General Plan 2020
Interest Group Meeting
July 31, 2000
Minutes

Attendees:

Troy Murphree	Sweetwater Authority
Lee Vance	Vance Associates
Bob Pinnegar	San Diego County Apartment Association
Jim Peugh	San Diego Audubon Society
Terrence DeVine	Lakeside Fire
Dan Silver	Endangered Habitats League
Jim Whalen	Alliance for Habitat Conservation
Dan Friedlander	Stephenson Worley
Keith Behner	Rancho Santa Fe Homeowners Association
Liz Higgins	San Diego Association of Realtors
Ann Clark	League of Women Voters
Brad Barnum	National Electrical Contractors Association
Eric Bowlby	Sierra Club
Bonnie Gendron	BCC/ALPAC
Ruth Potter	Sierra Club
Ann Van Leer	The Nature Conservancy
Diane Coombs	Cit. Coord. For C-3
Matt Adams	Building Industry Association
Russ Hunt	B.F. Mooney & Associates
David Van Ommering	Farm Bureau
Gerald Walson	BARC
Helene Brazin	BARC
Cindy Stankowski	San Diego Archeological Center

Visitors

Nabil Chehade	Property Owner
And others	

County:

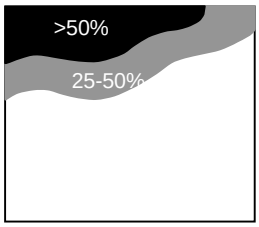
Rose Blake (DPLU)
Aaron Barling (DPLU)
Neal LaMontagne (DPLU)
Michelle Yip (DPLU)

Meeting commenced at 9:45 am

Introduction:
The meeting was opened by briefing the group with the decisions made by the Steering Committee on July 22, 2000. The Steering Committee did not support the density categories of changing to the village-buffer proposal. Although all the categories do not have to be used, the committee wanted the flexibility for specific areas. The Steering Committee reviewed the recommendation and there was no motion to accept it.

Second Agenda Item:
Steep slope was discussed first. Resource Protection is essentially a new issue since there is no longer slope dependent categories as the formula used is lot-sized based. The effect is to reduce development potential based on the size of the lot. The current General Plan categories are slope dependent. Representation of what is proposed now:

0-25% = 0
25-50% = 50% Reduction
>50% = 75%



	100 ac
	1 du/10 ac
>50% = 10 ac	10 ac x .5 (50%) = 5.0 ac
25-50% = 10 ac	10 ac x .75 (75%) = 7.5 ac
	12.5 ac
	100 ac – 12.5 ac = 87.5 ac

So 87.5 ac is the acreage that the density is applied to.

Comments:
Group members said that this is not responsive to the issue of the future form of the County. This is a mechanism for reducing housing and does not respond to the environment, so it becomes a consensus based community of the County. Others in the gorup added that by starting off with downzoning, this becomes an additional punishment by reducing yields even further. Additionally, there was comments on greenbelts. Environmentalis remarked that this was a useful tool in the greenbelts as there is too much density out in the greenbelt areas, whereas country towns may want to build a village and not use these constraints. Some supported maintaining the reductions but was concerned with mixing it all in with where we are going and preferred stricter restrictions. Overall, some group members stated that having slope categories is a valid concept.

Board of Supervisors are going to use the Community Planning Groups as a fundamental resource, so we are looking at the fundamental issue of opting out of the Steering Committee or placing our input. Developers added that the goal of this group was to advise the Steering Committee and if these are the people crafting the General Plan then we need to give our input.

Staff Comments:
The population buildout targets have constraints factored in them. Slope, wetland, floodplain, and built are already factored into the yield.

Request:
The Sierra Club and The Nature Conservancy requested to have a joint meeting or some subset of the Steering Committee.

Action:
There was no consensus derived upon the issue of steep slope.

First Agenda Item:
The Steering Committee adopted the standard of 100% avoidance so wetlands cannot be built on. The buffer was not calculated but cannot be built upon.

Comments:
There is some opposition to the protection implementation as certain things cannot avoid wetlands, such as essential public service facilities. There are no relevant parameters of what is to be protected and that the appropriate size and biological beneficial use of the buffer would help in the understanding of this standard. The Steering Committee agreed upon a no net loss and wetland acreage. The buffer should be treated the same as wetlands.

Staff Comments:
The difference between the current and proposed is the yield reduction.

Action:
The group reached consensus upon the wetland aspect of 100% avoidance but had mixed reactions toward the issue of yield reduction.

The next meeting is scheduled for Thursday, September 7, 2000 in the afternoon.

Meeting adjourned at 11:30 pm