

Attachment A

Staff Reports for the General Plan Update

October 20, 2010

February 9, 2011

March 16, 2011

April 13, 2011

August 3, 2011

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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](#)

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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](#)

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

- [Mountain Empire Subregional Plan](#)
 - [Boulevard Subregional Group Area](#)
 - [Jacumba Subregional Group Area](#)
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- [North County Metropolitan Subregional Plan](#)
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 - [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](#)
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B-3: Housing Element Background Report

[Housing Element Background Report](#)

[Appendix H1: Residential Sites Inventory](#)

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[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](#)

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

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

- [2.1 Aesthetics](#)
- [2.2 Agricultural Resources](#)
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- [2.8 Hydrology and Water Quality](#)
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- [2.10 Mineral Resources](#)
- [2.11 Noise](#)
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- [2.17 Global Climate Change](#)

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[Chapter 4: Project Alternatives](#)

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[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](#)

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

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[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](#)

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](#)
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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](#)

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Attachment F: [Environmental Findings](#)

F-1: [CEQA Findings Regarding Significant Effects](#)

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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 \(November 6, 2009 through August 20, 2010\)](#)

Web Site Links to Previous Staff Reports

Attachment H: [Supplemental Information](#): (Continued)

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

Board of Supervisors Hearing February 9, 2011

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: [October 20, 2010 Report](#)

Attachment B: [Responses to Issues Identified by the Board](#)

[Attachment B Appendices](#)

- A. Purchase of Agricultural Conservation Easements
- B. Transfer of Development Rights (TDR) Program
- C. KMA Fiscal Impact Responses
- D. Conservation Subdivision Program
- E. Unrecorded Subdivisions

Attachment C: [Property-Specific Requests Analysis: Introduction and Table](#)

- [Alpine](#)
- [Bonsall](#)
- [Central Mountain](#)
- [Crest - Dehesa](#)
- [Desert \(Borrego Springs\)](#)
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- [Jamul - Dulzura](#)
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- [Lakeside - Pepper Drive](#)
- [Mountain Empire Subregion](#)
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- [Pendleton - DeLuz](#)
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Board of Supervisors Hearing March 16, 2011

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)

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Board of Supervisors Hearing April 13, 2011

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 \(Report\)](#)

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Attachment B: [Supplemental Information on Issues Identified by the Board for Follow-Up](#)

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Errata: [Item 1 General Plan Update Errata](#)

Board of Supervisors Hearing August 3, 2011

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: [Web Site Links to Previous Staff Reports](#)

Attachment B: [B-1: A Resolution of the San Diego County Board of Supervisors Concerning the Comprehensive Update of the County General Plan](#)

[B-2: A Resolution of the San Diego County Board of Supervisors Amending the San Diego County General Plan in the Jamul/Dulzura Community Planning area](#)

[B-3: A Resolution of the San Diego County Board of Supervisors Amending the San Diego County General Plan in the Valley Center Community Planning area](#)

[B-4: A Resolution Approving the Establishment of a focused Williamson Act Program for properties with decreased density from the General Plan update](#)

Attachment C: Proposed General Plan Update

C-1: General Plan Document

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

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[Mobility Element Network Appendix](#)

[Forest Conservation Initiative Appendix](#)

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- [Fallbrook Community Plan](#)
- [Jamul / Dulzura Subregional Plan](#)
- [Julian Community Plan](#)
- [Lakeside Community Plan](#)
- [Mountain Empire Subregional Plan](#) (Includes Tecate Special Study Area)
 - [Boulevard Subregional Group Area](#)
 - [Jacumba Subregional Group Area](#)
 - [Potrero Subregional Group Area](#)
- [North County Metropolitan Subregional Plan](#)
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Attachment F: Revised Board Policies

- [F-1: Policy I-38](#)
- [F-2: Policy I-63](#)

Attachment G: Environmental Analysis Documents

G-1: EIR Volume I – Draft Final Program EIR

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- [2.6 Geology and Soils](#)
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- [2.9 Land Use](#)
- [2.10 Mineral Resources](#)
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G-2: [EIR Volume II – Technical Appendices to the EIR](#)

[Appendix A: NOP, Comments Received on the NOP, and Materials from the Scoping Meeting \(18 mb\)](#)

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

[Appendix C: Biological Resources Tables](#)

[Appendix D: Groundwater Study \(53 mb\)](#)

[Groundwater Study Appendices \(10 mb\)](#)

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

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

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Comment Letters, and Responses to Comments on the Draft EIR

- [Communities](#)
- [Interest Group](#) (62 mb)
- [Individuals](#) (87 mb)
- [Local Agencies](#) (21 mb)
- [Organizations](#) (33 mb)
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G-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](#)

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[Appendix B: Land Use Map Differences Recommended Project to Proposed Project](#)

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[Appendix D: General Plan Update Mobility Element Road Network Differences - Recommended to Proposed Project](#)

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[Errata: August 3, 2011](#)