

Zoning Language Update for Former Forest Conservation Initiative Properties



- Community Informational Meeting
- December 2019



Purpose of the Meeting

- Inform the community of the effort
- Present and discuss the proposed language changes
- Discuss next steps



Meeting Agenda



6:30 – 6:40 PM	Sign-In and Introductions
6:40 – 6:55 PM	Presentation & Discussion
6:55 – 7:10 PM	Next Steps and Group Question & Answer
7:10 – 8:00 PM	Open House & Individual Discussion

Project Background



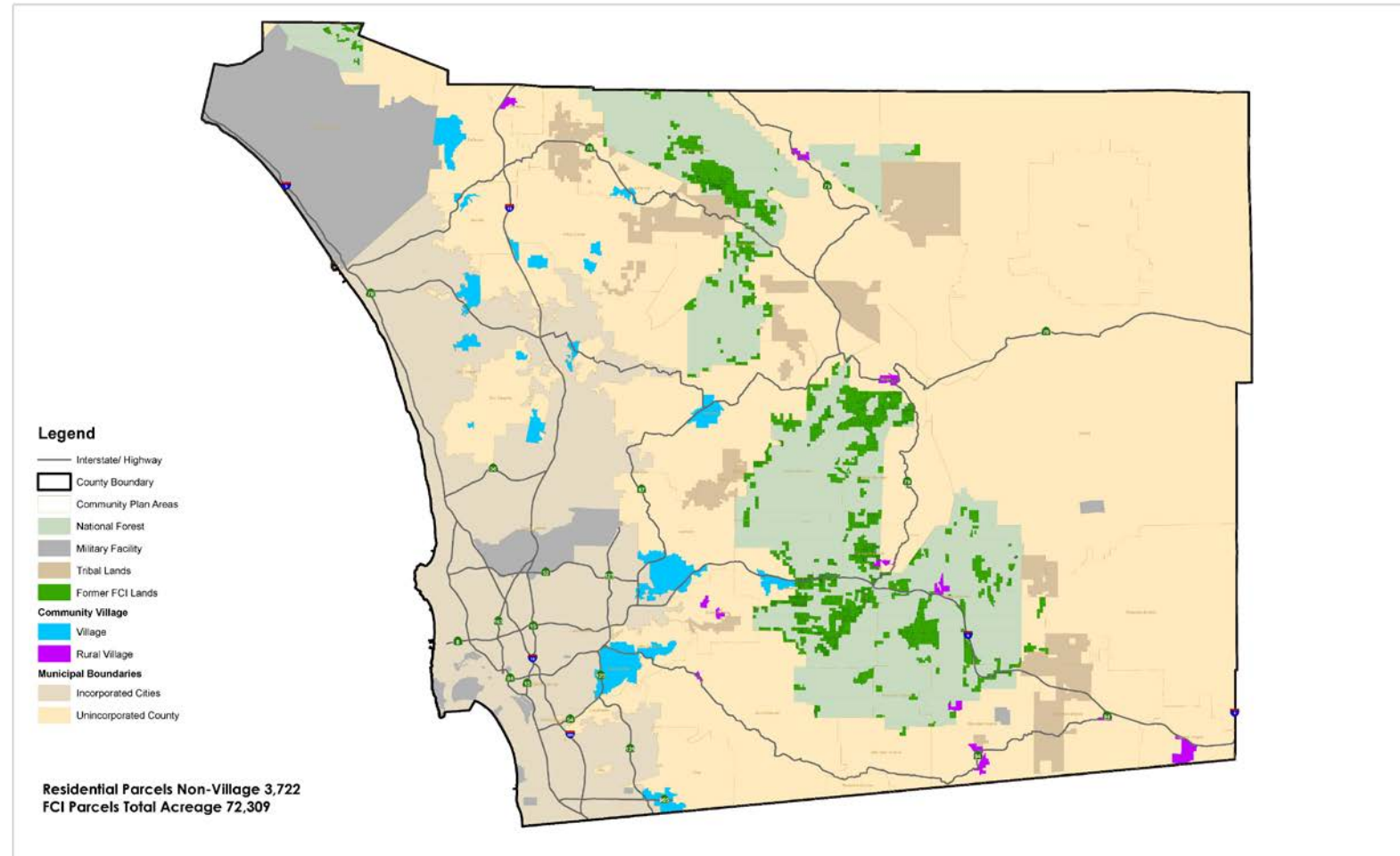
- Forest Conservation Initiative (FCI)
- Draft Ordinance
- Project Profile – Affected Properties
- Environmental Process

Forest Conservation Initiative (FCI)



- Voter-approved initiative originally approved in 1993 and expired on December 31, 2010
- After FCI expired, General Plan Amendment (GPA) and Supplemental Environmental Impact Report (SEIR) were prepared then approved by Board on December 14, 2016
- Lawsuit filed by several organizations
- February 26, 2019 Settlement Agreement

Forest Conservation Initiative (FCI)



Forest Conservation Initiative Lands
San Diego County

J-17536

February 26, 2019 Settlement Agreement



- Does not change the underlying land use regulations or 2016 GP densities
- Requires additional analyses to be conducted prior to approval of any GPA that would increase residential density on FCI lands beyond what is currently allowed.

February 26, 2019 Settlement Agreement



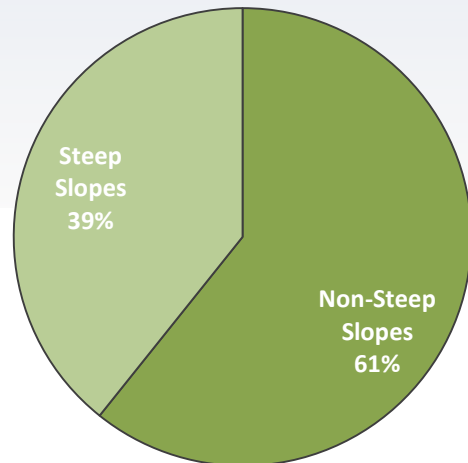
- Identify properties and notify property owners subject to this zoning language update
- If increasing residential density on FCI lands beyond what is currently allowed, perform analysis related to:
 - Water supply
 - Fire hazards
 - Environmental resources
 - “Carbon Neutral” design principles
 - Development within CNF/open space
 - Regional housing plans and policies

Project Profile – Affected Properties

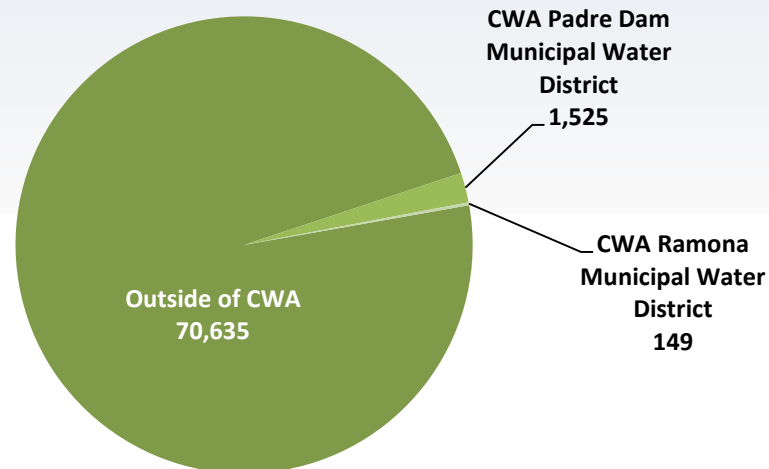


Approximately 72,000 acres (4% of County unincorporated lands)

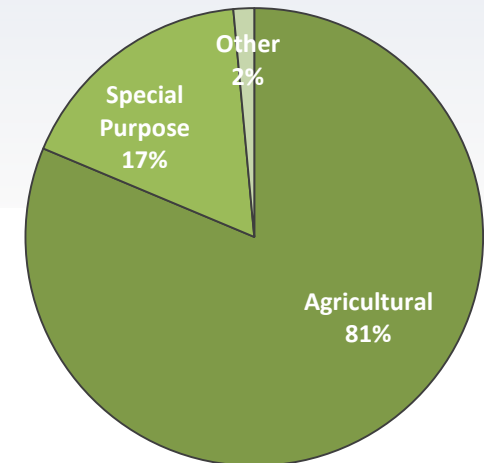
Steep Slopes by Acreage



Acres within Water Authority Boundary



Zoning by Acreage



Environmental Process



- CEQA Categorical Exemption 15307
 - Actions by Regulatory Agencies for Protection of Natural Resources
- CEQA Categorical Exemption 15308
 - Actions by Regulatory Agencies for Protection of the Environment

Next Steps



- Public Meetings December 2019
- Planning Commission Hearing on January 10, 2020
- Board of Supervisors Hearing on February 26, 2020