



County of San Diego

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DEPARTMENT OF PLANNING AND LAND USE

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TO: Palomar Mountain Planning Organization

FROM: Devon Muto, Chief
Advance Planning, Department of Planning and Land Use

SUBJECT: Forest Conservation Initiative Lands General Plan Amendment

The Forest Conservation Initiative (FCI), a voter-approved initiative that required private lands within the Cleveland National Forest in San Diego County to have a minimum lot size of 40 acres, expired on December 31, 2010. Upon the expiration of the Initiative, the land use designations for FCI lands reverted back to the General Plan designation in effect at the time the Initiative was enacted. Subsequently, the General Plan Update was adopted on August 3, 2011; however, did not include the lands affected by the former FCI. Since the General Plan Update revised the General Plan land use framework, the designations assigned to the former FCI lands are not consistent with the recently adopted General Plan. Therefore, the Department of Planning and Land Use (DPLU) is proposing changes to the General Plan Land Use Map for the former FCI lands to make these areas consistent with the adopted General Plan. Also, in many cases the densities allowed by the former General Plan designations are inconsistent with the Guiding Principles of the new General Plan.

A preliminary draft General Plan land use map showing the proposed changes to the former FCI lands is included for initial review by the Planning Organization. On this land use map, the former FCI lands are shown with a heavy red outline. These are the only areas that are recommended to be changed. The remaining areas reflect the land use designations as adopted by the Board of Supervisors on August 3rd of this year. The current zoning for these properties has also been reviewed, and Zoning Use Regulation and Lot Size changes are also proposed. Maps, along with matrices describing the proposed changes are also provided.

Ideally, we would like you to provide any recommended changes to the draft land use and zoning maps by October 28th. In mid-November DPLU will mail individual notifications to each property owner affected by the FCI informing them of the proposed

land use changes. This will provide DPLU sufficient time to consider your recommendations prior to notifying each individual property owner of the proposed land use designation changes to their property.

DPLU is also requesting that the proposed land use revisions to former FCI lands in your community be placed on the agenda for the first meeting of the Planning Organization in 2012 so that property owners have an opportunity to voice any concerns with the recommended changes in a public forum and to provide the Planning Organization another opportunity to make recommendations to the land use and zoning maps prior to the environmental analysis phase of the project. The draft land use map, along with other information on the FCI lands planning project is available for review on the DPLU web site at the following link:

<http://www.sdcounty.ca.gov/dplu/advance/FCI.html>

If there are any questions on what has been provided and the accompanying recommendations, please contact Bob Citrano, the FCI lands project manager for DPLU at (858) 694-3229 or by e-mail at Robert.Citrano@sdcounty.ca.gov.

Attachments:

- Preliminary Draft General Plan Land Use Map
- Preliminary Zoning (Use Regulations) Map and Matrix
- Preliminary Zoning (Lot Size Regulations) Map and Matrix
- Summary of Use Regulations