

Layers of Local Land Use Planning

Exploring the Relationship between Water Resources and Land Use Planning

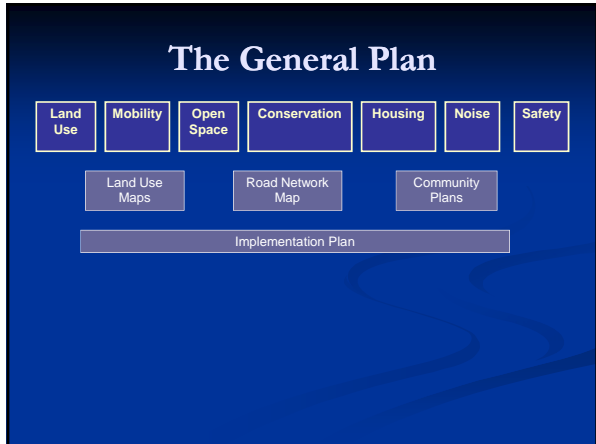
April 7, 2010
Jeff Murphy, Deputy Director
County of San Diego

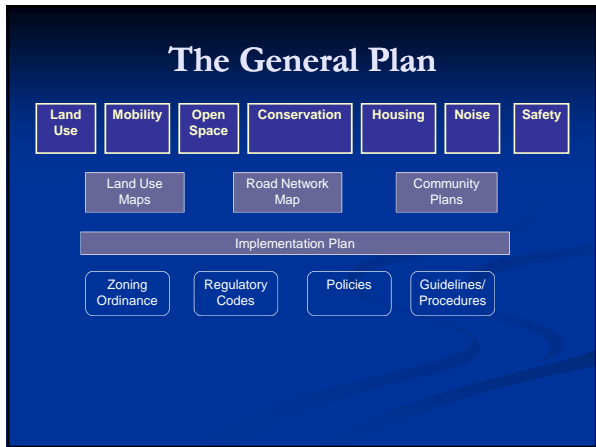
The General Plan

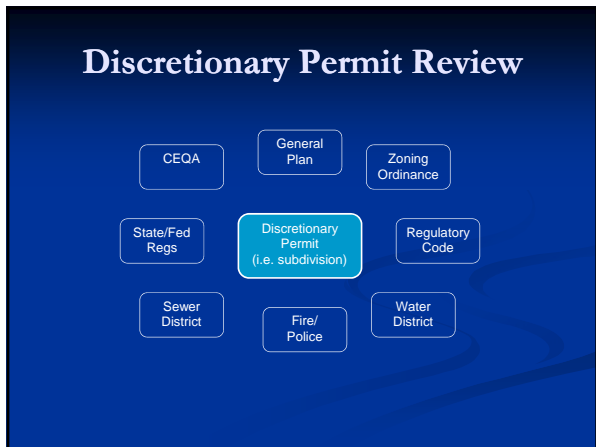
- Blueprint for what gets built where.
- Seven State Mandated Elements (CA Code §65300)
 - Land Use
 - Housing
 - Circulation
 - Open Space
 - Conservation
 - Noise
 - Safety

The General Plan

Land Use	Mobility	Open Space	Conservation	Housing	Noise	Safety
Land Use Maps	Road Network Map	Community Plans				







Water Availability

- **SB 901** required that water purveyors provide “will serve letters” for proposed new development
- **SB 610** amended the Water Code (and CEQA) to definitively establish water availability. Applies to projects meeting certain criteria (i.e. >500 units)
- **SB 221** similar to SB 610 but amended the Subdivision Map Act. Applies projects meeting certain criteria (i.e. >500 units)

Water Quality

- **Municipal Stormwater Permit**, among other things, requires jurisdictions to develop programs/regulations that minimize stormwater impacts from new development
- **Local Stormwater Regulations** establish the requirements for BMPs and Storm Water Management Plans.
- **CEQA Guidelines** establish thresholds for determining when there is a significant impact on water quality.

Issues/Key Message

- **Project Level**
 - Early and frequent communication vital
 - Consistency in review process
 - Assurances in the review process
 - Assurances in the assessment process
- **Regional Level**
 - Participation in the General Plan update process
 - Assurances in the assessment process
