



BACKGROUND

On August 6, 2003, the County of San Diego Board of Supervisors took the following action related to the General Plan 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 recommends that if a project is in this category that the project's conformance with the draft GP Update be evaluated and consideration be 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 the Department of Planning and Land Use have been notified of the policy multiple times, especially those that are anticipated to be negatively impacts. DPLU now includes notification to every projects at time of application that the General Plan 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:

Tentative Maps	Tentative Parcel Maps
• 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. If the GPA is approved prior to adoption of the GP Update, the draft GP Update will be revised by staff to reflect

FACT SHEET

PIPELINE POLICY

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

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the GPA. 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 pipeline GPA projects are in process. Of those 15 projects, 8 are considered possibly inconsistent with the GP Update Land Use Map. There are an additional 6 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

Public hearings on the GP Update before the County Planning Commission are underway. The GP Update will be brought to the Board of Supervisors no later than the fall of 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.sdcountry.ca.gov/dplu/index.html>.