



## PLAN DEVELOPMENT

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***Review/Assessment of Existing General Plan & Community Plans***—The consultants analyzed fifteen existing community plans, eleven approved by the Board of Supervisors and four in draft form. The plans were reviewed with respect to the following topics and characteristics: consistent or inconsistent structure; areas of distinction; land use designation systems; socioeconomic characteristics; land use allocation maps; zoning consistency; communities of interest/unincorporated communities boundaries; linkages with other areas; potential CETAP, MSHCP impacts; and growth predictions.

All of the policies contained in the Community Plans were reviewed, and if found relevant and applicable, were reassigned either to Area Plans or to the General Plan.

***General Plan Development & Revision:*** Three land use alternatives were pursued in the preparation of the General Plan and Area Plans: a Trends alternative reflecting the County's approved community plans, specific plans and zoning; a Spheres alternative reflecting cities' designations for their spheres of influence, where those designations differed from the County's designations; and a Vision alternative reflecting land use patterns more consistent with the goals and principles of the Vision and General Plan principles.

The proposed General Plan Land Use Alternatives were presented to the Board of Supervisors in March of 2000, and direction was given to pursue the Vision alternative for further refinement. This latter alternative also contained many features derived from the first two alternatives.

## THE ENVIRONMENTAL IMPACT REPORT (EIR)

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In addition to this General Plan document, a comprehensive EIR has been published as a companion document. It should be referred to for more extensive information about the impacts of the Plan and how they will be mitigated (offset or reduced), as well as background information that aided the development of the EIR.