Layers of Local Land Use Planning
Exploring the Relationship between Water Resources and Land Use Planning

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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
The General Plan

Land Use
Mobility
Open Space
Conservation
Housing
Noise
Safety

Implementation Plan

The General Plan

Land Use
Mobility
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Implementation Plan

Zoning Ordinance
Regulatory Codes
Policies
Guidelines/Procedures

Discretionary Permit Review

CEQA
General Plan
Zoning Ordinance

State/Fed Regs
Discretionary Permit (i.e. subdivision)
Regulatory Code

Sewer District
Fire/Police
Water District
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