



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

PAM SLATER-PRICE  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

**DATE:** July 25, 2012

##

**TO:** Board of Supervisors

**SUBJECT:** PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT  
OPTIONS FOR RECOVERING PROCESSING COSTS (DISTRICT: ALL)

### SUMMARY:

#### Overview

During a workshop held January 9 through January 11, 2012 (1), the Board of Supervisors considered over 137 private Property Specific Requests to modify the County of San Diego's General Plan land use designations. On June 20 and 27, 2012, the Board directed staff to process a General Plan Amendment (GPA) for the staff evaluated changes for 47 property specific requests. The Board also directed staff to report back with the option of combining the "Very Low Complexity" category Property Specific Requests with the rest of the Property Specific Requests rather than including them in the workplan for the Forest Conservation Initiative (FCI) General Plan Amendment. The Board further directed staff to explore options that would allow the County to recover some or all of the costs of the GPA process from the property owners requesting the change. This report responds to Board direction provided at the June 20 and 27 hearings.

Please note that this item related property specific requests is not part of another item on today's agenda pertaining to a cleanup of existing zoning regulations.

#### Recommendation(s)

##### CHIEF ADMINISTRATIVE OFFICER

1. Direct staff to combine the Property Specific Requests in the "Very Low Complexity" category with the rest of the Property Specific Requests referred to a General Plan Amendment, rather than including them with the Forest Conservation Initiative GPA.
2. Receive staff's report of funding options for recovering the costs of processing the Property Specific Request (PSR) General Plan Amendment (GPA). If an option is selected that does not require full cost recovery from a Property Owner, then waive Board Policy B-29.

#### Fiscal Impact

Funding for Property Specific Request General Plan Amendment is included in the Fiscal Year 2012-13 CAO Proposed Operational Plan in the Department of Planning

**SUBJECT: PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT  
OPTIONS FOR RECOVERING PROCESSING COSTS (DISTRICT: ALL)**

and Land Use. The funding source is the General Fund (\$1,560,000). Today's request for Board direction on recovering County costs associated with the Property Specific Request General Plan Amendment may result in recovering a portion of these costs.

**Business Impact Statement**

N/A

**Advisory Board Statement**

N/A

**BACKGROUND:**

On August 3, 2011(1), the Board of Supervisors adopted the General Plan Update. After adoption of the General Plan Update, the Board directed staff to hold a workshop to review 137 property specific requests (PSRs) that had arisen during public testimony on the General Plan Update and that were not included in the adopted plan. The workshop was held January 9 through January 11, 2012 (1) and 56 requests were referred back to staff by the Board for further evaluation.

On June 20 (3) and 27 (10), 2012, staff provided further evaluation on each of those requests and presented a workplan, schedule, and associated costs for accomplishing all or a portion of those requests. A complete record of the Board's direction from the June 20 and June 27, 2012 hearings is contained in the minute order for each hearing, which is available from the Clerk of the Board or at the following links:

June 20: [http://www.sdcounty.ca.gov/dplu/gpupdate/June\\_20\\_2012\\_BOS\\_Minute\\_Order.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/June_20_2012_BOS_Minute_Order.pdf)

June 27: [http://www.sdcounty.ca.gov/dplu/gpupdate/June\\_27\\_2012\\_BOS\\_Minute\\_Order.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/June_27_2012_BOS_Minute_Order.pdf)

Attachment A provides a summary of the 47 requests that were referred to staff to process a General Plan Amendment (GPA). They include 46 of the 56 requests that were referred back to staff by the Board for further evaluation plus one additional property that had been previously categorized as unresolved. These 47 requests are located in 12 community planning areas or subregions and total 5,455 acres. When their associated study areas are also considered the total area referred to in the GPA is 12,489 acres.

**Very Low Complexity Category Property Specific Requests**

On June 20, the Board took action to combine the Very Low Complexity category requests with the Forest Conservation Initiative (FCI) GPA. Given that the Board ultimately directed staff to process most of the Low to Very High Complexity category requests in the GPA, staff is now recommending that the Very Low requests be included with this GPA to avoid delaying the FCI GPA. Bifurcating the GPA process for the Very Low category requests and including it with the FCI GPA would delay the FCI GPA. Therefore, it is recommended that the Very Low category requests be combined with the remaining Property Specific requests.

**Options for Board Direction to Recover County Costs**

A range of options has been developed for the Board to consider for recovering the costs of processing the PSR GPA. A detailed description of these options will be presented at the July 25<sup>th</sup> hearing – copies will be available for the public at the hearing.

**SUBJECT: PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT  
OPTIONS FOR RECOVERING PROCESSING COSTS (DISTRICT: ALL)**

Board Policy B-29, Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery, requires full cost recovery for services provided to agencies or individuals outside the County of San Diego organization. Exceptions require specific Board approval for the non-reimbursed costs. Therefore, if the Board chooses an option that charges a percentage and does not include full cost recovery from a Property Specific Request property owner, Policy B-29 will need to be waived.

**Environmental Statement**

Direction by the Board for staff to initiate the preparation of a GPA and to provide options that would allow the County to recover costs of the GPA process does not commit the County to any specific outcome and therefore it is not a “project” as defined by California Environmental Quality Act (CEQA) and no environmental documentation is required at this time. The process to approve a GPA is outlined in state law and is considered a project subject to CEQA.

**Linkage to the County of San Diego Strategic Plan**

Today’s proposed action to explore options that would allow the County to recover some costs of the General Plan Amendment process supports the County of San Diego’s 2012-2017 Strategic Plan Initiative of Sustainable Environments by supporting the process to implement goals and policies for the physical development of the unincorporated county that attempt to improve housing affordability, locate growth near infrastructure, services and jobs, assign densities based on characteristics of the land (e.g. topography, habitats, and groundwater resources), and create a model for community development.

Respectfully submitted,



SARAH E. AGHASSI  
Deputy Chief Administrative Officer

**ATTACHMENT(S)**

Attachment A – Property Specific Requests Summary

**SUBJECT: PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT  
OPTIONS FOR RECOVERING PROCESSING COSTS (DISTRICT: ALL)**

**AGENDA ITEM INFORMATION SHEET |**

**REQUIRES FOUR VOTES:**          Yes        No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**

   Yes        No

**PREVIOUS RELEVANT BOARD ACTIONS:**

June 20 (3) and 27 (10), 2012 – Referred the staff evaluated changes associated with 47 Property Specific Requests and associated Study Areas, to the Chief Administrative Officer to process a General Plan Amendment.

January 9-11, 2012 (4) – Formally referred to the Chief Administrative Officer 56 properties identified by the General Plan Update Property Specific Requests Workshop and directed staff to return with a work plan.

August 3, 2011 (1) – Directed staff to evaluate all remaining property specific requests and to schedule a workshop with the Board for review.

**BOARD POLICIES APPLICABLE:**

B-29 Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**

N/A

**ORIGINATING DEPARTMENT:** Department of Planning and Land Use

**OTHER CONCURRENCE(S):**

**CONTACT PERSON(S):**

Eric Gibson, Director

Name

(858) 694-2962

Phone

(858) 694-2555

Fax

O650

Mail Station

[Eric.Gibson@sdcounty.ca.gov](mailto:Eric.Gibson@sdcounty.ca.gov)

E-mail

Joseph Farace, Acting Chief

Name

858-694-3690

Phone

858-694-2485

Fax

O650

Mail Station

[Joseph.Farace@sdcounty.ca.gov](mailto:Joseph.Farace@sdcounty.ca.gov)

E-mail

## Property Specific Requests Referred to a General Plan Amendment

ID	General Plan Designation		Area (ac)	Approx DU Increase	Positions		Complexity Category
	Current GP	GPA			Requestor	Planning Group	
<b>Bonsall</b>							
BO18, 20, 22, 29, 32, 33	SR10	SR4	229	25	Support	Oppose	Medium
BO18+ Study Area	SR10	SR4	634	38	Support	Oppose	Medium
<b>Crest Dehesa</b>							
CD14	SR1/RL20	SR2/RL20	42	5	Support	Support	Very Low
<b>Desert</b>							
DS8	VR2	VR4.3	34	78	Support	Support	High
DS8 Study Area	VR2	VR4.3	134	310	Support	Support	High
DS24	SR10	SR1	172	154	Support	Oppose	High
<b>Fallbrook</b>							
FB2, 18	RL20/RL40	SR4/RL20	410	11	Support	Support	Low
FB2+ Study Area	RL20	SR4	78	2	Support	Recommend SR10	Low
FB17	SR2	SR1	71	28	Support	Support	Medium
FB19, 25, 26	RL20	SR10	66	0	Support	Support	Very Low
FB19+ Study Area	RL20	SR10	513	1	Support	Support	Very Low
FB21, 22, 23	RL20	SR10	264	4	Support	Support	Very Low
FB21+ Study Area	RL20	SR10	420	0	Support	Support	Very Low
<b>Mountain Empire</b>							
ME26	RL20	SR10	200	9	Support	Support	Low
ME26 Study Area	RL20	SR10	480	13	Support	Support	Low
ME30-A	RL40	SR4	145	29	Support	Support	Medium
ME31	RL40/RC	RC	3	-	Support	Support	Very Low
<b>NC Metro</b>							
NC3-A	RL20	SR10	243	0	Support	Support	Low
NC3-A Study Area	RL20	SR10	757	1	Support	Support	Low
NC18-A	SR2	SR1	73	36	Support	N/A	Medium
NC22	SR10	SR1	65	42	Support	Oppose	High
NC22 Study Area	SR10	SR1	27	2	Support	Oppose	High
NC37	SR10	SR4	26	3	Support	Oppose	Low
NC37 Study Area	SR10	SR4	130	7	Support	Oppose	Low
NC38, 41, 48	SR2	SR1	80	40	Support	Oppose	Medium
NC42	SR10/RL20	SR.5/SR2/VR20	938	1,100	Support	Oppose	Very High
NC42 Study Area	SR10	SR2/SR4	1,382	56	Support	Oppose	Very High
<b>North Mountain</b>							
NM16	RL20/RL80	SR10/OS(C)	1,119	0	Support	N/A	Very Low
<b>Pala Pauma</b>							
PP30	RL40	SR2	254	118	Support	Oppose	High
<b>Ramona</b>							
RM15	RL40	SR4	291	28	Support	Support	Very Low
RM15 Study Area	RL40	SR4	103	1	Support	Support	Very Low
<b>San Dieguito</b>							
SD2	SR4	SR2	19	4	Support	No position	Very Low
SD2 Study Area	SR4	SR2	35	0	Support	No position	Very Low
SD15	SR1	GC	69	-	Support	No position	Medium
<b>Spring Valley</b>							
SV17	VR2.9/SR1	VR7.3/VR4.3	6	23	Support	Support	Very Low
<b>Valley Center</b>							
VC7, 9, 11, 20A, 20B, 54, 60, 61	SR4	SR2	339	64	Support	Oppose	High
VC7+ Study Area	SR4	SR2	1,119	160	Support	Oppose	High
VC51	RL20	SR4	16	1	Support	Oppose	Medium
VC51 Study Area	RL20	SR4	151	14	Support	Oppose	Medium
VC57, 63, 64	SR4	SR2	279	63	Support	Oppose	High
VC57+ Study Area	SR4	SR2	1,062	175	Support	Oppose	High
VC67	SR2	I-2	4	-	Support	No position	N/A
VC67 Study Area	SR2	I-2	9	-	Support	No position	N/A
<b>Totals</b>			<b>12,489</b>	<b>2,645</b>			