

Property Specific Requests General Plan Amendment Update

February 25, 2021

Dear Interested Stakeholder,

You are receiving this email because you are either the owner of property considered for General Plan and zoning changes with the Property Specific Requests General Plan Amendment (PSRs GPA), or you are a stakeholder who has previously expressed interest in the project. Here is a link to the web page for the project: [PSRs GPA website](#).

The PSRs GPA has been discontinued, as explained below. No changes to General Plan land use designations or zoning designations have been approved with the PSRs GPA and the current designations remain in effect.

Following public review of a Subsequent Environmental Impact Report (SEIR) prepared for the project, June 2018 hearings of the County Planning Commission for recommendations on the project, and an initial hearing of the Board of Supervisors (Board) on September 12, 2018 (Agenda Item 1), the project was put on hold due to litigation against the County's 2018 Climate Action Plan (CAP). A two-hearing process with the Board was anticipated for approval of any changes, but the second hearing did not occur. Therefore, no changes to General Plan land use designations or changes to zoning associated with the project have been approved. Email notifications of the project hold were sent in November 2018.

On December 24, 2018, the Superior Court issued an order requiring the County to set aside the 2018 CAP and its associated Supplemental Environmental Impact Report. The County appealed the Superior Court ruling, and on June 12, 2020, the California Court of Appeal, Fourth Appellate District (Appellate Court), rendered its opinion. It held that the 26 CAP reduction measures are compliant with CEQA and the 2018 CAP is consistent with the County's General Plan. However, the Appellate Court also confirmed the Superior Court's order for the County to set aside its approval of the 2018 CAP and related actions due to deficiencies in the Supplemental Environmental Impact Report. As a result, the Board rescinded the 2018 CAP on September 30, 2020 (Agenda Item 4).

Planning & Development Services (PDS) has allocated resources to update the CAP and prepare a new Supplemental Environmental Impact Report, scheduled to be completed at the end of the calendar year 2022. PDS has reviewed the Advance Planning Division's Work Program for projects that will have to be re-evaluated due to the status of the CAP. If the PSRs GPA were to proceed, an updated SEIR would need to be prepared, and new mitigation measures would need to be identified to mitigate impacts to GHG. Also, PDS has determined that some of the alternatives associated with the PSRs GPA would conflict with the Smart Growth Alternative that is being evaluated in preparing an updated CAP. For these reasons, PDS has determined that the PSRs GPA should be discontinued, at least until valid GHG mitigation for General Plan Amendments has been identified through the CAP update process.

As a reminder, property owners can apply for a privately initiated General Plan Amendment. An overview of the privately initiated General Plan Amendment application process can be found at this link: [PDS Form 259](#). Application forms can be found at this

link: [discretionary application forms](#). If you have questions about the application forms or application process, please contact the Zoning Counter at (858) 694-8485.

If you have any questions about this notification, please contact Kevin Johnston at (619) 458-2473 or kevin.johnston@sdcounty.ca.gov.

Estimados Interesados,

Recibió este correo electrónico porque es el propietario de la propiedad considerada para el Plan General y los cambios de zonificación con la Enmienda al Plan General de Solicitudes Específicas de la Propiedad (GPA de PSR), o es un interesado que ha expresado previamente interés en el proyecto. Aquí hay un enlace a la página web del proyecto: [Página web de PSRs GPA](#).

El GPA de PSR se ha discontinuado, como se explica a continuación. No se han aprobado cambios en las designaciones de uso de la tierra del Plan General ni en las designaciones de zonificación con el GPA de PSR y las designaciones actuales permanecen vigentes.

Si tiene alguna pregunta sobre esta notificación, comuníquese con Kevin Johnston al (619) 458-2473 o kevin.johnston@sdcounty.ca.gov.