

# **Attachment A**

**October 20, 2009 Staff Report**

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# Board of Supervisors Hearing

**October 20, November 10, & December 8, 2010**

COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

## [Land Use Agenda Item \(Report\)](#)

**Attachment A:** [A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONCERNING THE COMPREHENSIVE UPDATE OF THE COUNTY GENERAL PLAN](#)

**Attachment B: Proposed General Plan Update**

**B-1: General Plan Document**

[Cover, Table of Contents, Chapter 1 - Introduction & Chapter 2 - Vision and Guiding Principles](#)

Chapter 3 - [Land Use Element](#)

Chapter 4 - [Mobility Element](#)

Chapter 5 - [Conservation/Open Space Element](#)

Chapter 6 - [Housing Element](#)

Chapter 7 - [Safety Element](#)

Chapter 8 - [Noise Element](#)

Chapter 9 & 10 - [Implementation and Glossary](#)

**Appendices:**

[Land Use Maps Appendix](#)

[Mobility Element Network Appendix](#)

[Forest Conservation Initiative Appendix](#)

**B-2: Community and Subregional Plans:**

- [Alpine Community Plan](#)
- [Bonsall Community Plan](#)
- [Borrego Springs Community Plan](#)
- [Central Mountain Subregional Plan](#)
- [Crest / Dehesa / Harbison Canyon / Granite Hills Subregional Plan](#)
- [Fallbrook Community Plan](#)
- [Jamul / Dulzura Subregional Plan](#)
- [Julian Community Plan](#)
- [Lakeside Community Plan](#)

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**B-2: Community and Subregional Plans: (Continued)**

- [Mountain Empire Subregional Plan](#)
  - [Boulevard Subregional Group Area](#)
  - [Jacumba Subregional Group Area](#)
  - [Potrero Subregional Group Area](#)
- [North County Metropolitan Subregional Plan](#)
- [North Mountain](#)
  - [Greater Warner Springs Area](#)
- [Otay Subregional Plan](#)
- [Pala Pauma Valley Subregional Plan](#)
- [Rainbow Community Plan](#)
- [Ramona Community Plan](#)
- [San Dieguito Community Plan](#)
  - [Elfin Forest and Harmony Grove](#)
  - [San Dieguito Local Coastal Plan](#)
- [Spring Valley](#)
- [Sweetwater](#)
- [Valle de Oro](#)
- [Valley Center](#)

**B-3: Housing Element Background Report**

[Housing Element Background Report](#)

[Appendix H1: Residential Sites Inventory](#)

[Appendix H1B: Residential Sites Inventory - Existing Zoning](#)

[Appendix I: Implementing Programs](#)

**Attachment C: [Implementation Plan](#)**

**Attachment D: [Form of Ordinances:](#)**

[D-1: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE \(Zoning Ordinance Changes Maps \)](#)

[D-2: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS AND THE GENERAL PLAN UPDATE](#)

[D-3: AN ORDINANCE AMENDING TITLE 8, DIVISION 1, CHAPTERS 1, 4, 6, 7 AND 8 OF THE SAN DIEGO COUNTY CODE RELATING TO THE SUBDIVISION OF LAND; TITLE 8, DIVISION 6, CHAPTER 6 OF THE SAN DIEGO COUNTY CODE RELATING TO RESOURCE PROTECTION AND TITLE 6, DIVISION 7, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE RELATING TO GROUNDWATER](#)

## **Attachment E: Environmental Analysis Documents**

### **E-1: EIR Volume I – Draft Final Program EIR**

[Cover, Table of Contents, List of Acronyms](#)

[Summary](#)

[Chapter 1: Project Description, Location, and Environmental Setting](#)

[Chapter 2: Environmental Effects of the Proposed Project](#)

- [2.1 Aesthetics](#)
- [2.2 Agricultural Resources](#)
- [2.3 Air Quality](#)
- [2.4 Biological Resources](#)
- [2.5 Cultural and Paleontological Resources](#)
- [2.6 Geology and Soils](#)
- [2.7 Hazards and Hazardous Materials](#)
- [2.8 Hydrology and Water Quality](#)
- [2.9 Land Use](#)
- [2.10 Mineral Resources](#)
- [2.11 Noise](#)
- [2.12 Population and Housing](#)
- [2.13 Public Services](#)
- [2.14 Recreation](#)
- [2.15 Transportation and Traffic](#)
- [2.16 Utilities and Service Systems](#)
- [2.17 Global Climate Change](#)

[Chapter 3: Other CEQA Considerations](#)

[Chapter 4: Project Alternatives](#)

[Chapter 5: References](#)

[Chapter 6: Preparers and Persons Contacted](#)

[Chapter 7: Proposed General Plan Update Policies and Mitigation Measures](#)

### **E-2: [EIR Volume II – Technical Appendices to the EIR](#)**

[Appendix A: NOP, Comments Received on the NOP, and Materials from the Scoping Meeting](#)

[Appendix B: Air Quality Technical Report](#)

[Appendix C: Biological Resources Tables](#)

[Appendix D: Groundwater Study](#)

[Groundwater Study Appendices](#)

[Appendix E: Proposed Road Construction/Widening Table](#)

[Appendix F: Noise Technical Report](#)

[Appendix G: Traffic and Circulation Assessment](#)

[Appendix H: Traffic Impacts to Adjacent City Jurisdiction Report](#)

[Appendix I: Rationale for Accepting Roadways with Level of Service E/F](#)

[Appendix J: Single Year, Normal-Year and Multiple Dry Water Year UWMP Supply and Demand Assessments](#)

[Appendix K: Greenhouse Gas Emissions Inventory](#)

[Appendix L: Project Alternatives Areas of Difference](#) (Note: 215 mb)

[Appendix M: Environmentally Superior Map Comparison to Referral Map](#)

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**E-3: EIR Volume III – Summary of Changes to the Draft EIR, List of Commenters, Comment Letters and Responses to Comments on the Draft EIR**

Summary of Changes to the Draft EIR

Comment Letters, and Responses to Comments on the Draft EIR

- Communities
- Interest Group
- Individuals
- Local Agencies
- Organizations
- State Agencies
- Tribes
- Late Letters

**E-4: EIR Volume IV – Amendment to the EIR: Description and Analysis of the Recommended Project**

Appendix A: General Plan Update Text, Goals, and Policies Differences Recommended to Proposed Project

Appendix B: Land Use Map Differences Recommended Project to Proposed Project

Appendix C: Areas of Difference - Recommended Project

Appendix D: General Plan Update Mobility Element Road Network Differences - Recommended to Proposed Project

Appendix E: Technical Memorandum: County General Plan Update - Recommended Project Alternative (Traffic Model Results)

Appendix F: Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance

**Attachment F: Environmental Findings**

F-1: CEQA Findings Regarding Significant Effects

F-2: Statement of Overriding Considerations

F-3: Decision and Explanation Regarding Recirculation of Draft EIR

F-4: Statement of Location and Custodian of Documents

F-5: Mitigation Monitoring and Reporting Program

**Attachment G: Equity Mechanism**

**Attachment H: Supplemental Information:**

1. Land Use Maps (Large Format) - (Link Directly to Maps)
2. Summary of Changes to Planning Commission Recommendation since August 2010
3. Conservation Subdivision Program Overview
4. Rural Subdivision Guidelines
5. Fact Sheets
6. Previous Actions of Board of Supervisors, Planning Commission, and General Plan Update Advisory Groups
7. Responses to other issues raised during the Planning Commission hearings (November 6, 2009 through August 20, 2010)

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**Attachment H:Supplemental Information: (Continued)**

8. [Statement of Intent – Decoupling](#)
9. [Growing a Community \[PBS&J\]](#)
10. [Economic References and Analyses](#)

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