



Land Use Planning Workshop #2: Summary Notes

Introductions/Purpose

Lewis Michaelson (Katz and Associates) opened the workshop with self-introductions and explained the purpose of the workshop. Rosalyn Prickett (RMC) provided an overview of the IRWM and the update process. She discussed how the input from the two land use planning workshops will be used in the IRWM update process and its implementation. (The list of workshop attendees is attached.)

Input Regarding Draft Water Resources General Plan Policies

Claudia Tedford (CityPlace Planning) provided an overview of the draft water resources policies. She noted that they align with the four IRWM Plan goals to:

1. Optimize water supply reliability
2. Protect and enhance water quality
3. Provide stewardship of our natural resources, and
4. Coordinate and integrate water resource management

She explained that the approach to preparing the model policy is watershed-based, using the Ahwahnee Water Principles as a guide. The model policies showcase examples from General Plans in San Diego County, and some other municipalities in the State of California. They are intended as a resource for local governments when updating and/or amending their General Plans. Model policy has been drafted for the first three goals, and policy for the fourth goal would be addressed in the second part of the workshop.

Claudia then asked the attendees for their help in reviewing the policies and providing feedback. Three breakout groups were formed, one for each goal. Each group was asked to evaluate whether the list of topics was complete; provide suggestions for additions, deletions, and/or revisions; and whether language pertaining to specific cities be included as sample policy or should all policies be presented as more generic? Feedback from each of the groups follows.

➤ **Break-Out Group #1: Optimize Water Supply Reliability**

1.1 Water Supply Planning

- Urban Water Management Plans (UWMP) cover water supply planning. However not all cities have UWMP's. Cities and water purveyors need to work together in the absence of a UWMP.
- Recommend adding a policy to promote the development and future use of desalinized water.
- Consider policy statements that reduce the number of dwelling units per project which trigger water purveyor review/evaluation of proposed projects. Participant feels the current threshold is too high.

1.2 Water Use Efficiency

- Suggestion made that Water Conservation be elevated to its own goal.
- List of policies is good, but a lot of work needs to go into each recommendation. For example, for policy 1.2.3, language to implement green building policies would need to be developed since much more detail is needed.
- How would some items pertaining to water efficiency be mandated?
- The term water use efficiency is vague. Should it be made broader? Should it be left generic? Recommendation made for cities to work with their water purveyors to develop water use efficiency policies.
- Some policies are redundant. Recommend separating policies that address development vs. city operations, and distinguish between the public sector and the private sector.
- Reduction of water demand leads to an increase in local water supply. The model policy document should tie the reliability of water supply to reduction of use.
- Recommend adding a policy to identify a water source for urban forests.

➤ **Break-Out Group #2: Protect and Enhance Water Quality**

- Do we need to incorporate policies about watershed quality (in terms of imported, groundwater, or surface water)? What is the relationship of watershed quality to land use? Source control for reservoirs was used as an example.
- Recommend adding a policy to continue to use and update best practices for stormwater management as they improve over time.
- Recommended addition: use the example of City of San Diego (CE-E.1) regarding outreach/education to improve water quality. How to enable land use to help implement TMDL load reductions and MS4?
 - Prioritization of pollutant sources at watershed scale – How to manage?

- “Implement pollution prevention...” thru conditions of development at approval.

➤ **Break-Out Group #3: Provide Stewardship of Natural Resources**

3.1 Compact Development Policies:

- Compact development’s benefits include:
 - Built environments that mean people don’t have to drive. Less cars on the road translates into less paved areas, resulting in reduced pollution from stormwater runoff.
 - Increased sense of community and stewardship of the environment.
- *Incentives* for compact development/smart are important.
- Early communication re: the environmental benefits of compact development is important. Find ways to improve communication between property owners through the GP update process.
- Compact development doesn’t automatically translate into development that supports water resource management. Sometimes it’s merely dense with little surfaces. Therefore, design elements must be incorporated that specifically protect and increase effectiveness of smart water resource management, such as:
 - Connecting paved area and connecting open spaces areas, rather than development that results in patchworks that either inhibit or do not promote low impact development techniques.
 - Increasing connectivity of canopy cover.
- Promote design solutions that result in multiple positive outcomes (such as combining habitat protection, recreation, heat loss, and ground water recharge).

3.2 Natural Resource Protection and Watershed Management Policies:

- Riparian habitat protection is missing
- Need more emphasis on streams and creeks
- Include policies that address the benefits of protecting floodplains and floodways
- Include policy(ies) that address the need for restoration projects in some cases, not just those that avoid creating the problems
- Optimize the site function before turning to outside projects.
- Also need to look at the scale of the issue and consider the impact on the entire watershed when reviewing development, as mitigation may be needed outside the parameters of the development itself.
- When looking at the larger scale (the watershed), consider adding a policy that promotes mitigation banking.

3.3 Vegetation Protection and Management:

- Need to consider this topic within the context of what makes sense. For example, restoration of riparian habitat may not be appropriate in certain instances, depending on other factors.
- Add a policy that encourages implementation of HCPs/MHCPs.

3.4 Sustainable Site Preparation Practices:

- Add a policy re: topsoil.

After the groups reconvened and reported-out to the entire group, Lewis facilitated a discussion about other observations and suggestions. These are summarized below.

General/Overall Comments

- Model General Plan policies will be helpful for cities engaging in General Plan updates.
- The land use community needs to be better involved in water management in the region.
- Chula Vista provided the example of their Growth Management Commission which meets annually to review infrastructure needs based on 5-year growth projections. This is one way for cities to better coordinate land use planning and water management.
- What place does climate change have? It will test the capacity of facilities in the future. How should it be addressed in water resources-related policies?
- Is watershed management section distinct from flood management?
- Enhance discussion of flood management in the document and make it a separate focus area. Rosalyn said it will be a topic that she takes back to the IRWM group for more direction and input.
- Add some policies that link water resources to the safety element.
- IRWM plan needs to consider creating incentives for cities to be compelled to cooperate and take on projects which link land use and water management. An example is an economic incentive for implementing the model landscape ordinance.
- The connection between land use planning and water resources is through zoning. Can zoning be enhanced to strengthen the connection?
- General Plans often use the term “encourage...” More concrete language is needed.
- City of San Diego policy C.E-E7 discusses the multiple benefits of floodplains. It needs to highlight co-benefits more. Example co-benefits include: water quality, flood management, habitat, and recreation.
- Policy is needed to address adequate conveyance.
- Policy is needed to incorporate adaptation plans into General Plans to address climate change. For example, increased impacts are expected since more storms are expected with climate change.

- How can hazard mitigation planning be linked to water resource and land use planning? An example would be creating fire buffer zones.
- Recommendation was made to consider developing a program such as the Water Resources Institute program developed by Cal State San Bernardino as an excellent example of involving land use planners in water management.
- Consider the order of how the policies are listed. For example, put mitigation policies after those that are intended to avoid the problems in the first place.
- The introduction to the document should be expanded, with a more comprehensive discussion of how it can be used – that it can provide an outline for a stand-alone water element or can provide policies that may be used in other elements, such as conservation, land use, safety, etc. It also should note that not all policies are appropriate for all municipalities; instead, it serves as a “smorgasbord” from which municipalities may select polices that are relevant to their circumstances and issues.
- Each goal and topic area should be described in greater detail.
- Comments were made re: convergence of issues and topics. A suggestion was made to acknowledge the convergence/overlap and that they cannot always be distinguished by specific topic areas. Another suggestion was made to possibly reassess the placement of some of the policies – that they may fit better under a different goal or sub-heading.
- Claudia asked whether the policies should be retained as they are worded or if they should be revised: currently they are the exact policies from municipalities’ general plans, with the municipalities cited. Should they remain that way or should they be revised to be more generic? (For example, should we take out references to specific rivers, watersheds, names of plans, etc.?) Participants acknowledge that there are pros and cons either way. An option is to make the specific policies generic, but also provide exact language with citation in a text box.
- For the very broad policies, identify how they could be implemented by providing examples. Model policy should include specifics such as implementation/action plans so the user understands how to implement the policy.
- It would be helpful to understand from what element the model policies are found, such as Conservation, Land Use, or Public Facilities.
- Recommendation was made to break up some of the policies so that fewer ideas occur in each policy.

One group’s discussion led to concerns regarding coordination with San Diego County’s Tribes. It was noted that Tribal Government coordination was missing from the model policy document.

- A different approach is needed for engaging tribal governments.
- Suggestion made to bring tribal governments into the process as a governmental entity.
- The County of San Diego has had success coordinating with Tribes when the funds for projects are potentially available.

- SANDAG has had some success with engaging tribes.
- With 18 individual tribes each wanting to be approached separately, it becomes a time and economics challenge.
- Suggestion was made to bring tribal governments together on a watershed level and approach them by showing how they benefit from coordination.
- Competition for groundwater supplies exists among some of the County's tribes.
- Suggestion was made to devote a certain percentage of IRWM funds for projects involving tribal governments.
- Suggestion was made to develop a best practices guide for engaging tribal governments by using ideas from those who have had success.

Input and Prioritization Regarding Draft Recommendations

Patricia Bluman (CityPlace Planning) provided an overview of the recommendations, noting that many were developed in response to the surveys and suggestions received at the first workshop. She asked for comments on the draft recommendations and whether other recommendations should be added before the prioritization exercise. Rosalyn explained how the recommendations will be used, including to identify potential activities, projects, and programs the IRWM Program could implement through grants and/or existing or new working groups and collaborations. Rosalyn said that a point system is being developed to use when agencies apply for grants, where proposals that include collaborations with planners receive higher points (if appropriate). She said that a key goal is greater collaboration with the land use community as part of development and implementation of the updated IRWM Program.

A suggestion was made to look at a flood management workshop sponsored by Cal State San Bernardino's Water Resources Institute, which addresses topics such as alluvial fans, habitat, sensitive areas, streambeds, earthquake faults, etc. – maybe it could be tailored for the San Diego region. There is an associated GIS-based resource guide that could be looked at as a model for our region.

Participants reiterated the need for a more effective way to involve tribes in water resources planning, especially as it relates to future development on tribal lands. Rosalyn noted that they have been reaching out through the IRWM. Participants added a recommendation to Recommendation Board #2 to develop a guide for how to engage tribal nations in the collaboration, coordination, and communication regarding land use planning and water management.

A suggestion was made to consider expanding the list of recommendations over time and/or taking a flexible approach to this list, as additional grants may become available and ideas for new projects may come up that integrate a variety of goals and strategies.

Participants added a recommendation to Recommendation Board #1 to prepare conservation or resource management plans/guidelines for community gardens and backyard gardening.

Lewis facilitated the exercise to prioritize the recommendations. Each participant was given a total of 14 stickers – 7 for each of the two general categories of recommendations (7 stickers for Recommendation Board #1 and 7 stickers for Recommendation Board #2). They were allowed to place as many stickers on each item as they desired. The results of the exercise are shown on the following three pages. The results were scored as follows: the first number (in **red** font) indicates the number of stickers assigned to that item; the second number (in **green** font) indicates the number of participants who voted for that item.

Lewis concluded the exercise by reviewing the recommendations that received the most stickers and asking for comments, reactions, and feedback.

Rosalyn concluded the workshop by thanking the participants and explaining next steps in the IRWM update process.

#1. Support or facilitate collaborative preparation of various joint water resources and land use planning efforts and work in the Region.*

10 - 9	a. Work with SANDAG to expand the Healthy Environment Element of the Regional Comprehensive Plan (RCP) to incorporate the broader range of water resources goals to support the IRWM Plan.
18 - 10	b. Distribute model water resources policies for municipalities to use when updating their existing general plans.
15 - 9	c. Seek funding to provide a grant program that enables municipalities to fund updates to their general plans to incorporate the model water resource policies.
16 - 11	d. Prepare a model gray water ordinance.
12 - 10	e. Prepare a model sustainable landscape ordinance.
1 - 1	f. Prepare model green building standards. <i>(Example: St. Louis)</i>
6 - 4	g. Prepare a model stormwater management ordinance.
4 - 3	h. Prepare model guidelines for green infrastructure for <i>public agencies</i> .
4 - 3	i. Prepare model guidelines for green infrastructure for <i>private development</i> .

<p>2 - 2</p>	<p>j. Coordination of BMPs in municipal codes when the water agency is not the municipality.</p>
<p>13 - 10</p>	<p>k. Prepare guidelines agencies can provide to developers/the public/others to encourage “watershed friendly” design, construction, and maintenance of new and existing development.</p>
<p>12 - 12</p>	<p>l. Prepare information sheets regarding potential water resource-related impacts of certain land uses for use by land use planners.</p>
<p>2 - 2</p>	<p>m. Prepare conservation or resource management plans/guidelines for agricultural operations.</p>
<p>3 - 3</p>	<p>n. <i>Prepare conservation or resource management plans/guidelines for community gardens and backyard gardening.</i></p>

* Text in *italics* added at workshop.

#2. Provide opportunities for information sharing, regular communication, & meaningful collaboration for water resources & land use managers.

20 - 13	a. Work with SANDAG to expand its emphasis on smart growth (sustainable land use and transportation practices) to encompass strategies that improve the reliability and quality of water resources.
11 - 9	b. Provide an annual forum for staff from water resources and land use agencies based on topics of mutual interest and importance, such as updates on water resource legislation that impacts land use policies, codes, and development.
8 - 7	c. Develop a template that municipalities can use to convene meetings that include all the entities involved in land use planning and water resource planning and management for that jurisdiction.
18 - 13	d. Build relationships and share information through workshops, webinars, lunch sessions, etc., put on by such organizations as APA, AEP, APWA, CWA, and the American Water Resources Association (AWRA).
1 - 1	e. Utilize social media, pertinent websites, to share key information with elected officials, planners and water resources managers.
8 - 6	f. Utilize existing agencies, committees, and collaborations, to disseminate key information and support an integrated approach to water resources management and land use decision-making.
27 - 15	g. Create a GIS-based Resource Guide of the all the various agencies, organizations, and stakeholder groups responsible for and/or involved in water management and land use planning in the Region. <i>(Example: San Bernardino)</i>
7 - 6	h. Expand the IRWM website to include examples of sustainable, efficient, effective, least-cost/economical, and politically viable land use practices that can improve the reliability and quality of water resources.
6 - 5	i. <i>Develop a guide for how to engage tribal nations in the collaboration, coordination, and communication regarding land use planning and water management.</i>

* Text in *italics* added at workshop.

Sign-In Sheet



Event Name: SD Integrated Regional Water


Management

Date: Aug 21st 2012 @ 1:30PM

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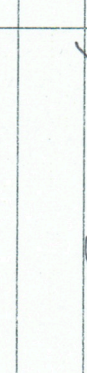
Sign-In Sheet



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