

On March 29, 2005, the Board of Supervisors adopted Urgency Ordinance No. 4666 imposing a 45-day moratorium on building and grading permits unless the permits were reviewed through a new General Plan Consistency Review process.

On May 10, 2005, the Board adopted Interim Ordinance No. 4669 extending the moratorium for 320 days, to March 29, 2006. The ordinance was extended one final year, to March 29, 2007, through Ordinance No. 4690.

These ordinances were anticipated to be replaced by a comprehensive updating of the Zoning Ordinance to incorporate the Policies of the 2004 General Plan.

On February 8, 2007, the Commission adopted Resolution of Intention 2007-01 to consider these amendments.

Discussion: The Zoning Ordinance update process is underway but will require a substantial amount of time to complete. In order to avoid the environmental impacts identified in the 2004 General Plan Environmental Impact Report and implement Policy 2.2.5.20, the attached General Plan Consistency Ordinance amendment is recommended for adoption.

The General Plan Consistency Ordinance will modify the current site plan review process to incorporate a formal General Plan Policy review for ministerial development, including building and grading permits, much like the previous urgency and interim ordinances. The site plan review process is ministerial, has a Board approved fee schedule, and is an established process in the Department.

By adopting this Ordinance, the County will be assured that the General Plan will be implemented in a fair and reasonable manner until the comprehensive Zoning Ordinance is updated to include all the implementation measures of the 2004 General Plan.

The adoption of this ordinance is consistent with the General Plan Final EIR and implements a mitigation measure from that Final EIR. The planned development process, referenced in this ordinance, is a separate discretionary process that would require separate environmental analysis on a case by case basis.

RECOMMENDATION: Recommend approval