP Update adoption. Projects which have been deemed complete must have documentation from DPLU recognizing their pipelined status.

TMs and TPMs that were not in the pipeline and have not yet received approval by the time the GP Update is adopted will be subject to the GP Update. Adoption of the GP Update will not affect the approval of Final Maps or Parcel Maps as long as the associated TM or TPM was approved prior to the GP Update. DPLU currently estimates the following total for projects in process that may be inconsistent with the GP Update:

<u>Tentative Maps</u>	<u>Tentative Parcel Maps</u>
• 13 pipelined	• 6 pipelined
• 22 non-pipelined	• 35 non-pipelined

GENERAL PLAN AMENDMENTS

Plan Amendment Authorizations (PAA) initiate the General Plan Amendment process. GPAs with pipelined PAAs, and any associated approvals that are processed concurrently with the GPA, will be processed under the provisions of the current General Plan. The GP Update was revised to reflect approved GPAs. If the GP Update is adopted first, the GPA must contain any necessary revisions to the GP Update to address potential inconsistencies.

DPLU currently estimates that 15 pipelined GPA projects are in process. Of those 15 projects, eight are considered possibly inconsistent with the GP Update Land Use Map. There are an

FACT SHEET

PIPELINE POLICY

GENERAL PLAN UPDATE INFORMATION

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County of San Diego - General Plan Update

additional six GPA projects in process that are not pipelined and possibly inconsistent with the GP Update Land Use Map.

SPECIFIC PLANS

Most pipelined Specific Plan applications are being processed concurrently with pipelined GPAs and/or TMs and will be treated in a similar manner. All non-pipelined Specific Plans will be governed by the General Plan in effect at the time the Specific Plan is approved.

MORE INFORMATION

The GP Update will be brought to the Board of Supervisors on October 20, 2010. Questions regarding whether a project is pipelined and its relationship to the GP Update should be directed to the DPLU project manager assigned to the project. Information on the GP Update can be obtained on the DPLU website at: <http://www.sdcounty.ca.gov/dplu/index.html>.



FACT SHEET

FOREST CONSERVATION INITIATIVE

GENERAL PLAN UPDATE INFORMATION

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BACKGROUND

The Forest Conservation Initiative (FCI) is a voter approved initiative enacted in 1993 that assigns a density of one dwelling unit per 40 acres to lands within the Cleveland National Forest Boundary, but outside of existing Country Towns. This initiative affects approximately 70,000 acres of private property within the Cleveland National Forest Boundary, the majority of which is in the Central Mountain, Palomar Mountain and Alpine Community Planning Areas, but also includes lands in Mountain Empire, North Mountain, Ramona and Jamul – Dulzura. The FCI expires on December 31, 2010 at which time the land uses revert back to the land use designations applied prior to adoption of the FCI.

RELATIONSHIP TO GENERAL PLAN UPDATE

General Plan land use designations cannot legally be changed for FCI lands until the FCI expires on December 31, 2010. Therefore, the General Plan (GP) Update does not propose changes to FCI lands. The initiative mandates for certain General Plan policies related to FCI lands, as well as density and lot size restrictions, that would remain in effect following the adoption of the GP Update until the Initiative expires. Therefore, the FCI is included as an appendix to the draft General Plan and is discussed in the draft Land Use Element.

While some have recommended that redesignation of FCI lands be considered as part of the GP Update, because the GP Update is expected for approval prior to the FCI expiration, the timing is not appropriate. Additionally, significant planning work and community coordination remains to prepare recommended redesignations. Furthermore, the GP Update Draft Environmental Impact Report did not include consideration of specific redesignations for FCI lands; and therefore, additional environmental review is still necessary. For these reasons, it is not feasible to include redesignations of FCI lands with the GP Update without additional time and costs.

FCI GENERAL PLAN AMENDMENT

In order to avoid confusion during the period after expiration of the FCI, DPLU has initiated preparation of a General Plan Amendment. The FCI General Plan Amendment would be presented to the Board of Supervisors in early 2011. The amendment is anticipated to remove those parts of the GP Update that refer to the FCI and propose redesignation of FCI lands using GP Update

designations and policies. In many cases, it is anticipated that the GP Update designation of Rural Lands 40 (equivalent to the FCI designation) would be proposed. However, there are also various areas where different designations are appropriate to recognize existing parcelization or to allow for some reasonable residential or commercial growth where appropriate.

Initial work for this amendment has been undertaken in three communities -Alpine, Descanso and Palomar Mountain - which have residential and commercial areas that were affected by the FCI.

SCHEDULE

The schedule for completing the FCI General Plan Amendment is largely dependent on the GP Update. DPLU is already working with community planning groups to develop the proposed Amendment. However, formal public review of the amendment would not be appropriate until the GP Update is adopted. The Amendment must then be presented to the Planning Commission for recommendation and the Board of Supervisors for approval. These hearings are expected to occur in early 2011.

MORE INFORMATION

Progress on the GP Update can be monitored on the DPLU website at:
<http://www.sdcounty.ca.gov/dplu/index.html>. This website will also be used to provide any updates on significant milestones for the FCI amendment. For more detailed information, contact DPLU staff or the appropriate community planning or sponsor group.



BACKGROUND

The County of San Diego, similar to most jurisdictions, uses population projections/forecasts as a way to quantify future growth, analyze impacts to infrastructure, and compare alternatives as they are developed. Population forecasts are typically developed from models that account for numerous variables including land use data, demographic and economics. There has been continued confusion with the population numbers and forecasts used for the County's General Plan (GP) Update including the purpose of population targets and estimates, State and Housing Element requirements relating to population, and relevance of San Diego Association of Governments (SANDAG) forecasts.

COUNTY GENERAL PLAN UPDATE POPULATION MODELING

In order to project future population and its impacts, the County developed a population model associated with the GP Update to estimate future homes, and therefore impacts to infrastructure and services. Another use for this population model is to compare which alternatives would result in a greater or smaller population impact. The County model was based on the SANDAG population model; however, by developing a separate model, the County was able to incorporate additional data available for the unincorporated lands and run estimates at will, which was useful for scenario planning.

The main inputs into the population model are the GP Update land uses and 23 constraints that include built lands, floodplains, wetlands, public lands, groundwater and fault zones. The population model uses this information to come up with an estimated possible number of future housing units. This information is converted to population using persons per household and vacancy rate information provided by SANDAG, and added to the existing population and group quarters populations to come up with the estimated population at build out or capacity for the scenario being evaluated.

In order to maintain continuity in the different scenarios modeled during the life of the project, the County has applied the same persons per household and vacancy rate assumptions to all estimates. This has resulted in a deviation from the SANDAG models which change these assumptions with each version of the model. Also, another important difference between the two models is that the

County's model provides a build-out estimate while the SANDAG forecasts are for specific years such as 2030.

COUNTY POPULATION TARGETS

Early in the GP Update process, the Board of Supervisors directed staff to work with community planning and sponsor groups to develop population recommendations for each individual community. This population target for the entire unincorporated community was 662,529.

The next step was to develop land use maps based on this target and the guiding principles of the GP Update. This step resulted in a working map estimated to support a population of 678,500 that was endorsed by the Board of Supervisors in 2003 as the direction for the GP Update.

At both of these milestones, the Board endorsed population numbers were forwarded to SANDAG for use in their population forecasts. In fact, since the inception of the GP Update, County and SANDAG staffs have closely coordinated to ensure that the SANDAG forecasts use GP Update maps and that the two remain consistent (which they have).

Throughout the development of the GP Update the overall population estimates from the land use alternatives have remained close to the original population recommendations, even if some communities are above or below the original community recommendations.

STATE AND HOUSING ELEMENT REQUIREMENTS

Aside from the very general recommendations, there is no population target mandated by the State of California or SANDAG for any city or county, and the GP Update remains in line with regional and statewide planning efforts.

The Housing Element is a unique part of the General Plan, regulated by State law more than any other general plan element and is certified by the State Department of Housing and Community Development. A Housing Element is updated in cycles (previously every five years and now every eight) and in its requirements a jurisdiction must show that it has a certain amount of land available for housing development within the cycle. This is called the Regional Housing Needs Assessment.

FACT SHEET

POPULATION FORECASTS

GENERAL PLAN UPDATE INFORMATION

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For the GP Update, the Regional Housing Needs Assessment process began with the number of housing units needed for the 2005 – 2010 housing cycle, a total of 107,301 units. Of this number, 12,358 units were assigned to the County of San Diego, divided between low, very low, moderate and above moderate income groups. Information about this agreement is available from SANDAG at http://www.sandag.org/uploads/publicationid/publicationid_1131_4555.pdf

Using this number, the County of San Diego developed the Housing Element’s inventory of vacant and residential sites, looking at all vacant and underutilized residential parcels, as well as building permit information on what was built in the cycle. The inventory shows that there is enough residential land with the GP Update to meet this requirement. This information is in the [Housing Element Background Report](#), available on the GP Update website, and a summary is provided in Table 1 below. California Housing Element Law can be found in the Government Code 65580.

SANDAG POPULATION MODELING

SANDAG maintains a population model for the San Diego region, used for regional planning in conjunction with the Regional Comprehensive and Transportation Plans. Emphasis has been placed on the Series 11 SANDAG Population Forecast from 2004 which predicts a population of 723,392 people for the County in 2030, substantially higher than the County’s population capacity estimate for the GP Update. However, two key facts should be considered in any comparison. First, SANDAG

used the GP Update land use map in the Series 11 as the basis for maximum possible growth in the unincorporated area. Second, the future units that SANDAG was projecting were actually about 3,000 less than the estimated capacity in the County’s model. The main difference in the population numbers were the assumptions that SANDAG was using compared to those that the County estimates were based on.

SANDAG has now released preliminary results from the Series 12 2050 Forecast which have also been based on the GP Update maps. They estimate that the unincorporated County of San Diego will grow to a population of 616,820 by 2030 and 694,464 by 2050. This is a significant reduction from the previous 2030 forecast of 723,392. The reduction is a result of the cities within the region planning for more growth which decreases pressures on the unincorporated area.

This information reaffirms the County of San Diego’s population modeling and the appropriateness of the GP Update capacity within the regional context. In fact, when using SANDAG assumptions to adjust the capacity estimate for the Planning Commission / Staff Recommended Land Use Map (October 2010), the numbers reveal that the capacity of the GP Update remains above SANDAG forecasts.

Table 2 below provides a summary of various population estimates and forecasts that have been developed during the General Plan Process.

Table 1: Regional Housing Needs Assessment and Inventory of Vacant and Underutilized Sites*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	2,476	1,881	2,336	5,666	12,358
(Built)	175	467	919	8,491	10,052
(Inventory)	2,368	1,802	1,553	--	6,250
Excess	(67)	(592)	(253)	(2,825)	(3,737)

**Summary of Table 5-3 and 5-7 in Housing Element Background Report*

Table 2: County and SANDAG Population Forecasts

Forecast	Homes	Pop
GP Update Original Target		660,000
GP Update 2002 Working Map	238,470	678,500
SANDAG series 10 2030 Forecast	236,900	682,800
SANDAG Series 11 2030 Forecast	235,861	723,392
SANDAG Series 12 2030 Forecast	202,882	616,820
SANDAG Series 12 2050 Forecast	222,890	694,464
GP Update PC Tent. Recommendation (w/ SANDAG Assumptions)	232,335	715,386



FACT SHEET

NORTH INTERSTATE 15 CORRIDOR BUILD-OUT

GENERAL PLAN UPDATE INFORMATION

Website:
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BACKGROUND

Interstate 15 is a critical southern California transportation link and passes through several unincorporated communities in the north County region. The unincorporated communities affected are Rainbow, Fallbrook, Bonsall, Valley Canter, Pala/Pauma and North County Metropolitan, which have a combined existing population of approximately 122,000 persons. Additionally, the Cities of Poway and Escondido are located along the corridor, and the communities of Rancho Bernardo and Carmel Mountain Ranch are also located to the south. There is substantial growth planned along this corridor under the General Plan Update, and there is also additional potential growth above the General Plan (GP) Update in several privately initiated discretionary projects being processed by the County of San Diego for consideration.

GP UPDATE POPULATION GROWTH

The six unincorporated communities listed are all expected to experience significant growth under the GP Update. However, some of the communities cover large areas and not all of the growth will be close to Interstate 15. A study area was chosen for purposes of this fact sheet encompassing those areas within one mile on the east and west side of I-15, shown in Figure 1. This area was estimated to have an existing population of about 20,000, with 3,524 future units modeled under the GP Update's Planning Commission Tentative Land Use Map. Using assumptions from SANDAG, the County estimates that these future units could accommodate approximately 9,824 people for a population of 29,824 at build out of the General Plan Update.

The land uses planned under the GP Update are shown in Table 1: for the Planning Commission Tentative Recommendation.

Designation	Acres	Percent
Village Residential	530	2.1%
Specific Plan	2,185	8.6%
Semi-Rural Residential	11,120	43.9%
Rural Residential	8,165	32.2%
Commercial / Industrial	482	1.9%
Public	2,865	11.3%
Total	25,347	100%

EXISTING GP POPULATION GROWTH

For comparison, the existing General Plan would allow an additional 4,979 units in the Interstate 15 study area, with an additional population of 13,808. The total population at build-out of the existing General Plan would be approximately 33,808, and would also likely be increased by the Cumulative Projects, which are not accommodated under the GP Update. Also, as shown in Table 2, nearly 75% of the existing General Plan shows the area as Semi-rural Lands, up significantly from the Planning Commission Recommendation.

Designation	Acres	Percent
Village Residential	476	1.4%
Specific Plan	3,978	11.5%
Semi-Rural Residential	25,925	75.2%
Rural Residential	1,611	4.7%
Commercial / Industrial	190	0.6%
Public	2,287	6.6%
Total	34,466	100%

CUMULATIVE PROJECTS

Additionally, there are several projects in process with the County of San Diego for the I-15 corridor that could provide additional capacity above the GP Update. These projects include Merriam Mountain (since denied by the Board of Supervisors), Meadowood, Campus Park and Campus Park West. These projects are listed in Table 3, with a total of 5,007 units. Three of the four projects, Campus Park, Meadowood and Campus Park West are partially included in the GP Update, estimating a unit count of 1,400 units. Therefore these cumulative projects are estimated at providing an additional 3,607 units than the GP Update, estimated to be an additional population of approximately 10,800 persons. This additional cumulative population could potentially result in a population of 40,000 in the I-15 study area.

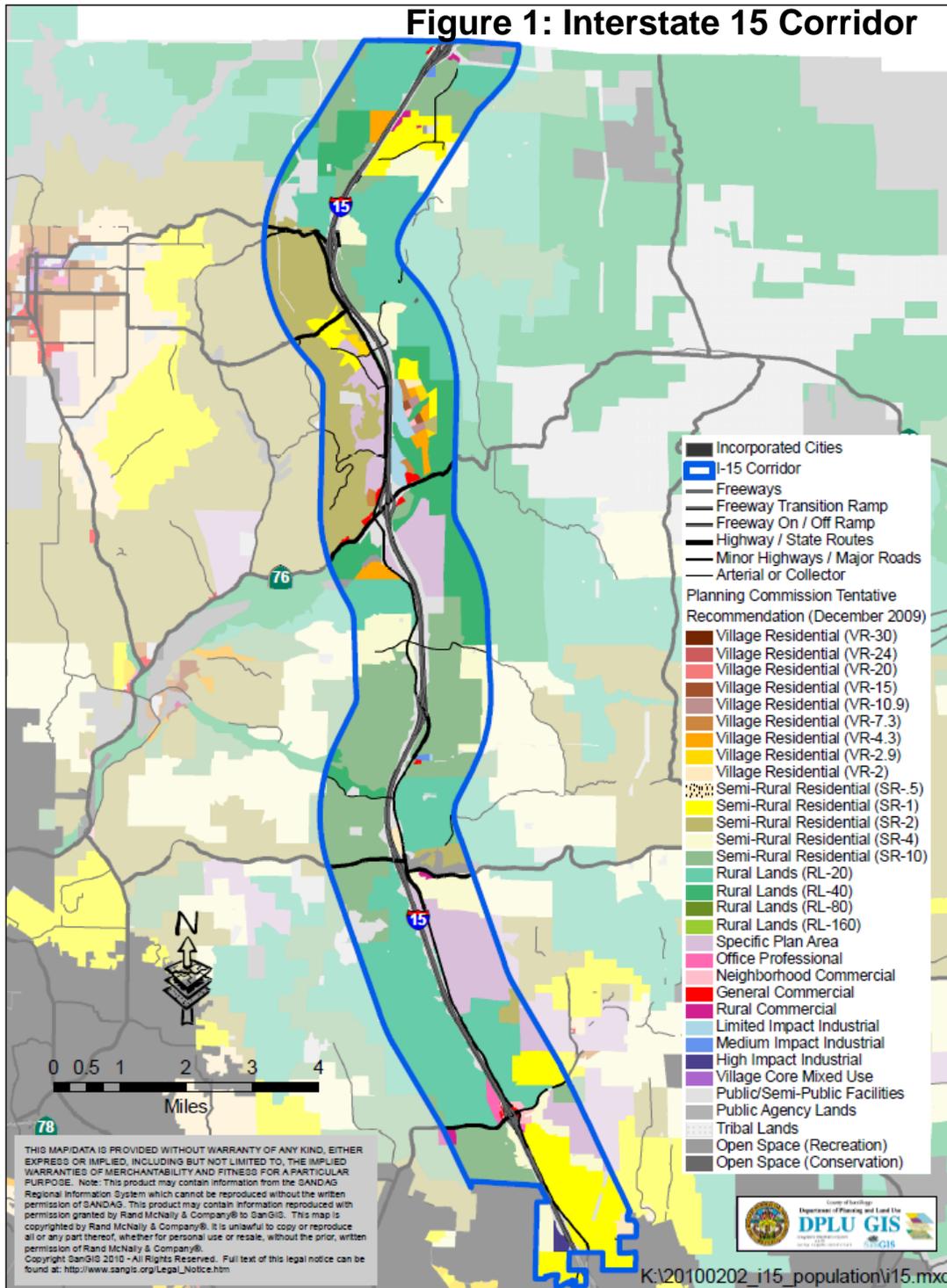
Project	Units
Merriam Mountain	2,700
Campus Park	1,066
Meadowood	886
Campus Park West	355
Total	5,007
Accommodated under the GP Update	(1,400)
Revised Total	3,607

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CONCLUSIONS

The Interstate 15 corridor contains existing development and has capacity for growth, which is appropriate along a transportation corridor. The growth within a one mile range of the freeway is planned as 9,000 under the GP Update, which about a 50 percent growth rate

from existing conditions, at build out of the GP Update, and about the same with the remainder of the unincorporated County of San Diego. 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.





BACKGROUND

“Equity mechanisms” is a term that has been used as part of the General Plan (GP) Update to generally refer to means of reducing negative economic impacts to property owners that may result from the GP Update. Since the initiation of the GP Update, one key aspect of the project has been the substantial reduction in planned densities in certain areas of the unincorporated County. It was acknowledged that these reductions would have both a real and perceived impact to property owners and agricultural operations. Therefore, potential equity mechanisms have been discussed as part of the GP Update since early in the process with the Interest Group and Steering Committee stakeholder groups, as well as discussion by the Planning Commission and endorsement by the Board of Supervisors.

FACT SHEET

EQUITY MECHANISMS
OCTOBER 2010

GP UPDATE EQUITY IMPACTS

The advocates for equity mechanisms base their argument on the fact that the GP Update will result in a loss of property value on lands proposed to receive designations with lower densities than those assigned under the current General Plan. DPLU agrees that there may be an impact to property values as a result of the GP Update, but in most cases that impact has been greatly exaggerated. Many of the densities in the existing General Plan are unachievable for the following reasons:

- Many properties are highly constrained by topography and watercourses
- Many properties are constrained by regulations for sensitive species, wetlands, and groundwater
- Some properties lack fundamentals for development (e.g., lack of adequate access)

The effect that development potential has on property value varies greatly by property. A number of factors exist that often limit the added value that development potential may bring, including:

- Any future development potential is speculative and at the discretion of the County of San Diego
- Preparing and processing a subdivision is typically costly due to the surveys, plans, and studies required

- Subdividing land often requires significant expenditures to provide necessary infrastructure, roads, and connection fees
- There is limited demand for subdivided land in the backcountry as evident by the numerous vacant parcels that currently exist and SANDAG forecasts

GP UPDATE GROWTH IMPACTS

Concerns have been raised that the reduced backcountry densities in the GP Update will not provide for sufficient growth in those communities. These concerns have been used to advocate for an equity mechanism that provides additional growth potential to backcountry areas. DPLU and many stakeholders believe that the planned growth is appropriate for the following reasons:

- The proposed designations were based on substantial community and public input.
- The GP Update allows for a reasonable amount of growth in all communities as shown in the following table.

GP Update Housing Projections for Select Backcountry Communities			
Community	Existing Homes	Future Homes	% Inc.
Cuyamaca	287	159	55%
Descanso	667	235	35%
Pine Valley	1185	207	20%
Julian	1772	483	27%
Boulevard	726	552	76%
Jacumba	314	1714	546%
Lake Morena/Campo	1065	787	74%
Potrero	251	355	141%
Tecate	43	103	240%
Palomar Mountain	299	172	58%
North Mountain	1149	1,562	108%

*Existing homes based on 2005 SANDAG estimates

- The proposed densities reflect a variety of constraints and sensitive resources.
- SANDAG forecasts indicate that the GP Update supply will satisfy housing demands in the backcountry.
- On-going monitoring of the GP Update and more regular maintenance amendments will accommodate adaptation to changing circumstances.

GP UPDATE EQUITY MECHANISMS

Two, often overlooked, benefits of the GP Update are its focus on density-based planning and the Conservation Subdivision Program. These

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County of San Diego - General Plan Update

components will facilitate property owners in realizing the full value of their land and have been heavily supported by the Farm Bureau. Programs to transfer or purchase development rights have also been considered for the GP Update and are discussed in greater detail below.

DENSITY BASED PLANNING AND CONSERVATION SUBDIVISION PROGRAM

The GP Update's density-based planning approach and proposed Conservation Subdivision Program allow for flexibility in subdivision design to respond to constraints or regulations which in the past may have reduced overall development yield. The Conservation Subdivision Program also allows for the preservation of large areas of agricultural lands while dividing remaining portions for residential use and monetary gain. Therefore, while the designated density on a property may decrease the "paper" yield for the property, these new approaches to density in the General Plan may remove obstacles that make subdivision of the land more feasible and add to the value of the land.

TRANSFERRING OR PURCHASING DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) are planning techniques mainly developed to protect open space through acquisition of the development rights of land. Both are based on the idea that land ownership involves a bundle of rights (e.g. surface rights, air rights, mineral rights, or development rights, etc.) and that these rights can be separated and sold individually. TDR and PDR are typically incentive-based programs that allow property owners to separate and sell the development rights for their property from the bundle of property ownership rights they retain.

TDR is the sale of one parcel's development rights to the owner of another parcel, which allows more development on the second parcel while reducing or preventing development on the first parcel. Under such a program, development rights are severed from the property designated for protection (sending area), and the severed rights are transferred to a property in an area where additional development is permitted (receiving area).

PDR is typically the sale of development rights to a qualified conservation entity (typically an approved

non-governmental organization or a government agency), resulting in the retirement of those development rights from the property and a conservation easement placed on the parcel in perpetuity.

GP UPDATE TDR/PDR HISTORY

TDR/PDR programs have been the subject of many public meetings, with ten Interest Group meetings from 2001 to 2004, two Steering Committee meetings and four meetings with the Board of Supervisors and Planning Commission.

During these meetings many criteria were discussed that could be included in a TDR or PDR program. This included work from a hired consultant who held a workshop on similar programs throughout the country. Through these discussions, concerns were raised about the scale of an equity program for the entire unincorporated County of San Diego. Additional concerns were raised by stakeholders, stating that the point of a General Plan was to direct development into appropriate areas; therefore, properties that are appropriate for development should not be required to purchase development rights from areas that are less suitable for development. An inherent difficulty with a TDR program stems from the fact that the GP Update would result in a net reduction in overall development rights for the County. Sending sites would substantially outnumber receiving sites, thereby resulting in an unworkable TDR program. For a PDR program, a viable funding source to cover all of the GP Update could not be identified.

Eventually the Interest Group developed and endorsed assumptions that would be the basis for establishing the current equity mechanism approach: a PDR program primarily for agricultural lands. This information was presented to the Board of Supervisors and endorsed in May 2004. It is available on the General Plan Update Website at:

http://www.sdcounty.ca.gov/dplu/docs/bos_may04_equity.pdf

The endorsed program was as a component separate from the GP Update, allowing for PDR on a small scale. The program is now being developed by staff as the Purchase of Agricultural Conservation Easements (PACE) Program.

Meeting minutes from the Steering Committee and Interest Group Meetings are located on the General

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Plan Update website
<http://www.sdcountry.ca.gov/dplu/gpupdate/>

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE)

The County is contracting with American Farmland Trust (AFT) to serve as the County’s consultant on the development and initiation of the PACE program. AFT is the first nationwide nonprofit membership organization solely dedicated to protecting America's farmland and has more than 23 years of experience protecting farms, ranches and forestry operations. AFT works with land use planners, the agricultural community, elected officials, land trusts and others to build support for the protection of productive land. It also helps create effective local-level and statewide strategies for making farming, ranching and forestry economically viable and environmentally sustainable. The PACE program will be used to provide monetary compensation to farmers that are willing to place agricultural conservation easements over their land. Farmers often also receive tax reductions due to the easements. Development of the program will focus on providing compensation to those farmers negatively affected by the GP Update. Work on the program is underway and a conceptual program will be presented to the Board of Supervisors this fall.

ADDITIONAL EQUITY OPTIONS AND CONSTRAINTS

Despite the equity mechanisms already included in the GP Update and the long-standing approach to focus only on those programs, significant interest was voiced during the 2009-2010 Planning Commission hearings by the public and the

commissioners for a program that could provide additional compensation to property owners that would be negatively impacted by the GP Update. The most viable option appears to be some form of TDR that allows property owners to sell the potential units that they would lose from the GP Update to those either receiving increased density from the GP Update and/or from future General Plan Amendments.

A major challenge for a TDR program with the GP Update is the disproportionate number of dwelling units being removed from downzones compared to those being added by upzones. When adjusting for constraints, the numbers are still substantially out of balance because the GP Update decreases densities in areas where units could theoretically be physically built but are undesirable because of fire risk, environmental sensitivity, distance from access or jobs, and other factors.

COMPARISON OF PLANNED DWELLING UNITS ADDED TO THOSE REMOVED WITH GP UPDATE		
	In CWA	Out CWA
<u>Units Added</u>	11,850	1,161
less Housing Element sites	5,843	310
<u>Units Removed</u>	12,938	29,685
less constraints	9,704	9,895

*Constraints assumed at 25% in CWA and 67% out of the CWA

There are also a number of legal and practical issues associated with implementing a TDR as summarized below. In order to determine possible options for development of a TDR program, other successful TDR programs from around the nation were reviewed. There are several good summaries available on-line and in publications. A summary of various options for developing a TDR program is presented on the following page.

TRANSFER OF DEVELOPMENT RIGHTS – LEGAL AND PRACTICAL ISSUES

- Implementation of a TDR has potential implications on the County’s Housing Element and its compliance with state law.
- Lawsuits on TDR programs are common. Even the nation’s most successful TDR program has been subjected to 3 lawsuits.
- Many aspects of a TDR will likely require additional environmental review in compliance with CEQA.
- Once a TDR is implemented, due to fairness and an expectation of compensation, it will be difficult for the County to deviate from it if it determines exceptions are appropriate or if the program should be terminated.
- Of over 190 TDR programs reviewed throughout the nation only 20 have been considered successful.
- Costs of developing and administering TDRs can be substantial and are often born by the jurisdiction.
- Developing TDRs can be extremely complex and often includes extensive feasibility studies and other reports.
- Relying on future GPAs for receiving sites may pre-bias the County and will be undesirable for many stakeholders.
- Relying on properties upzoned as part of the GP Update for receiving sites may affect the likelihood of achieving planned densities and is opposed by the Building Industry Association and other stakeholders.

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM OPTIONS

Voluntary vs. Mandatory Programs

- **Voluntary** – Voluntary programs allow property owners to decide to transfer their development rights at their discretion. Incentives are typically provided to compel the transfers. In the context of the GP Update, decreased densities under a voluntary program would become voluntary.
- **Mandatory** – Mandatory programs reduce onsite development allowances but allow for those reductions to be transferred elsewhere. In the context of the GP Update, decreased densities under a mandatory program would become mandatory.
- **Combination** – A combination of these two programs can also be implemented. The S.O.R.E. proposal is an example of a combination approach where a reduction to densities of 1 dwelling unit per 12 acres or 1 dwelling unit per 24 acres is a mandatory reduction but the transfer of the rights is voluntary.

Transferable Rights Allocation

This component of the program refers to how transferable development rights of a particular property are calculated and assigned to a given property. It is recommended that any approach other than a straight calculation include a process for appeals.

- **General Plan Designation Based** – The most straight forward determination of transferable rights is a simple calculation of the maximum possible yield under the existing General Plan Designation and the decrease with the desired yield. For example, an existing 100 acres currently designated at 1 dwelling unit per 4 acres (max. 25 units possible) but proposed for 1 dwelling unit per 40 acres (max. 2 units possible) would result in 23 transferable units.
- **Constraints Formula Driven** – Using a formula that accounts for known constraints on a particular property is another fairly simple approach to determining transferable rights; however, it can become increasingly complex depending on how many constraints are applied and the formulas for reductions. The more factors and discretion that are added will also increase the likelihood for disagreements from property owners and the need for reevaluations/appeals.
- **Constraints Formula w/ Property Specific Assessment** – This is an expanded approach to using a formula that accounts for constraints where each property is subjected to a basic evaluation by staff to assist in determining the transferable rights. This allows for additional constraints not easily integrated into a standard formula to be considered.
- **Property Specific Design Based** – This approach would base the determination of transferable rights off of a conceptual development design of the property to demonstrate what the actual achievable number of units would be. It would likely be the most precise approach but also time-intensive and extremely subjective.

Transfer Ratios

Transfer ratios may be used to adjust the value of each transferable unit. Different transfer ratios could be applied to normalize different areas that have a discernible difference in value. For example, a dwelling unit in the remote areas of Boulevard would likely have less value than a dwelling unit on the outskirts of Julian, but unless a normalization factor is applied, such as a transfer ratio, the different units will have the same value on the open market.

- **1:1** – For each dwelling unit transferred from a sending site, one dwelling unit is possible for a receiving site
- **Positive Ratio** – Each dwelling unit transferred is equivalent to more than one dwelling unit at a receiving site
- **Negative Ratio** – Each dwelling unit transferred is worth less than a single unit at a receiving site, resulting in the need to acquire more transfer units compared to the units being added at the receiving site.

Transfer Incentives

Successful TDR programs, especially voluntary ones, require motivated parties on either end. Sending site owners can be motivated by:

- **Development Restrictions** – Some communities adopt restrictions which make it more profitable for a sending site owner to sell TDRs rather than to build on the sending site or simply prohibit the development.
- **Development Constraints** – Sometimes the physical constraints alone, or in combination with government constraints, provide the necessary motivation for sending site owners to sell TDRs.
- **Transfer Ratios** – A positive transfer ratio (see above) can result in a higher value to a sending site owner for a unit transferred compared to one built onsite.

(Continued on next page)

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM OPTIONS

(Transfer Incentives continued)

Receiving site developers will generally be motivated to purchase TDRs because it will allow them to achieve higher, more profitable densities. However, if they can already achieve their desired density, or if there is limited added value in additional units, then additional motivations such as the following may be used:

- **Density Limits** – Some programs reduce density limits unless a TDR is used. This motivates developers to purchase TDRs in order to achieve their desired density without increasing the planned density on the site. This option may result in Housing Element compliance issues.
- **Pre-Planned Density** – Some programs will pre-plan areas for higher density but will only allow achievement of that density when TDRs are purchased. By pre-planning the areas, the time and cost of processing the planning and environmental documents and gaining approval for the density is taken care of in advance, thereby reducing costs and uncertainty that the development would face if undertaking that planning independently.
- **Density Bonus** – Some programs offer density bonuses for developers purchasing TDRs to improve the profitability of a TDR project. This option would likely require additional CEQA review.
- **Exemptions from Fees or Standards** – Less common incentives for using TDRs employed by some communities include exemptions from certain fees or standards.

Receiving Areas and Other Applications of TDRs

The most common application of a TDR sold from a sending site is to apply it to a receiving area to increase the density that a developer can achieve. Receiving areas vary significantly by program. Additionally, some programs allow for applications of TDRs to gain other benefits or to sell or trade them as a separate commodity. The following are some options for the uses of TDRs in the context of the GP Update:

- **Limited Density without TDRs** – As mentioned above, some communities will reduce densities across the map unless TDRs are purchased. This option may result in Housing Element compliance issues.
- **Upzoned GP Update Sites** – Upzoned GP Update, except low income Housing Element sites, could be restricted from achieving the increased densities unless TDRs are purchased. This option may also result in Housing Element compliance issues.
- **Private GPAs adding density** – Privately initiated General Plan Amendments that propose to add density could be required to purchase TDRs.
- **Public GPAs adding density** – County initiated General Plan Amendments or updates, or community specific updates, that add density could provide pre-planned areas for the application of TDRs.
- **Used for other Development Benefits** – Some programs have created an expanded market for TDRs by accommodating other development benefits such as height increases, variances, or certain development exceptions when TDRs are purchased.
- **Purchased for retirement** – TDRs don't always have to be used and built. They can also be retired if purchased by a conservation organization or by the County itself. For example, if a TDR program is developed, the County's Purchase of Agricultural Conservation Easement (PACE) Program could retire TDRs from farmland.

Other Program Considerations

- Current zoning could be maintained in a new part of the zone box to use as a baseline for determination of TDRs.
- An independent oversight Board could be used to monitor implementation, hearing appeals, and provide other necessary decisions.
- The open market is the most common means to dictate price. Buyers and sellers could negotiate directly but the County could facilitate connections by hosting a "marketplace" website or similar forum. If necessary, price floors or ceilings could be established.
- Transfers could be geographically limited as suggested by S.O.R.E. For example, TDRs from sending sites outside the CWA must be used for receiving sites outside the CWA.
- The County could create a TDR bank to facilitate transfers. Developers that cannot find sufficient credits to purchase may purchase a substitute credit from the County.
- Once a credit is purchased, records are needed to show that it is removed from the land. This could be accomplished by deed restriction or easements on the property. Another approach could be to maintain the record and then modify zoning on a periodic basis to remove density.

County of San Diego - General Plan Update

TDR PROPOSALS

Shibley

One of the proposals for an equity mechanism was proposed by Dave Shibley in his letter on the Draft General Plan. In his proposal, all of the downzoned units, about 33,000, from the existing General Plan to the General Plan Update would have the ability to be placed into a “Development Bank” that property owners can apply to place units in for potential reimbursement. Under the proposed program, property owners that apply for reimbursement would be reimbursed as demand for the units occurs, and under the proposal the receiver sites would be both the rural villages and future General Plan amendments. Under the program, a property owner would be required to process a TM/TPM to determine how many units would be allowed under the existing General Plan, because it is acknowledged that the density under the existing General Plan is not always attainable.

Save Our Rural Economy (S.O.R.E.)

S.O.R.E. presented an equity mechanism proposal to the Planning Commission on Nov. 19, 2009, and in presentations and discussions with DPLU staff and various other entities. Under their proposal, densities of Rural Lands 20, 40 and 80 would be designated as sending sites, with a density of 1 du/12 acres or 24 acres with further density reductions for slopes exceeding 50%. Units from these sites could be developed on site or transferred to receiving sites in rural villages that would be identified through an additional planning process. To motivate transfers, the sending site property

owner would receive a positive transfer ratio increasing the densities to 1 du/10 acres or 20 acres respectively.

The application of this approach to all Rural Lands 20, 40 and 80 would affect up to 450,000 acres. Therefore, S.O.R.E. has been willing to discuss a reduced approach. An example of a reduced approach would be removing parcels affected by the Forest Conservation Initiative, parcels already designated at one dwelling unit per 40 acres under the existing General Plan, and parcels in the Desert Subregion. These reductions reduce the total acreage to 221,000. At a possible average density of 1 du/15 acres, this approach would potentially accommodate 14,733 units compared to 5,525 units applying an average of 1 du/40 acres.

DPLU Assessment of Shibley and S.O.R.E. Proposals

While on the face these proposals appear simple, there are several issues with their implementation. First, many of the Rural Villages that would act as receiver sites do not have sufficient infrastructure capacity to warrant expansion, especially on the magnitude that could be allowed under the draft program. These villages include areas like Pine Valley or Julian, which are historically developed and would not support extensive expansion. Substantial development in many of these villages would be in direct conflict with General Plan Update principles. Second, these units would be over and above what was studied in the Draft Environmental Impact Report for the General Plan Update and any would require new analysis resulting in costly and lengthy delays to the project. Additionally, according to the recent draft SANDAG 2050 Forecast, there is sufficient capacity in the County’s General Plan Update for growth beyond 2050. Therefore, there is little rationale for adding additional growth capacity into the County’s General Plan at this time.

Should the S.O.R.E. concept be pursued as a viable option for the GP Update, even in a reduced form, substantial changes to the project documentation would be necessary. As the alternative with the greatest possible environmental impacts, the S.O.R.E. concept would be treated as the proposed project in the Draft EIR requiring significant revisions to the document and recirculation. Because the approach is a considerable change from the GP Update framework, significant changes would also be required for the GP Update documents, land use maps, Implementation Plan,



County of San Diego - General Plan Update

community plans, and Conservation Subdivision Program. Consultant and staff costs for the modifications would be approximately \$2 million with an additional 2 years added to the project schedule.

DPLU Recommended Concept

DPLU continues to recommend against including a TDR program as an equity mechanism for the GP Update. However, should a TDR be implemented with the GP Update, DPLU recommends that the following criteria be applied:

- The TDR should be mandatory based on the GP Update density designations.
- Sending sites should be limited to properties that were impacted the greatest by the GP Update. One approach would be to limit sending sites to those properties that were designated as Semi-Rural Land 10 or less dense and received at least a 50% reduction in potential unit yield.
- Receiving sites should include all properties that were upzoned by the GP Update and any future General Plan Amendments that add density above the GP Update.
- Transferable rights should be based on a formula that factors in site constraints as well as a general review of property specifics.
- Transfers from areas outside the CWA to within the CWA should be allowed, but a limit could be imposed to ensure that a certain number of transfers are directed to areas outside the CWA.
- The program should include an expiration date (such as 20 years from inception) that provides sufficient time for the transfers to be realized and the program to be reevaluated for its effectiveness.
- Other program specifics should be recommended by the Planning Commission and developed through coordination with stakeholders.

Lastly, as the concept of a TDR program has been addressed several times in the past as part of the GP Update, direction to undertake a TDR program must come from the Board of Supervisors.

On July 9, 2010, the Planning Commission supported staff's TDR concept and inclusion of a more aggressive PACE program with it when the General Plan Update is presented to the Board of Supervisors.

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BACKGROUND

The California Land Conservation Act of 1965-- commonly referred to as the Williamson Act-- enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive a reduction in their assessed property taxes based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention to partially offset forgone property tax revenues from the state via the Open Space Subvention Act of 1971. However, in the 2009 State budget, the legislature suspended local subventions in an effort to address budget shortfalls.

County Board Policy I-38 (Agricultural Preserves) provides the County's guidelines for implementation of the Williamson Act: <http://www.sdcountry.ca.gov/cob/docs/policy/I-38.pdf>.

AGRICULTURAL PRESERVES AND CONTRACTS

The adoption of the Williamson Act authorized the County to establish Agricultural Preserves and enter into contracts with property owners. An Agricultural Preserve is an area devoted to either agricultural, open space, recreational, or any combination of such uses, and compatible uses which are designated by the County. Preserves are established by the Board of Supervisors for the purpose of defining the boundaries of those areas within which the County is willing to enter into contracts pursuant to the Act. Preserves contain some restrictions on use which are specified in State law and the Board adopted Agricultural Preserve resolution. Lands within Preserves are also rezoned to contain an "A" Special Area Designation to denote the presence of the adopted Agricultural Preserve.

Landowners within a Preserve may enter into a contract with the County to contractually restrict their land to the uses stated above whereby the assessment on their land will be based on its restricted use rather than on its market value.

The County has designated approximately 402,100 acres as Agricultural Preserves. Over 100 contracts within these Preserves exist totaling approximately 80,500 acres.

REMOVAL OF AGRICULTURAL PRESERVES AND CONTRACTS

The process for removing lands from Agricultural Preserves and contracts is set forth in Board Policy I-38. There are two options for terminating a contract. The preferred method of contract termination is nonrenewal which may be filed by the landowner or County. Nonrenewal takes 10 years from filing for expiration and the property taxes gradually rise to the full unrestricted rate at the end of the nonrenewal period.

Cancellation is an option under limited circumstances and findings set forth in Government Code (GC) §51280 et seq. In such cases, landowners may petition the County for the cancellation which may only be approved if statutory findings are made. For cancellations, the landowner is required to pay a cancellation fee equal to 12.5 percent of the cancellation valuation (unrestricted fair market value) of the property.

For both options, subsequent (or concurrent) Board action to remove the Agricultural Preserve and associated "A" Special Area Designator from the parcel, is required.

RELATIONSHIP TO GENERAL PLAN

Unincorporated lands under Agricultural Preserves or contracts must also comply with the County's General Plan. Where a difference in standard or regulation occurs, the most restrictive applies. For example, where the General Plan may allow for reduction in lot sizes, the lots may be no smaller than the minimums specified in the Preserve or contract.

GENERAL PLAN UPDATE PROPOSED PRESERVE DISESTABLISHMENTS

The County contains an extensive amount of lands that are within agricultural preserves but not under contract and, in many cases, not being used for agriculture. The General Plan Update includes a future implementation program to remove lands from agricultural preserves where appropriate. This is proposed to reduce costs to property owners, to streamline the disestablishment process, and to recognize that the land is not devoted to agriculture. Removal from the preserve will allow for the land to be used pursuant to the General Plan Update.

FACT SHEET

WILLIAMSON ACT LANDS

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BACKGROUND

A key stakeholder and member of the General Plan (GP) Update's Interest Group is the San Diego County Farm Bureau. As an important stakeholder, and in recognition of farming as a major industry in the County of San Diego, the County has evaluated specific issues raised by the Farm Bureau and has continued to coordinate with them to encourage farming in the County of San Diego. Three major issues or interests associated with the GP Update were raised by the Farm Bureau: 1) the Conservation Subdivision Program; 2) rural land use designations; and 3) an equity mechanism, which currently consists of developing a Purchase of Agricultural Conservation Easements (PACE) Program.

CONSERVATION SUBDIVISION PROGRAM

The Conservation Subdivision Program proposed by the GP Update is a tool developed to balance community character, environmental interests and development potential in a subdivision process, with one of the goals being the preservation of agriculture and open space. It will be implemented through a series of ordinance changes, primarily effecting the implementation of a Planned Residential Development or Lot Area Averaging projects. It is the intent of this proposal to include areas that agricultural land, as well as high value open space could be put into easements and preserved as production agriculture, while the remainder of a property could be subdivided for residential use.

The Farm Bureau has expressed their support of this Conservation Subdivision Program and concern with any conditions that may undermine or inhibit its implementation. This program was discussed with interested parties, including community groups, environmental groups and building interests. In February, the Planning Commission held a subcommittee meeting to discuss the Program, and then endorsed the Program at the April 16, 2010 hearing. There has been general concern that policies in community plans or findings that require compatibility of development with community character may be at odds with other provisions of the program. DPLU has given careful consideration of the various community plans and determine that they will not undermine the implementation of the Conservation Subdivision Program.

Refer Attachment H-3 for an overview of the Conservation Subdivision Program.

RURAL LANDS 80 AND 160

Concerns were raised that Rural Lands 80 and 160 densities are not conducive to entry level farmers with large parcels. Out of the two million acres within the County of San Diego, 194,000 of these acres are designated Rural Lands 80 (excluding the Desert Subregion) on the Planning Commission / Staff Recommended Map. For comparison, 44,000 acres are designated Semi-Rural 4, 59,000 are Semi-Rural 10 and 64,000 are Rural Lands 20, resulting in a total of 167,000 acres which are given land use designations that the Farm Bureau considers more suitable for farming. The Rural Lands 160 designation is not used on the Recommended Map. The remainders of private lands are designed smaller lot Village, Semi-Rural or Commercial/Industrial uses.

Additionally, most of the Rural Lands 80 densities are applied to extremely rural areas that are not as conducive to farming or any such development, such as the Mountain Empire with 39,000 acres and the North Mountain Subregions with 74,000 that rely entirely on groundwater, receive less recharge than many of the other unincorporated communities, and contain many steep slopes.

While these properties may have limited subdivision potential, and would remain with existing parcelization, if these properties did have the acreage required to subdivide the County would encourage the implementation of the Conservation Subdivision Program. In Rural Lands the goal for the Conservation Subdivision Program is an eight acre minimum parcel size, so a subdivision developed in this manner could preserve significant acreages of open space; preserve groundwater with large areas of undeveloped land as well as create smaller parcels that could be conducive to a small farm operation.

EQUITY MECHANISMS

The County of San Diego is in the process of developing an Equity Mechanism, as a separate part of the GP Update, with the PACE Program. With this program, the County of San Diego is working with American Farmland Trust, a nationwide nonprofit dedicated to protecting farmland.

Concerns have been raised the this program is not providing significant equity or credit for "downzoning" provided under the GP Update; however, as the program is developed it has the flexibility to include additional priority and potentially credits for property with decreased

FACT SHEET

FARM BUREAU ISSUES

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County of San Diego - General Plan Update

residential density under the GP Update. The County is committed to working with the Farm Bureau in development of this program.

Refer to Fact Sheet 5: Equity Mechanisms for more information.



BACKGROUND

Several comments were received on the General Plan Update related to the draft policy language. Some comments argue that the language is overly permissive, while others argue that it is too restrictive. DPLU specifically reviewed all draft policies to determine if mandatory or more permissive language is appropriate. DPLU believes that the policies are appropriate as drafted.

SUGGESTIONS OF OVERLY PERMISSIVE LANGUAGE

Some comments suggest that draft policies, which are also mitigation measures, inappropriately use qualifying terms such as “encourage,” and “should” rather than enforceable or mandatory language. Commenters included the California Attorney General, California Native Plant Society and Endangered Habitats League.

DPLU does not agree that mandatory language is appropriate for all policies. General Plan policies are a statement of legislative policy and do not need to be written as mandatory in order to be enforceable. They often guide more detailed enforcement tools such as ordinances and codes. DPLU has specifically reviewed all draft policies to determine if mandatory or more permissive language is appropriate. Examples of some draft policies specifically mentioned by commenters and DPLU’s response are provided below:

LU-5.4 Planning Support. *Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.*

In this policy, the County has committed to undertaking certain planning efforts. The County does not agree that mandating infill or redevelopment is an appropriate policy for the unincorporated area as it may result in premature development ahead of market demand. It also poses logistical and legal questions on how a government requires a property owner to build on ones land.

LU-6.3 Conservation-Oriented Project Design. *Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for*

preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.

This policy is implemented with the Conservation Subdivision Program (CSP) which is being proposed concurrent with the General Plan Update. The CSP is enforceable through the Subdivision Zoning Ordinances. The County did not find it appropriate to mandate conservation-oriented project design in general. Instead, the program facilitates it through flexibility in design regulations and strengthening of resource protection.

COS-4.2 Drought-Efficient Landscaping. *Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.*

The County does not agree that an outright prohibition on non-native ornamentals or water intensive vegetation such as lawns is appropriate or necessary. The draft policy is in alignment with the State’s model landscape ordinance. The County has developed a comprehensive program to require water efficient landscapes and encourage the use of native plants that are fire- and water-wise. The County adopted its updated Landscape Water Conservation Ordinance on December 9, 2009, ahead of the State deadline and well ahead of most other jurisdictions in the State.

COS-5.4 Invasive Species. *Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.*

The County does not believe that it is appropriate or that a sufficient nexus exists to require property owners to restore or enhance habitats or waterways on their property unless the damage resulted from a specific codes violation. More commonly, habitats were degraded from historic uses of the land, introduction of invasive species elsewhere in the watershed, or from secondary effects from nearby development.

FACT SHEET

PERMISSIVE VERSES RESTRICTIVE POLICY LANGUAGE

GENERAL PLAN UPDATE INFORMATION

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County of San Diego - General Plan Update

COS-6.4 Conservation Easements. *Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.*

The County does not agree that mandating acquisition of land is a prudent action without a comprehensive program, appropriate nexus and funding source. The County has contracted with American Farmland Trust to develop a Purchase of Agricultural Conservation Easements program for the County (see Fact Sheet 5: Equity Mechanisms). Once the feasibility and logistics of a program have been evaluated, this policy may be revised to reflect the course of action decided by the County. Until then, the County contends that this policy is appropriate as written.

COS-6.5 Best Management Practices. *Encourage best management practices in agriculture and animal operations to protect watersheds, reduce GHG emissions, conserve energy and water, and utilize alternative energy sources, including wind and solar power.*

Most agriculture and animal operations are existing and do not require use permits by the County. Therefore, the County does not agree that mandating the practices listed in this policy is appropriate for the County.

COS-14.7 Alternative Energy Sources for Development Projects. *Encourage development projects that use energy recovery, photovoltaic, and wind energy.*

Not all development projects lend themselves to alternative energy sources making mandating such practices infeasible. Additionally, use of such practices may not always be cost effective and could significantly affect markets and business operations.

COS-15.4 Title 24 Energy Standards. *Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.*

No “qualifying terms” are evident in this policy.

COS-16.4 Alternative Fuel Sources. *Explore the potential of developing alternative fuel stations at maintenance yards and other County facilities for the municipal fleet and general public.*

The County does not agree that committing to development of alternative fuel stations is appropriate without proper study and planning. Undertaking such an endeavor may require significant expenditures. To commit to such a project at the General Plan level may result in limited funding available for other GHG reduction measures, some of which may be more effective.

SUGGESTIONS OF OVERLY RESTRICTIVE LANGUAGE

Some comments suggest that draft policies are overly restrictive because they use words like “require”, “avoid”, and “prohibit”. The comments assert that these terms are the equivalent to using the word “shall” as opposed to the word “should” which would provide the County greater flexibility with implementing the General Plan. Commenters included the San Diego Association of Realtors, East San Diego County Association of Realtors, and Rancho Santa Fe Association.

DPLU does not agree that the draft policies are overly restrictive and do not contain flexibility. The State Guidelines for General Plans states, “A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action.” The County has avoided the use of “should” because it desires a General Plan that is clear on its intent and avoids debate during application. This approach has also been supported by a number of stakeholders and commenters on the General Plan Update who have indicated that they desire clear and firm commitments to certain policies and actions.

Similar to the concerns of permissive language, DPLU reviewed all draft policies to determine if mandatory or more permissive language is appropriate. Few commenters cited specific policies of concern for mandatory language. Therefore, select examples were selected with a brief evaluation. In many cases, the policy is supporting existing practices and will not change the process.

LU-1.3 Initiation of Plan Amendments. *Require approval from the Board of Supervisors to initiate General Plan Amendments for private projects outside of a comprehensive General Plan Update.*

DPLU believes that a specific commitment to a decision making body is necessary in this policy.

County of San Diego - General Plan Update

LU-1.4 Leapfrog Development. *Prohibit leapfrog development which is inconsistent with the Community Development Model and Community Plans. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.*

This policy clearly states that the County will not approve leapfrog development and that conformance with its overall development model is paramount. Given that the Community Development Model is a fundamental building block for the General Plan Update, DPLU contends the policy is appropriate.

LU-6.1 Environmental Sustainability. *Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.*

This policy is a statement of current practice as implemented by the County's Resource Protection Ordinance and compliance with the California Environmental Quality Act (CEQA).

LU-6.9 Protection from Hazards. *Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.*

This policy is a statement of current practice as implemented by the Building Code and compliance with CEQA.

LU-8.1 Density Relationship to Groundwater Sustainability. *Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies.*

This policy is a statement of current practice as implemented by the Groundwater Ordinance and compliance with CEQA.

LU-9.10 Internal Village Connectivity. *Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.*

This policy is generally a statement of current practice as implemented by the County's road standards and bike and trails master plans.

LU-11.2 Compatibility with Community Character. *Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.*

This policy is generally statement of current practice as implemented by the County's site plan/permit process and compliance with CEQA.

LU-11.11 Industrial Compatibility with Adjoining Uses. *Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses.*

This policy is generally a statement of current practice as implemented by the County's site plan process/permit and compliance with CEQA.

LU-13.2 Commitment of Water Supply. *Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.*

This policy is statement of current practice as implemented by the County's Board Policy and compliance with CEQA.

CONCLUSION

DPLU has received comments from both sides on this issue throughout the drafting of the policies. Numerous policies have gone through multiple iterations of rewrites, many at the direction of the advisory groups or as requested by stakeholders. The wording of every policy has been given special consideration by DPLU, and they have been reviewed by County Counsel, to ensure that the policy is clear, enforceable and not overly onerous.



FACT SHEET

ALTERNATIVE WASTEWATER (SEPTIC) SYSTEMS

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San Diego, CA 92123

BACKGROUND

Several comments have been received on the General Plan (GP) Update related to alternative onsite wastewater treatment systems (OWTS). Most recommend that the GP Update support their use suggesting that alternative OWTS would allow for clustered development. As discussed below, the GP Update does contain a supporting policy. However, there seems to be a misunderstanding about alternative OWTS and what they can actually accommodate. This issue is also clarified in this Fact Sheet. Additionally, currently the County Department of Environmental Health (DEH) only has permitting authority over conventional OWTS. Alternative OWTS currently fall under the jurisdiction of the Regional Water Quality Control Board (RWQCB).

GENERAL PLAN UPDATE POLICY

The GP Update Policy LU-14.5 states, “**Alternate Sewage Disposal Systems.** Support the use of alternative on-site sewage disposal systems when conventional systems are not feasible and in conformance with State guidelines and regulations.”

WHAT ARE ALTERNATIVE OWTS?

Alternative OWTS are individual OWTS using advanced treatment beyond the primary treatment that occurs in a septic tank and generally only serve a single property. One of the misconceptions about alternative OWTS is that they can be used to make lots significantly smaller. Although in some cases, an alternative OWTS will take less land area than a conventional OWTS, their use came about due to the need to deal with issues of shallow soil, shallow groundwater or water quality issues which prevented the use of conventional OWTS. Increased density with development using OWTS will increase the issues with degradation of water quality which potentially could be overcome through the use of alternative OWTS but it doesn't change the amount of land area needed for disposal.

COMMUNITY SYSTEMS

Clustered or community systems are sewage treatment systems that collect the wastewater flows from multiple dwellings/lots and treat and dispose of the sewage in a common disposal field or area. These systems may consist of individual or common septic tanks discharging to a conventional disposal field or may utilize advanced treatment systems or package treatment plants. All clustered or community systems fall under the jurisdiction of the RWQCB.

USE OF OWTS TO CREATE NEW LEGAL LOTS

The use of alternative systems to create new lots would require a modification of the San Diego RWQCB Basin Plan since their use to create new lots is currently prohibited (please see Chapter 4 pages 30-31 of the Basin Plan). The State Water Resources Control Board, per AB885 regulations, is currently developing statewide OWTS regulations that include requirements for both conventional and alternative OWTS. The RWQCB is obligated under State law to make these Basin Plan amendments when the new statewide OWTS regulations are put in place. The County will modify existing ordinances to accommodate the new statewide requirements in addition to any requirements that the RWQCB may have.

USE OF ALTERNATIVE OWTS FOR EXISTING LEGAL LOTS

The use of alternative systems in San Diego County to develop existing legal lots would require a modification of the County's ordinance since they are currently not approved for use other than in the Valley Center and S. Citrus Avenue moratorium areas. Concurrence from the RWQCB is also required.

The County has not made a change for existing lots because the State is still developing new regulations for the use of alternative systems to be enforced statewide. Any changes to the County ordinance to allow alternative systems for existing legal lots may be in conflict with what the statewide regulations require and put an undue burden on project proponents or existing alternative systems owners. The County is committed to make all necessary ordinance changes once statewide regulations are finalized.

ADDITIONAL INFORMATION

The County of San Diego's Onsite Wastewater System Ordinance can be found in Title 6, Division 8, Chapter 3 of the San Diego County Code of Regulatory Ordinance:

[http://www.amlegal.com/nxt/gateway.dll/California/sandregs/title6healthandsanitation*/division8sewageandrefusedisposal/chapter3septictanksandseepagepts*?fn=altmain-nf.htm\\$f=templates\\$3.0](http://www.amlegal.com/nxt/gateway.dll/California/sandregs/title6healthandsanitation*/division8sewageandrefusedisposal/chapter3septictanksandseepagepts*?fn=altmain-nf.htm$f=templates$3.0)

The San Diego RWQCB Basin Plan is available at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The requirements for Community Sewerage Systems can be found in Chapter 4 starting on Page 4-29. The contact person at the San Diego RWQCB for community (clustered) sewage systems is Bob Morris and he can be reached at (858) 467-2962.



BACKGROUND

Concern was expressed, primarily from the Rancho Santa Fe Association, that the intensity limits for the proposed Village Core Mixed Use (VCMU) Designation are too high and cannot be physically constructed. The proposed VCMU Designation is new to the County's set of General Plan designations. It is applied in a select few locations throughout the unincorporated County. The purpose of the designation was to allow greater flexibility when planning for future development in town centers to accommodate projects that contribute to a vibrant and pedestrian friendly town core.

The draft Land Use Element specifies the maximum Floor to Area Ratio (FAR) at 1.3 and a maximum residential density of 30 dwelling units per acre.

COMMUNITY COMPATIBILITY

The Rancho Santa Fe Association indicates that they are concerned that the maximum intensities allowed for the VCMU Designation would be inconsistent with the Rancho Santa Fe Village. DPLU appreciates this concern. The draft General Plan was written to include specific provisions for planning of areas designated VCMU and refers specifically to zoning, Community Plans, and town center plans to address the appropriate intensity for a given site. As these other regulations are in effect in the Rancho Santa Fe Village, there would be no adverse impact from this designation.

Page 3-10 of the draft General Plan discusses the use of FAR for non-residential designations:

“The maximum development intensity of uses in these designations is expressed as a maximum FAR (see Table LU-1). As these are expressed as maximums, in many communities the desired FAR will likely be lower...Detailed regulations specified in the Zoning Ordinance will support the desired development intensity. In any case, the permitted development intensity must be supportive of the goals and policies of the General Plan and the applicable Community Plan.”

Page 3-15 of the draft General Plan relates specifically to the VCMU designation:

“Specific maximum FAR and residential density standards shall be developed through community-specific town center planning, though in no case,

within either multiple- or single-use buildings, many nonresidential intensities exceed 1.3 FAR or residential densities exceed 30 units per acre. Permitted uses must be consistent with the town center plan, or in absence of a town center plan, shall not preclude the development and implementation of such a plan.”

ABILITY TO ACHIEVE MAXIMUM INTENSITY

The Rancho Santa Fe Association suggests that the maximum residential and commercial intensities provided under the VCMU Designation cannot be achieved when parking and other requirements are considered and, therefore, should be reduced. The County does not agree. There is no expectation that a development will be achieving 1.3 FAR of commercial development and 30 dwelling units per acre all on a single site. The expectation is that a mixture of commercial and residential would be provided within these ranges and that mixture would be guided through zoning and local planning including coordination with the community.

Page 3-15 of the draft General Plan states: “A wide variety of commercial, civic and residential uses are encouraged by this designation, and these uses may be mixed “vertically”—on separate floors of a building—or “horizontally”—in separate buildings on a single site or on adjacent parcels.” Therefore, in some cases a “mixed use” development may result in 100% of commercial use at a 1.3 FAR on one property, while the adjoining property is 100% residential at 30 dwelling units per acre.

The draft General Plan also accepts that parking requirements often make it challenging to achieve maximum intensities and therefore states: “Structured parking may be necessary to accommodate allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses.”

EVALUATION OF TRAFFIC IMPACTS

The Rancho Santa Fe Association cites concerns with regard to the Draft Environmental Impact Report's evaluation of traffic impacts associated with the VCMU Designation. For most locations, a 50% residential/50% commercial split was assumed for the VCMU Designation when modeling traffic. For Rancho Santa Fe, 100% commercial was assumed since the area proposed for the VCMU Designation is mostly developed. DPLU believes that these assumptions are reasonable estimates of the traffic that would result

FACT SHEET

VILLAGE CORE MIXED USE DESIGNATION

GENERAL PLAN UPDATE INFORMATION

Website:

www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:

619.615.8289

E-mail:

gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:

County of San Diego
Department of Planning and
Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

County of San Diego - General Plan Update

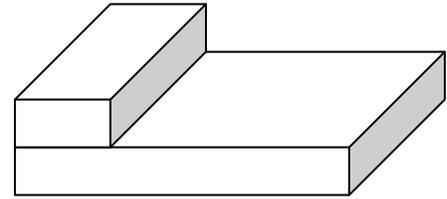
from these designations, which is consistent with the California Environmental Quality Act.

As specific town center plans and projects are developed, more detailed traffic analyses are often conducted. Through these studies and the development approval process, the unique traffic concerns of specific sites and proposal can be addressed.

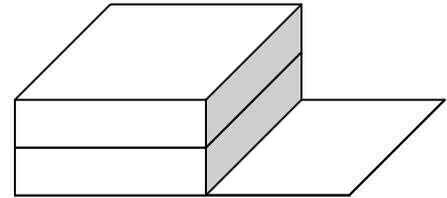
As a result of the concerns expressed by the Rancho Santa Fe Association, staff recommended, and the Planning Commission endorsed revisions to the draft Land Use Element Table LU-1 that reduced the maximum FAR from 1.3 to 0.7 and added the following to Note D of the table:

The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking is provided in conjunction with the proposed development. In that case, the maximum FAR would be 1.3.

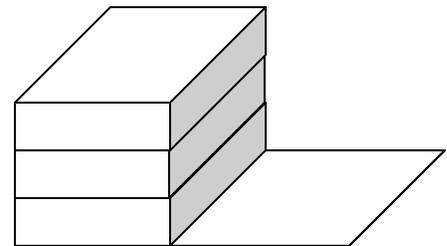
EXAMPLES OF 1.3 FLOOR AREA RATIO



2 Stories, 100% Coverage, Parking is off-site



2 Stories, 65% Coverage, Partial parking on-site



3 Stories, 43% Coverage, All parking on-site



FACT SHEET

CONSERVATION SUBDIVISION PROGRAM

GENERAL PLAN UPDATE INFORMATION

Website:

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Informational Hotline:

619.615.8289

E-mail:

gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

BACKGROUND

The Conservation Subdivision Program (CSP) is a program to encourage residential subdivisions that preserve environmental resources balancing planned densities and community character with environmental protection. Some tools exist to achieve these goals, many of which are already encouraged by federal, State and local regulations. However, the CSP would revise requirements to the Lot Area Averaging and Planned Residential Development processes to provide flexibility by removing unnecessary regulations that discourage conservation oriented design.

PROPOSED REGULATIONS

The CSP will be implemented through revisions to the Subdivision Ordinance, Resource Protection Ordinance and the Zoning Ordinance. The Subdivision Ordinance will be amended to include provisions for protection of environmental resources, and establishing percentages of resources to be avoided for Semi Rural 10 and lower densities. The Resource Protection Ordinance will be revised to allow additional steep slope encroachment if significant conservation of sensitive resources is included as part of the subdivision. The Groundwater Ordinance will be revised to add a waiver for the minimum lot sizes required by the Groundwater Limitations Map, down to 67% of the required parcel size, with the implementation of a conservation subdivision.

Another method the CSP will be implemented is through the decoupling of the minimum lot sizes included in the Zoning Ordinance from the General Plan designations. In many cases, the General Plan Update is reducing the density and is not proposing to increase the minimum lot size in the Zoning Ordinance. The effect would be to allow some flexibility in a development project with regard to the minimum lot size. A notification was sent to all property owners where staff proposed increases to minimum lot size, then after extensive review through community planning and sponsor groups; on April 16, 2010 the Planning Commission endorsed staff's recommended policies pertaining to minimum lot size and Conservation Subdivisions.

Further reductions in minimum lot size would be allowed with revisions to Lot Area Averaging and Planned Residential Developments; however, specific findings for compatibility with community character would be required.

COMMUNITY CHARACTER

It is a goal of the CSP to balance community character with development potential and environmental resources, and a key component in the balance is provisions set in individual community plans. It is a concern of many communities that the program will result in small lot subdivisions that are not consistent with the established community character. DPLU coordinated with communities and has included qualitative and quantitative criteria in some of the community plans, even establishing minimum lot sizes for individual communities. These community specific regulations calibrate the program to individual unincorporated communities. Findings would need to be made during implementation of a Conservation Subdivision, which would be a discretionary action.

PLANNING COMMISSION SUBCOMMITTEE: CONSERVATION SUBDIVISION PROGRAM

On February 5, 2010, a Planning Commission Subcommittee met to discuss specific components of the CSP, including the balancing of community character in community plans. At the meeting, the Subcommittee members commented in support of staff's recommendation on the proposed CSP and added the following recommendations:

- Conservation Subdivisions are not allowed by-right, but projects that comply with the requirements and adhere to design guidelines should be allowed to process.
- Community Design Guidelines should be prepared to facilitate implementation of the program.
- Additional consideration should be given to the limits on lot size in the Groundwater Ordinance when developing community standards.
- Further review is needed for Land Use Policy LU-14.4 which is related to limitations on sewer service areas.
- The use of alternative wastewater (septic) systems should be supported.
- Open space easements dedicated as part of the CSP should involve a third party (in addition to the County) to ensure the long term preservation of the easement.
- Minimum lot size standards are appropriate in each community plan; however, further community coordination and consideration of the draft standards is necessary.



FACT SHEET

FUTURE PROCESS FOR GENERAL PLAN AMENDMENTS

GENERAL PLAN UPDATE INFORMATION

Website:
www.sdcounty.ca.gov/dplu/gpupdate

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E-mail:
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Mailing Address:
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Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

BACKGROUND

Comments have been received on the General Plan (GP) Update related to how General Plan Amendments (GPAs) will be authorized after the GP Update is adopted. DPLU staff has conducted research and developed a range of options which would be consistent with the draft GP Update policies. Although the options presented in this fact sheet could be structured to consist of many different components and combinations, the options present a basis for initial discussion on a post GP Update Plan Amendment Authorization (PAA) process. As a post GP Update process, finalization of the process is not time sensitive and will likely follow approval of the GP Update rather than be considered concurrently.

DRAFT GENERAL PLAN UPDATE POLICY

The draft GP Update Policy LU-1.3 states, *“Initiation of Plan Amendments. Require approval from the Board of Supervisors to initiate General Plan Amendments for private projects outside of a comprehensive General Plan Update.”* This is the only policy in the draft GP Update that specifically addresses the PAA process and there are no requirements in State law. Therefore, the County has significant flexibility in developing a process for initiating GPAs.

EXISTING PLAN AMENDMENT AUTHORIZATION (PAA) PROCESS

Board Policy I-63 currently provides guidance on how a GPA requested by a private party is initiated. Presently a PAA is required from the County before an application for the GPA can be submitted. PAAs are submitted to the Director of DPLU for authorization. If denied by the Director, appeals are available to the Planning Commission (PC) and subsequently to the Board of Supervisors (BOS). Board Policy I-63 can be found at the following web site address: <http://www.sdcounty.ca.gov/cob/policy/index.html#sectioni>

MODIFICATIONS TO THE PAA PROCESS

Draft GP Update Policy LU-1.3 will require a change to Board Policy I-63 as it requires the Board to approve all PAAs. There has been additional interest in improving the PAA and GPA process. The following sections describe several options for consideration in modifying the process.

OPTION 1 – PAA BATCH

Concept:

- BOS final decision on PAAs
- Director and PC continue to provide recommendations
- DPLU recommendation based on Vision and Guiding Principals of GP Update as well as applicable GP Goals and Policies and codes and ordinances.
- PAAs are batched and brought forward to PC and BOS at once as part of a two-year review cycle.
- Large PAA requests may be processed independently of batched PAAs.
- BOS initiated PAAs are made part of a County initiated GPA two-year processing cycle following initial two-year review cycle.
- The two-year review cycle starts at beginning of calendar year following GP Update adoption.
- Applicants help to share costs of processing GPA and environmental documents.

Advantages:

- Avoids piecemeal submission of projects.
- Allows the County to view the cumulative impacts of PAA requests within proximity of each other.
- Continues to allow early review of GPA to assure consistency with sound planning principles.
- Allows for greater control for County of its General Plan.
- Provides a comprehensive update to the General Plan EIR, which will greatly streamline the cumulative impact analysis for regulatory projects.

Disadvantages:

- Prolonged period from start of PAA process to completion of GPA (up to four years).

Process:

1. Major Pre-Application required.
2. PAA request submitted to Director for recommendation.
3. PAA submitted concurrently to community planning group (CPG) for recommendation to the Director.
4. Within 45-days Director issues letter to applicant with preliminary recommendation based on GP Update Vision and Guiding Principals, Goal, Policies, Codes and Ordinances, timeline, cost and process (County-initiated GPA) should PAA be initiated by the BOS.

County of San Diego - General Plan Update

5. Deadline for submission of privately initiated PAAs is set for six months prior to the end of the second calendar year.
6. Within 60-days of submission deadline, PAAs with Director's recommendation are brought to PC for PC recommendation.
7. Within 60-days following PC hearing, PC recommendation is brought to BOS for PAA initiation.
8. Applicant's with BOS initiated PAA are sent letters requesting money to share the costs of County-initiated GPA.

- GPAs are batched and brought forward to PC and BOS at one time as part of a County initiated GPA three-year processing cycle.
- Combined Processing Cycle restarts at end of three year cycle.

Advantages:

- Eliminates extra PAA step
- Avoids piecemeal submission of projects.
- Allows the County to view the cumulative impacts of PAA requests within proximity of each other.
- Allows for greater control for County of its General Plan.
- Continues to allow review of GPA requests against good planning principles and allows a mechanism to discontinue processing inconsistent GPA requests.
- Provides a comprehensive update to the General Plan EIR which will greatly streamline the cumulative impact analysis for regulatory projects.

Disadvantage:

- Prolonged period from start of GPA process to completion of GPA (up to three years).

Process:

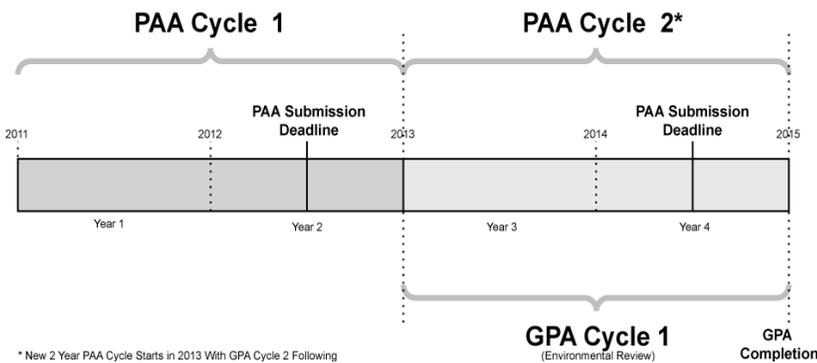
1. Major Pre-Application is required.
2. GPA application submitted to DPLU
3. GPA submitted concurrently to CPG for recommendation to the Director
4. Within 30-days Director issues scoping letter to applicant with preliminary recommendation on GPA based on GP Update Vision and Guiding Principals, Goals, Policies and Codes and Ordinances, timeline, cost and process (County-initiated GPA) should GPA move forward as part of batch to BOS.
5. Following scoping letter issuance, Director brings forward GPA requests which the Director recommend can be authorized for BOS initiation.
6. GPAs which the Director determines cannot be recommended for authorization based on the above concepts will be brought forward to the PC with recommendation for denial.
7. GPAs which the PC determines cannot be recommend for authorization based on the above concepts will be brought forward to the BOS with recommendation for denial.
8. Overturned Director or PC recommendations will be included as part of the batch GPA process.
9. Deadline for submission of GPAs is set for the end of the first calendar year.

OPTION 2 COMBINED PAA/GPA PROCESS

Concept:

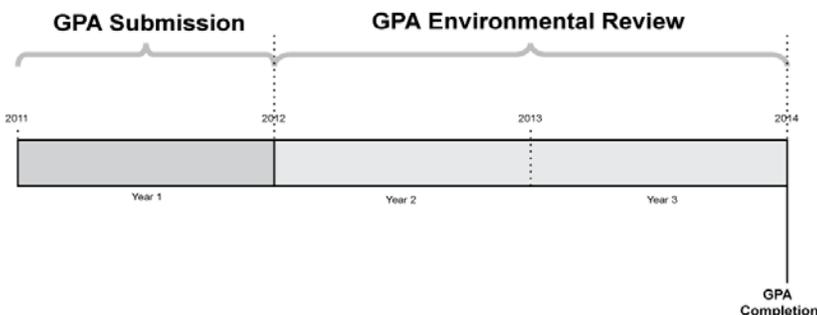
- PAA process combined with privately-initiated GPA application scoping timeline.
- GPA application may be submitted in conjunction with implementing permits.
- BOS final decision on GPA authorizations.
- Director and PC continue to provide recommendations.
- DPLU recommendation based on Vision and Guiding Principals of GP Update as well as applicable GP Goals and Policies and applicable codes and ordinances.
- Large GPA requests may be processed independently of batched GPAs.

OPTION 1 PROCESS



* New 2 Year PAA Cycle Starts in 2013 With GPA Cycle 2 Following

OPTION 2 PROCESS



County of San Diego - General Plan Update

10. Combined Processing Cycle restarts at end of three year cycle.
11. Applicants with “accepted” GPA applications are sent letters requesting money to share the costs of County initiated GPA.
12. Following GPA approval, applicants can rely on environmental documents to obtain entitlements.

OPTION 3 – EXISTING PROCESS WITH MODIFICATIONS

Concept:

- Retain existing process; however, include specific criteria and findings based on Vision and Guiding Principals of GP Update as well as applicable GP Goals and Policies.
- BOS final decision on PAAs.
- Checklist of Findings created based on the above. Project must meet required Findings.
- Continue to accept and process PAAs when submitted.
- Continue to process linked GPAs independently when submitted as result of initiated PAA.

Advantages:

- Leaves existing process mostly intact.
- Allows for potentially faster processing when compared to Options 1 and 2.

Disadvantages:

- Allow the piecemeal submission and processing of GPAs.
- Diminishes County control over its General Plan
- There may be controversy with establishment of Findings

Process:

1. PAA request submitted to Director for recommendation.
2. PAA submitted concurrently to CPG for recommendation to the Director.
3. PAA reviewed against Findings
4. Director to render a recommendation on PAA within 30 days.
5. PAAs brought to PC for recommendation.
6. PAA brought to BOS for final authorization.
7. Initiated PAA must file a privately-initiated GPA request with DPLU within two years of the PAA being initiated; otherwise the PAA initiation approval expires.

OTHER POSSIBLE OPTIONS

- Same as current PAA/GPA process however do not batch GPAs– only approve four

privately-initiated GPAs per calendar year. This would allow minimal change to the General Plan.

- Combined process – same as first bullet except that “left over” GPAs could be made part of a County-initiated GPA if warranted. GPAs allowed to remain as privately-initiated provided they meet certain criteria, which justifies them not being made part of County initiated GPA, i.e. mapping error, density bonus project, health and safety issue, etc...
- Retain existing process exactly as is except all PAAs go to BOS for final authorization.

GENERAL PLAN AMENDMENT PROCESS – OTHER COUNTIES

Los Angeles County

- No Initial screening of GPAs (Go the BOS as discretionary permits);
- GPAs are not batched (The County did have a policy of batching GPAs in the past);
- Individual GPAs that do not make yearly limit of four must wait to the following year.

Orange County

- No Initial screening of GPAs (Go the BOS as discretionary permits);
- GPAs are not batched;
- Individual GPAs that do not make yearly limit of four must wait to the following year.

San Luis Obispo County

- PAA Process – BOS authorize GPAs;
- GPAs are not batched;
- Individual GPAs that do not make yearly limit of four must wait to the following year.

Santa Barbara County

- PAA process exists;
- For “minor” GPAs New Case Review Committee decides whether the GPA application should be accepted;
- Rejected minor GPA applications can be withdrawn or appealed to the Planning Commission and then appealed to the BOS;
- For “major” GPAs requiring substantial map or text changes or an extremely complex project, go before the PC or BOS for authorization.

Ventura County

- PAA Process – BOS authorize GPAs;
- GPAs are not batched;
- Individual GPAs which do not make yearly limit of four must wait to the following year.



BACKGROUND

As written in the State of California Office of Planning and Research Guidelines “A good plan goes to waste if it is not implemented”.

The County of San Diego has prepared a draft implementation plan, in conjunction with the General Plan (GP) Update, which lists the programs, ordinances, regulation procedures and other measures that need to be developed or revised to ensure implementation of the GP Update. This implementation program will be adopted by the Board of Supervisors outside of the General Plan, so that it retains the flexibility to be reviewed on an annual basis, in conjunction with the Annual Report, required by State law.

IMPLEMENTATION

The Framework for the Implementation Plan is established in Chapter 9 of the Draft General Plan. Each implementation measure is listed by category, such as if it is related to the Built or Natural Environments, Long Range Planning, Housing or Mobility. Each program is described, related to policies in the Draft General Plan and it is explained whether the measure is an existing program, requires amendments to an existing program or establishes a new program as well as whether or not it would require additional funding to implement.

ANNUAL REPORTING & TRACKING

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. The County of San Diego will use this annual report as a time to evaluate effectiveness of the General Plan and its implementation measures, investigate annual “Clean Up” changes that need to be made to the General Plan, and identify annual funding requirements. The annual reporting on the General Plan will include the following:

Implementation Programs – Implementation measures will be tracked and reported back to the Planning Commission and Board of Supervisors. As needed measures can be removed, if completed or deemed unnecessary, or revised to incorporate additional information. This tracking can also assist the Department of Planning and Land Use

(DPLU), and other departments, in updating priorities and staffing needs.

Housing Programs – One part of the Implementation Program that is regulated by California law is the Housing Element, which is part of the General Plan. These programs are implemented and monitored by DPLU and the County of San Diego Department of Housing and Community Development. These programs also include the quantified objectives related to meeting the Regional Housing Needs Assessment (RHNA), which is tracked and reported on an annual basis.

Land Use and Housing – Progress in achievement of the Land Use Map will also be tracked through analysis of building applications and permits and provisions to track sites included in the inventory for meeting the RHNA. This will be reported on an annual basis using the Geographic Information Systems and Permit Database, and would allow the Department to periodically estimate process towards build out of the General Plan.

Department Budgeting – The Implementation Plan and the General Plan Annual Report are instrumental tools necessary to prepare DPLU future-year annual budgets for staffing and resources. Information gained from the Annual Report will assist the Department in determining where their resources should be focused and determine priorities for developing the measures identified in the Implementation Plan.

UPDATED ZONING CODES

A key component for implementing a General Plan is application of the Zoning Ordinance. DPLU coordinated with community planning and sponsor groups to revise the Use Regulations and Minimum Lot Sizes, when appropriate, to ensure they are consistent with the GP Update. These changes are being proposed concurrently with the GP Update.

Additional updates to the Zoning Ordinance will follow; much like the annual Zoning Ordinance changes that are currently being processed by DPLU staff. Eventually, additional components can be incorporated into the Zoning Ordinance, such as Form-Based Codes or Community Specific Zoning.

FACT SHEET

IMPLEMENTING THE GENERAL PLAN

GENERAL PLAN UPDATE INFORMATION

Website:

www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:

619.615.8289

E-mail:

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Mailing Address:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123



BACKGROUND

Since the initiation of the General Plan (GP) Update by the Board of Supervisors in 1998, the project has been a public process which has included hundreds of notifications to property owners, community representatives, and interested stakeholders. The Department of Planning and Land Use (DPLU) has continually strived to ensure that all affected parties are aware of the potential implications that may occur as a result of the adoption of the GP Update. Over the course of 12 years the GP Update has been developed as a public process with the input from property owners, community representatives and numerous stakeholder interests.

PROPERTY OWNER NOTIFICATIONS

In the early stages of the GP Update, general mail notifications were sent to all property owners in the unincorporated areas of San Diego County in both 2001 and 2002 (see Figures 1 and 2 on next page). The intent of the notification was to inform owners of the purpose and main objectives of the GP Update and also to encourage input from the public.

Since then DPLU staff has sent two additional property specific mail notices in 2009 and 2010. The mail notices were sent to every affected property owner who received a substantial Zoning change to their property (see Figure 3 on next page). These notifications clearly explained the intent of the project, and gave additional guidance on where to locate supplemental information regarding the GP Update. Property owners were also encouraged to provide comments and to contact staff directly regarding any questions or concerns.

COMMUNITY MEETINGS AND WORKSHOPS

The GP Update includes over 500 community meetings and workshops. All meetings were noticed to the public directly by staff or by the corresponding community planning or sponsor group. At these meetings and workshops, staff's primary focus was to inform the public about the project's objectives and to also discuss any issues raised by concerned residents and community representatives. These community meetings and workshops provided the public many opportunities to participate in the development of the GP Update.

PUBLIC HEARINGS

The GP Update project has held a total of 16 Board of Supervisors Hearings, and 18 Planning

Commission Hearings since 1998. All of the hearings were noticed to all community representatives and interested parties who had previously requested notifications. In addition to the mail notifications, DPLU also posted 15 legal ads in the San Diego Commerce Newspaper noticing the location and date of the public hearings. The newspaper ads also directed interested parties to the location of any relevant hearing materials and associated GP Update documents.

ADVISORY GROUP MEETINGS

The GP Update project has two advisory groups whose main purpose is to provide the project with balanced input:

- Interest Group – stakeholders from professional organizations, environmental and professional organizations and the building and development industry
- Steering Committee – a representative from each of the community planning and sponsor groups in the unincorporated county

Since the formation of the advisory groups, there has been approximately 51 Steering Committee meetings and 60 Interest Group meetings, all of which were noticed to interested parties and open to the general public for input.

ENVIRONMENTAL IMPACT REPORT

The Notice of Preparation (NOP) for the GP Update Environmental Impact Report (EIR) was noticed in 2002 and again in 2008. The NOP provided a description of the project and probable environmental impacts. Subsequently in 2009, DPLU released the Notice of Availability of the EIR, which initiated a 60-day review period for the public and stakeholders to comment on the GP Update EIR. During this public review period, DPLU received 2,700 public comment letters. All three notifications related to the EIR included newspaper legal ads and notices to interested parties. Staff responded to all comments received on the EIR and General Plan Update. The comment letters and responses are located on the GP Update web site at:

<http://www.sdcounty.ca.gov/dplu/gpupdate/environmental.html>

ADDITIONAL PUBLIC OUTREACH

DPLU has maintained other opportunities to inform the public about the GP Update, such as:

FACT SHEET

GP UPDATE PUBLIC OUTREACH

GENERAL PLAN UPDATE INFORMATION

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San Diego, CA 92123

County of San Diego - General Plan Update

- The GP Update web site is easily accessible to the public and contains all associated documents, and materials related to the project. The website is consistently updated and maintained to ensure that the latest information related to the GP Update project is available to the public for viewing. www.Sdcounty.ca.gov/dplu/gpupdate
- An informational hotline was created with an introduction message that notifies the public about any important project milestones or upcoming hearings. Informational Hotline: 619.615.8289
- A monthly email announcement with a distribution list of over 1,200 subscribers, which provides important developments in the GP Update project, along with any other relevant news regarding the Advance Planning Division. These announcements are located on the GP Update project web site at: <http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

GENERAL PLAN 2020

How will your community look in the year 2020?

The County of San Diego is in the process of preparing a comprehensive update to the General Plan. The Plan will guide future development in the unincorporated area of the County through to the year 2020.

- Proposed changes may include:
- Reductions or increases in allowable densities
 - Changes to allowed land uses
 - Revisions to Zoning and other ordinances

Upcoming Opportunities for PUBLIC PARTICIPATION:

There will be many opportunities for public input. The next scheduled meetings are Planning Commission workshops on November 27th at the Department of Planning and Land Use and December 1st (call or check the website for time and location).

CONTACT: County of San Diego Department of Planning and Land Use
5201 Ruffin Road, Suite B, San Diego, CA 92123-1666
1-619-615-8289 | www.sdcdplu.org | svaughpl@sdcdplu.org

Figure 1: Postcard notification in 2001



County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
Information: (619) 694-2488
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

Notice of Proposed Property Changes

May 4, 2010

AUTOMOTIVE SPECIALIST LP Property Assessor Parcel Number
188-250-14-00

3940 HORTENSIA ST
SAN DIEGO CA, 92110

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
<i>General Plan</i>		
Land Use Designation	15-LII	C-1
Zoning		
Use Regulation	M52	C36
Lot Size ¹	6000	6000
Building Type ²	L	W
Special Area Regulation ³	B	B

Notes:
1 - Number indicates required net lot area in square feet unless acres (ac) are specified.
2 - Building Type Schedule designator; refer to <http://www.sdcounty.ca.gov/dplu/gpupdate/444.pdf>
3 - Consult Sections 5000 to 5994 of Zoning Ordinance for further details.
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

Description of Designation/Regulation Codes		
<i>Current General Plan and Zoning</i>		
GP Designation	15-LII	Limited Impact Industrial: Manufacturing and industrial uses which exhibit few low nuisance characteristics. All uses conducted within enclosed buildings, with minor exceptions.
Zoning Use Regulation	M52	Limited Industrial: Allows wide range of industrial and commercial uses frequently associated with industrial operations, such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within bu.
<i>Proposed General Plan Update</i>		
GP Designation	C-1	General Commercial: Commercial areas where a wide range of retail activities and services are permitted.
Zoning Use Regulation	C36	General Commercial: General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses.

Address any comments or questions to:
619-694-2488 or gpupdate@dplu@sdcounty.ca.gov
Provide Assessor Parcel Number with all correspondence

See back of this page for Frequently Asked Questions

Figure 3: 2010 Notification sent to property owners proposed to received zoning changes



County of San Diego
Department of Planning and Land Use
San Diego, CA 92123

General Plan 2020 Update



- Opportunity for Public Input
- GP2020 Overview and Contact Information



General Plan 2020

Opportunity for Public Input

The purpose of this brochure is to notify you that the County of San Diego, in conjunction with community planning groups, will be conducting a series of public meetings regarding General Plan 2020.

Purpose of Public Meetings

- For members of the community to learn more about the County's General Plan; and,
- To offer comments on changes to the General Plan that are being considered to by the County, community groups, and advisory groups.

Public Meeting Topics

- Population distribution as represented in a "Working Copy" of a community land use map. This map depicts the location of land uses and residential densities in your community.
- Planning principles and concepts that are the basis for the population distribution represented in the "Working Copy" of the land use map.
- General Plan process, history and other opportunities for your involvement.

These public meetings will consist of community planning group meetings, workshops and/or open houses in each community.

Meeting Locations and Times

Please check the County's GP2020 website at www.sdcdplu.org, call the hotline at (619) 615-8289 or check your local newspaper for information regarding the time and location of public meetings in your community.

What Is General Plan 2020?

The General Plan is a "blueprint" that will guide future physical development in the unincorporated County of San Diego through the year 2020. General plans are required by state law and the County is in the process of preparing a comprehensive update to its existing general plan.

GP2020 is a regional plan for all unincorporated areas of San Diego County that provides policies related to land use, transportation, housing, conservation, public safety, public services and community character. The general plan will also include individual Community Plans for the County's 24 subregions and community plan areas.

Public meetings within the communities are one aspect of a larger process that involves the Board of Supervisors, the Planning Commission, the community planning and sponsor groups, and a Board-appointed advisory committee.

GP2020 Issues

- **Growth:** The region is expecting about 800,000 new residents by the year 2020 and the unincorporated County needs to accommodate its share of anticipated growth.
- **Density:** Some areas may realize an increase or decrease in general plan density. "Density" is the number of permanent residential dwelling units allowed per acre.
- **Community Character:** Changes to land use may impact the location and appearance of roads, parks, homes and schools, shaping the general look and feel of your community.

How Can I Participate?

- Attend public meetings and open houses for GP2020. See contact information below.
- Submit comments to the County via a letter or a public input form. Input forms may be obtained at GP2020 meetings and open houses or from our website.

GP 2020 Contact Information

Website: www.sdcdplu.org
Hotline: (619) 615-8289
E-Mail: michelle.yip@sdcounty.ca.gov

County of San Diego
Department of Planning & Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

GP2020 Community Meeting Dates*	
Alpine	May 2, 2002
Bonhall	May 13, 2002
Borrego Springs/Desert	May 7, 2002
Boydlevard	T.B.A.
Crest/Delmar	May 20 & 21, 2002
Hbon. Cyn./Granite Hills	
Cuyamaca	May 14, 2002
Descanso	May 21, 2002
Fallbrook/Pendleton-Deluz	May 6, 2002
Hidden Meadows	May 9, 2002
Jarvis	May 21, 2002
Jarvis/Dulcra	June 8, 2002
Julian	May 6, 2002
Lake Morera/Cimpo	May 13, 2002
Lakeside/Pepper Drive	May 18, 2002
North County Metro	T.B.A.
North Mountain/Palmair Mtn.	T.B.A.
Twin Oaks Valley	T.B.A.
Pala/Puuma	May 14, 2002
Pine Valley	May 11, 2002
Potrero	May 9, 2002
Rainbow	June 3, 2002
Ranoma	May 7, 2002
San Dieguito	May 16, 2002
Spring Valley	May 11, 2002
Sweswater	May 9, 2002
Teate	T.B.A.
Valle de Oro	T.B.A.
Valley Center	May 20, 2002

*Dates are subject to change. Please check our website and your local newspaper for meeting schedule information.

Figure 2: Brochure released in 2002



BACKGROUND

Some opponents of the General Plan (GP) Update have referenced past failed voter initiatives to suggest that the GP Update ignores the San Diego voters. The two initiatives that are cited are the Rural Heritage and Watershed Initiative (RH/WI), Proposition B on the November 3, 1998 ballot; and the Rural Lands Initiative (RLI), Proposition A on the March 2, 2004 ballot.

However, a main argument against the initiatives was that the County was updating its General Plan, which is a more appropriate approach to planning the unincorporated lands. Therefore, the opponents' argument is flawed. This fact sheet provides general information on the two initiatives and demonstrates that they are substantially different from and inferior to the GP Update.

RURAL HERITAGE AND WATERSHED INITIATIVE

The Rural Heritage and Watershed Initiative (RH/WI) was placed on the November 3, 1998 ballot for consideration by the voters of the County of San Diego and failed with a "No" vote of 59 percent. This initiative would have established a Rural Resource Overlay in the General Plan on lands that were;

- (a) Within the Rural Development Area or Environmentally Constrained Area Regional Categories and had an Multiple Rural Use (18), Intensive Agriculture (19) or Agriculture Preserve (20) Land Use Designation, or
- (b) Within the Ramona, Pendleton-DeLuz, Fallbrook, Rainbow or Pala-Pauma Planning Areas, within the Estate Development Area Regional Category and had a Multiple Rural Use (18), Intensive Agriculture (19) or Agriculture Preserve (20) Land Use Designation.

With this designation, the minimum density/parcel size of 40 acres would apply to those lands in the Estate Residential and Rural Development Areas, and a minimum parcel size of 80 acres would apply to lands in the Environmentally Constrained Areas. The initiative would have been in effect until December 31, 2028, which would have been reduced the Semi-Rural areas by nearly 220,000 acres and increased lands at densities on one dwelling unit per 40 acres and lower by approximately 430,000 acres, which is nearly 170,000 acres more than the GP Update assigns densities of one dwelling unit per 40 acres or lower (see Table 1).

Some of the arguments against the RH/WI that are clearly not applicable to the GP Update were that it was driven by special interests, did not include public

participation, was not evaluated for environmental impacts, and would increase traffic and urban runoff.

RURAL LANDS INITIATIVE

The Rural Lands Initiative (RLI) was the second initiative that would have amended the General Plan, resulting in reduced densities in portions of the unincorporated county. It failed with a "No" vote of 64 percent. In similar fashion, this initiative would have established a Clean Water and Forest (CWF) Overlay that would have increased minimum parcel size to 40, 80 or 160 acres. The areas that would have been subject to the CWF Overlay are;

- (a) Within the Rural Development Area or Environmentally Constrained Area Regional Categories and had an Multiple Rural Use (18), Intensive Agriculture (19) or Agriculture Preserve (20) Land Use Designation, or
- (b) Within the Estate Development Area Regional Category, had Multiple Rural Use (18) or Intensive Agriculture (19) Land Use Designation and within the Fallbrook, Lakeside, Pala-Pauma, Pendleton-DeLuz, Rainbow, Ramona or Crest / Dehesa / Harbison Canyon / Granite Hills Planning Areas, or
- (c) Privately held lands that were within the Rural Development Area or Environmentally Constrained Area Regional Categories and had a Land Use Designation of (23) National Forest and State Parks.

Parcel size would have been increased to 40 acres in the Estate Development Area and for Environmentally Constrained Areas inside the County Water Authority (CWA) Boundary, 80 Acres in the Rural Development Area and to 160 acres for the Environmentally Constrained Areas outside of the CWA. The RLI would have restricted the densities on these areas until December 31, 2023. The RLI would have resulted in over 510,000 acres at densities of one dwelling unit per 40 acres and lower, when compared to the existing General Plan and nearly 250,000 acres more when compared to the GP Update (see Table 1).

Arguments against the RLI were similar to those against the RH/WI. Additionally, among several of its arguments the opposition specifically stated: "It derails planning for San Diego's future...unraveling the County's general plan revision that includes community activists, farmers, environmentalists and land owners working to protect our backcountry and manage growth."

FACT SHEET

PAST BALLOT INITIATIVES

GENERAL PLAN UPDATE INFORMATION

Website:

www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:

858-694-2488

E-mail:

gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

County of San Diego - General Plan Update

Table 1: Density Comparison						
	Village Densities (2 du/Ac. +)	Semi-Rural Densities (1 to 10 du/ Ac.)	1 du/20 Ac.	1 du/40 Ac.	1 du/80 Ac.	1 du/160 Ac.
Existing GP	35,614	662,585	-	175,156	-	
GP Update	37,708	203,652	63,577	196,398	242,474	-
RHWI (1998)	35,614	219,363	-	368,951	239,591	-
RLI (2003)	35,614	219,667	-	90,148	340,547	255,794
<i>Note: Commercial and Industrial properties, public lands, tribal lands, Open Space and Specific Plans are not included.</i>						

COMPARISON OF PAST BALLOT INITIATIVES WITH GENERAL PLAN UPDATE

As evident in the above summaries, it is inappropriate to equate the GP Update to the failed initiatives. In fact, the contrast between the two highlights the benefits of the inclusive planning process upon which the GP Update is based. The following are some attributes of the GP Update that sets it apart from the initiatives:

- Developed through a public bottoms-up process by multiple stakeholders;
- Reduces burdens on taxpayers by avoiding inefficient planning and locating growth near existing facilities and services;
- Reduces land consumption and environmental impacts;
- Allows for some reasonable growth in all communities, even the backcountry communities;
- Allows for flexibility that voter initiatives cannot;
- Emphasizes community input and retention of each community's identity.

FURTHER DETAIL ON ISSUES WITH LAND USE PLANNING INITIATIVES

Direct voting by citizens of the County of San Diego on land use planning issues, such as the General Plan is allowed by proposition, as well as could be subject to referendum; however, utilizing direct democracy tools for land use planning has the potential for unintended consequences in the following areas discussed in the next sections.

Sweeping Changes vs. Community & Parcel Specific Mapping

A general plan document is intended to be a “broad brush” stroke document that would guide growth in a city or county, and the County of San Diego’s General Plan meets this requirement, but does so with very carefully and specific applications of land use designations to both show existing development and allow for future growth. The Planning Commission / Staff Recommendation Map evolved into its current form as a result of an extensive public outreach program (see Fact Sheet 14: Public Outreach).

Both initiatives decrease density by increasing parcel sizes to 40 acres and greater, while the GP Update is density-driven. Therefore, the GP Update would achieve the same ultimate goal of reducing future dwelling units in rural areas; however, would permit smaller parcels to allow for the preservation of larger, more contiguous areas of open space and reducing infrastructure needs, such as shorter roads to serve dwelling units on smaller lots.

The conversion of these densities on a large scale (over 600,000 acres) to increased parcel sizes has many implications, such as if property owners are pursuing accessory structures or boundary adjustments, as well as historic isolated areas that may be inappropriately re-designated due to the adjacent lands. This method can also result in “artificial” preservation, where “downzoning” an area that is already developed at Semi-Rural densities does not result in improved conservation or less population growth in the Backcountry and instead simply creates problems through non-conforming uses and lot size and the inability to provide new commercial services near existing community centers.

The GP Update mapping criteria reflects a specific effort by two stakeholder groups, community planning and sponsor groups, and the public to designate densities that are appropriate and achievable. The GP Update also attempts to appropriately reflect areas that are already subdivided to their potential, which does not result in “artificial” preservation.

County of San Diego - General Plan Update

Flexibility

A General Plan, by California law can be amended four times a year, even though most general plans have a 10 to 20 year horizon and are not required to be updated. This is to allow for a plan to be amended in response to changing physical and social conditions within the horizon year.

Were these initiatives to pass, the boundaries of the land use designations and overlays would be based on a document from 1978 and would lock them in for another 40 years unless amendment by the voters.

This lack of flexibility inhibits the County's ability to refine its General Plan when necessary to respond to changes in a community, laws, or other relevant conditions. State statute requires the County to provide an annual report on the status of the plan and progress in its implementation. The inability to modify the Plan in these areas would potentially affect the ability of the County of San Diego to accommodate a reasonable portion of growth in the Region, one of the guiding principles of the General Plan Update.

There are cases when conditions change and a General Plan Amendment should be allowed. A current example includes the properties that are subject to the Forest Conservation Initiative (FCI), another voter initiative that was ultimately approved in 1993 and remains in effect until the end of 2010. Lands adjacent to the Viejas Indian Reservation are limited to parcel sizes of 40 acres; however, since 1993 a large casino and outlet mall have been constructed adjacent to properties subject to the FCI. As a result of these changed conditions, new land use designations are more appropriate in the area; however, the FCI prohibits any changes.

Another example is the recent approval and selection of a high school in the Alpine Community Planning Area, which would also be an opportunity to review circulation and land use planning on the FCI lands adjacent to the new high school.

Vetting through public process

As discussed in the previous sections, the GP Update has been vetted through an iterative public outreach process over many years, including hearings where the Board of Supervisors endorsed project principles and developed land use maps for analysis in the Environmental Impact Report. While the process will not be directly voted on by the people, it focused on consensus building with representatives from the development industry, environmental community, Farm Bureau, community groups and other stakeholders. While these groups have taken various positions concerning their support for the GP Update,

they have been involved in the process and provided input throughout it.

Many of the stakeholders who participated in the GP Update planning process openly opposed the two ballot initiatives, including three community planning group chairs, a County Supervisor and other organizations identified on ballot arguments against the propositions (see Figure 1 Ballot Argument against the 2004 Rural Lands Initiative). Additionally, other groups opposing them in other ways, such as campaigning, publishing editorials and informing their membership.

Sustainable Village and Rural Villages

As part of the GP Update process, the General Plan increased densities in some places, as well as decreased densities in others. This method, as well as the inclusion of Village and Rural Village Boundaries, allowed for staff to increase densities in some areas, which could support the creation of economically viable and sustainable village centers. These initiatives did not contain any of these increases, nor did they establish a framework for future community specific planning efforts; such as has been targeted at the request of communities, such as Borrego Springs, Tecate and Campo / Lake Morena.

ARGUMENT AGAINST PROPOSITION A

VOTERS BEWARE – PROPOSITION A IS DECEPTIVE:

It was written behind closed doors by a San Francisco attorney – no public hearings, no environmental impact report, no public participation.

THE TRUTH ABOUT PROPOSITION A:

It won't stop development . . . it just shifts population to existing cities, creating more congestion, crowding, and making housing even less affordable.

It won't improve traffic . . . it pushes development into southern Riverside County, increasing long-distance commutes and congestion on San Diego County freeways.

It won't protect forests or watersheds . . . it encourages sprawling "mini-estates" in the backcountry, gobbling up land with no protections for natural resources.

It won't improve our environment . . . a loophole allows developers to get projects approved without an environmental impact report or public hearings.

It doesn't preserve farming . . . it threatens farming's future, restricting new farms smaller than 40 acres, even though nearly 70% of San Diego County's farms are less than 10 acres, blocking family farmers from buying smaller lots to expand, limiting their ability to pass farms on to their children.

It won't increase local control over growth . . . it takes control away from small-town residents to decide what is best for their own communities, shifting control to voters in the cities.

It's not fair to long-time property owners . . . who purchased land and paid taxes based on existing rules, but won't be able to use it as originally permitted.

It derails planning for San Diego's future . . . unraveling the county's general plan revision that includes community activists, farmers, environmentalists and land owners working to protect our backcountry and manage growth.

It doesn't reduce the influence of big developers . . . big developers will be the only ones able to afford the expensive, countywide election campaigns necessary to get projects approved.

Join us in opposing **Proposition A** – it's bad for San Diego.

DIANNE JACOB
San Diego County Supervisor
District 2

JANET SILVA KISTER
President
Farm Bureau San Diego County

TERRY W. JOHNSON
Mayor
City of Oceanside

JIM RUSSELL
Chair
Fallbrook Community Planning Group

DAVID R. NISSEN
Fire Chief
San Diego Rural Fire Protection District

Figure 1 Ballot Argument against the 2004 Rural Lands Initiative

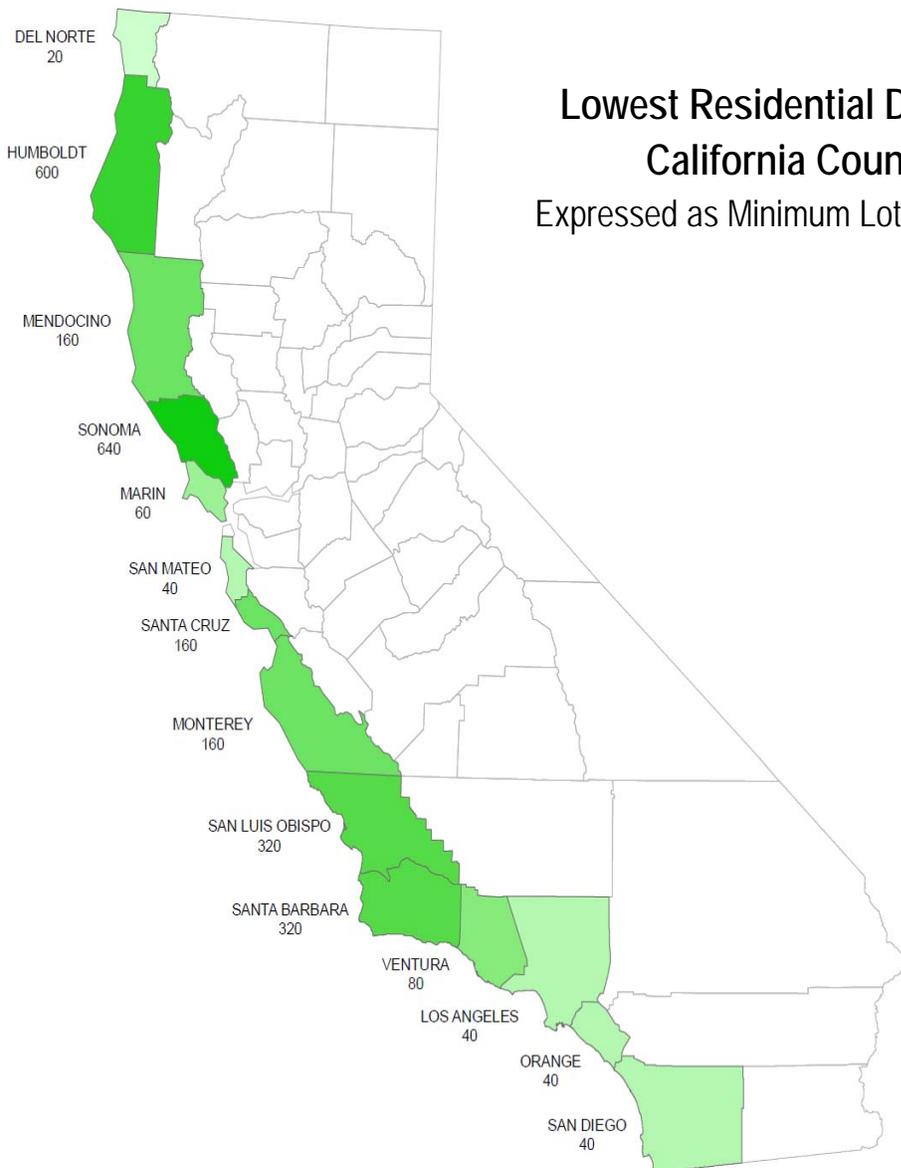


The counties along California's coast, although similar in their relationship to the Pacific Ocean, are very diverse in other characteristics, such as their proximity to urban centers, land use patterns, economic factors, and physical and environmental resources. This fact sheet is intended to compare the lowest residential densities allowed by each coastal county in California (with the exception of the very urban City and County of San Francisco).

FACT SHEET

DENSITIES IN CALIFORNIA COASTAL COUNTIES

While the San Diego County General Plan Update establishes only density in the General Plan, this is not the same for every coastal county reviewed. For example, the lowest density residential land use designation in the Sonoma County General Plan is one dwelling unit per 160 acres; however, the minimum lot size can be as low as 640 acres, which would reduce the creation of new parcels, but allow for multiple dwelling units on one parcel. The figure below portrays the effective lowest residential density for each coastal county in California, established by either a land use designation in the general plan or an implementing regulation of the general plan. Therefore, the range of densities in coastal counties vary from over 100 dwelling units per acre in parts of Los Angeles County to one dwelling unit per 600+ acres in Sonoma and Humboldt Counties. Note, that for San Diego County, the density shown in the figure is based on the currently adopted General Plan, rather than the General Plan Update. The lowest density for the General Plan Update Recommended Land Use Map is one dwelling unit per 80 acres.



Lowest Residential Density in California Counties
Expressed as Minimum Lot Size (Acres)

GENERAL PLAN UPDATE INFORMATION

Website:
www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:
619.615.8289

E-mail:
gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123