

1. **General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program (Muto) Continued from the meeting of December 4, 2009**

This is a continuation of the General Plan Update hearings held on November 6, 19, and 20, and December 4, 2009. The purpose of this hearing is to continue discussions and to receive recommendations on various specific issues identified during the previous hearings related to the General Plan Update and its various project components such as the draft General Plan text, land use maps, Mobility Element road network, draft community plans, draft Implementation Plan and Conservation Subdivision Program. A partial lists of issues includes: the Conservation Subdivision Program, comments on the Draft Environmental Impact Report, equity mechanisms, economic impacts of the plan, the pipelining policy for development projects, general plan amendments following the General Plan Update, and population forecasts. A complete list of issues identified by the Planning Commission for follow up and supporting discussions are provided on the following pages.

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by focusing the majority of projected growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection.

General Plan Update Project Schedule

As stated above, the purpose of this hearing is to address specific issues that the Planning Commission identified for discussion. A final recommendation on the complete General Plan Update from the Planning Commission is not anticipated for this hearing, although recommendations on specific issues are likely. DPLU is targeting the April 16, 2010 hearing to obtain a final recommendation from the Planning Commission on the General Plan Update document, maps, Community Plans updates, Implementation Plan, Conservation Subdivision Program, and Environmental Impact Report. A draft final Environmental Impact Report including draft responses to comments will be available prior to the April hearing.

DPLU is also preparing an amendment to the Zoning Ordinance for consistency with the General Plan Update. Public review of this update is anticipated for April/May 2010 and Planning Commission hearings would follow.

After a Planning Commission recommendation is obtained on the Zoning Ordinance amendment, all components of the General Plan Update would be presented together to the Board of Supervisors for consideration. In accordance with the project schedule, this will occur no later than the Fall of 2010.

Issue Fact Sheets

For the majority of issues identified for follow up by the Planning Commission, staff has prepared issue specific fact sheets. The following issues are addressed in fact sheets included with this report, included as Attachment A:

1. Pipelining Policy
2. Forest Conservation Initiative
3. Population Projections
4. I-15 Corridor Build-out
5. Equity Mechanisms
6. Williamson Act Lands
7. Farm Bureau Issues
8. Permissive versus Restrictive Language
9. Alternative 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

Community/Mapping Issues Report

Following the attached fact sheets a report is provided on the status of continued mapping efforts by DPLU. Some of these efforts are in response to Planning Commission direction and some include continued refinements to the mapping based on community and other stakeholder input.

Responses to Comments on the Draft Environmental Impact Report

The Draft EIR of the General Plan Update was made available for public review from July 1, 2009 to August 31, 2009. Approximately 135 comment letters were received during the public review period. All comment letters received during the public review period are posted on the project website. Several more were received after the deadline, some of which are also posted to the website. Since the close of the public review period, DPLU has been evaluating the comments received and preparing written responses. Where necessary, revisions to the Draft EIR are also being made. While staff anticipates that a number of revisions will be required, no substantial modifications or significant changes have arisen.

Release of the responses to comments are not required until 10 days prior to certification of the EIR by the Board of Supervisors. DPLU plans to release the draft written responses well in advance of the Board of Supervisors hearings. Currently, release of the responses is anticipated for April 2010.

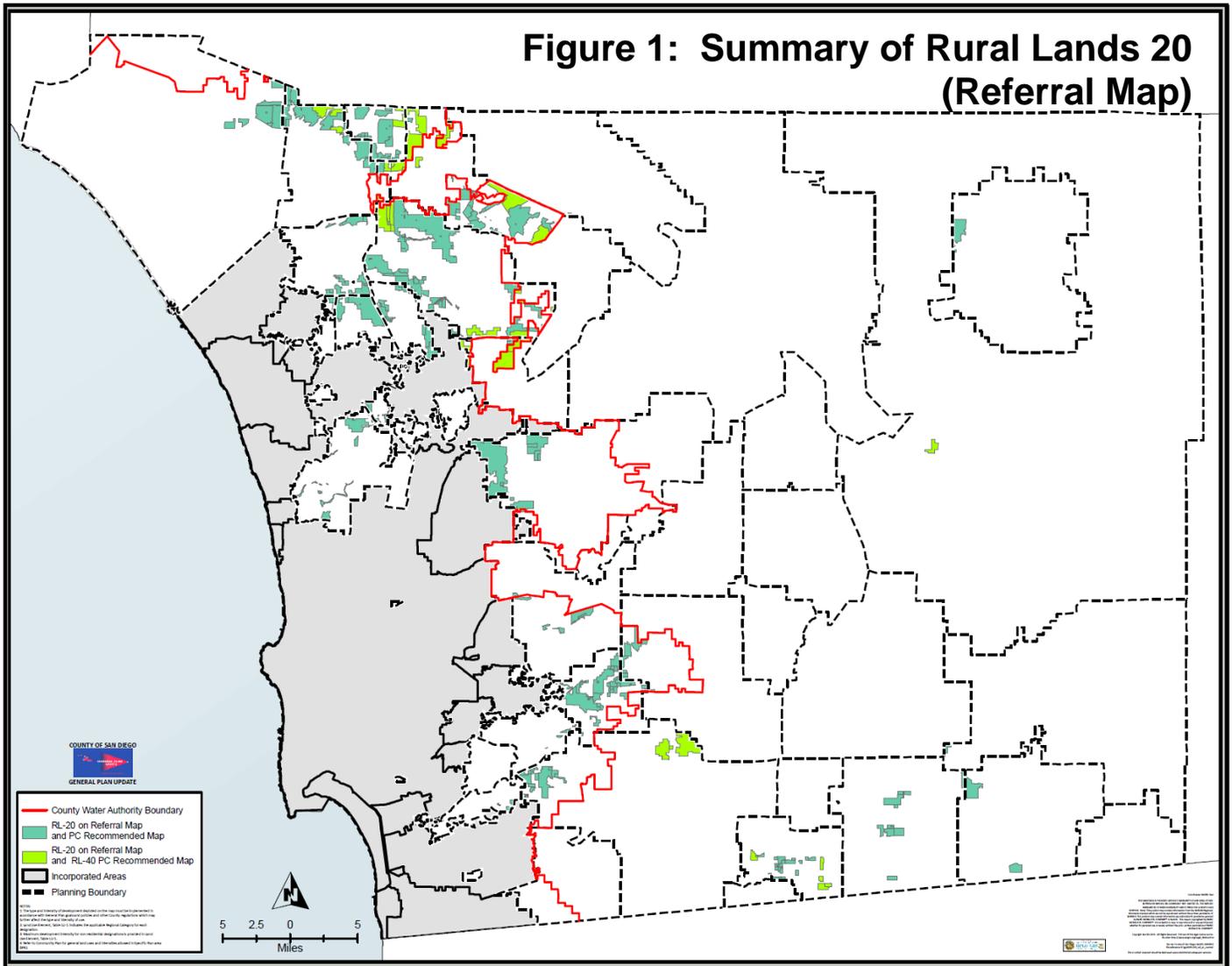
At this time, staff has evaluated all comments and can verbally respond to them. DPLU staff has been meeting with various commenters and refining responses as necessary. Some of the issues raised by comments are covered by the issues in the report and attached fact sheets.

Summary of Referral Map RL-20 Areas with Lower Densities Tentatively Recommended by the Planning Commission

At the December 4, 2009 hearing, staff was requested to summarize the amount of land proposed for Rural Lands 20 on the Referral Map that are being recommended for lower densities in the Planning Commission Tentatively Recommended map. Those calculations are summarized in the table below, as well as graphically shown on Figure 1, located on Page 4. The Referral Map contains approximately 75,709 acres of land proposed for Rural Lands 20 (1 dwelling unit per 20 acres). The Planning Commission Tentatively Recommended Map would result in the lower density of Rural Lands 40 (1 dwelling unit per 40 acres) on approximately 15,965 acres of those 75,709 acres of land.

| Designation on PC Recommendation | Acres | Percent |
|---|--------------|----------------|
| Rural Lands 20 | 58,494 | 77% |
| Rural Lands 40 | 15,965 | 21% |
| Misc.* | 1,250 | 2% |
| Total | 75,709 | |

*Public Lands, Open Space or Other Designation



Attachments

- A Fact Sheets
- B Community Issues/Mapping Report