

**NOTICE OF PUBLIC HEARING**  
COUNTY OF SAN DIEGO

NOTICE IS HEREBY GIVEN that the County of San Diego Board of Supervisors will hold a public hearing on a County-initiated General Plan Amendment.

HEARING INFORMATION:

BOARD OF SUPERVISORS

Date: December 14, 2016  
Time: 9:00 A.M. (at or after)  
Location: County Administration Center, Room 310, 1600 Pacific Highway, San Diego, CA

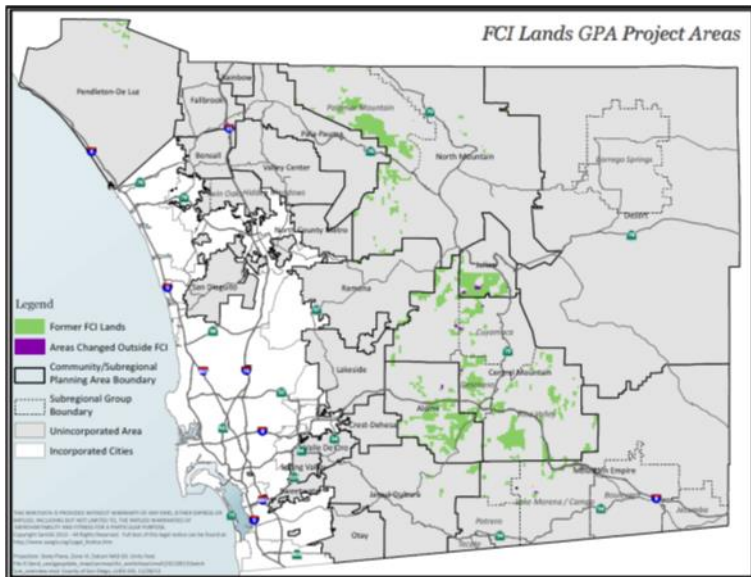
**PROJECT DESCRIPTION:** The purpose of this hearing is for the Board of Supervisors to receive and consider the County of San Diego Department of Planning & Development Services report on the General Plan Amendment (GPA) and certification of the Final Supplemental Environmental Impact Report (SEIR) prepared for the Forest Conservation Initiative (FCI) lands GPA.

The County of San Diego Planning & Development Services Department proposes a GPA for lands formerly subject to the FCI and approximately 400 acres of lands adjacent to the former FCI lands. The GPA will designate these areas with land use designations consistent with the Guiding Principles, and Goals and Policies of the 2011 General Plan. The GPA includes amendments to the Land Use Map, General Plan Land Use Element, Mobility Element, Community and Sub-regional Plans and removal of the General Plan FCI Appendix. The project also includes zoning changes when necessary to maintain consistency between the amendments to the General Plan land use designations and the zoning.

The FCI, a voter-approved initiative enacted in 1993, among other things, increased the minimum lot size to 40 acres on approximately 72,000 acres of private lands in the unincorporated area within the Cleveland National Forest (CNF). The FCI expired on December 31, 2010. The General Plan Update (Update) was adopted on August 3, 2011; however, the planning process for the Update excluded FCI lands.

On October 18 and November 15, 2013, the GPA was presented to the County Planning Commission. The Planning Commission recommended General Plan amendments and associated zoning changes with a vote of 4-2-1 (Ayes: Day, Brooks, Pallinger, Woods; Noes: Beck, Norby; Absent: Riess). On October 14, 2016 the Planning Commission voted to affirm its review and consideration of the SEIR prepared for the project. The Planning Commission recommended approval of the change to the North Mountain Sub-regional Plan. The Planning Commission also recommended two of the four zoning changes (Ayes: Beck, Brooks, Norby, Seiler; Noes: None; Absent: Barnhart, Pallinger, Woods). The Planning Commission was not able to obtain 4-votes for the other two zoning changes; Per the County's Planning Commission Policy PC-2, the County's Planning Commission was deemed to have made a recommendation that these two zoning changes be disapproved.

**PROJECT LOCATION:** The GPA applies to the land in the unincorporated area that was formerly subject to the FCI, as well as some land adjacent to the FCI lands. These lands are generally located in a north-south configuration in the central area of the County in the CNF (see map below). The zoning reclassifications apply to some of these lands. For additional information on this GPA, including all proposed land use designation and zoning changes see: <http://www.sdcounty.ca.gov/pds/advance/FCI.html>



**ENVIRONMENTAL REVIEW:** A Final SEIR to the Program EIR for the General Plan Update certified on August 3, 2011 has been prepared pursuant to the California Environmental Quality Act. A Statement of Overriding Considerations for the FCI GPA has been prepared and is included in the staff report prepared for the GPA.

**HEARING INFORMATION:** Any interested person may appear and be heard at this hearing. If you have questions, please call the project phone line at (858) 505-6677 or email [pds.advanceplanning@sdcounty.ca.gov](mailto:pds.advanceplanning@sdcounty.ca.gov).

**GENERAL INFORMATION:** This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the Americans With Disabilities Coordinator at (619) 531-5205 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

If you challenge the Board's action in court, you may be limited to raising only those issues you or someone else raised at a public hearing, or in written correspondence delivered to the Hearing Body at or before the hearing. Rules of the Hearing Body may limit or impose requirements on the submittal of such written correspondence.