

- (a) The proposal will apply land use designations which will serve future growth needs within the Mountain Empire, Desert, Lakeside and Santee planning areas.
- (b) The proposal will provide a means to revitalize communities in the Mountain Empire planning area and utilize opportunities in the Borrego Springs and Lakeside planning areas as are made available through the water supply in the Borrego Valley and the need for flood control and park improvements in the San Diego River in Lakeside.
- (c) The proposal will provide a tax base for the payment of services and facilities needs in Borrego Springs and in the Boulevard and Tecate area.

WHEREAS, on September 10, 12, 15, 16, 19, 23, and 26, 1986, the Planning Commission pursuant to Government Code Section 65351 held a duly advertised public hearing on General Plan Amendment (GPA) 86-03; and

WHEREAS, the Commission has reviewed and considered the information contained in the appropriate reports prior to approving the project:

NOW THEREFORE, BE IT RESOLVED that this Commission recommends that the Board of Supervisors certify the individual final Environmental Impact Reports have been completed in compliance with the provisions of the California Environmental Quality Act and approve the Negative Declarations.

BE IT FURTHER RESOLVED that the Commission recommends that the Board of Supervisors concur with the Commission's recommendations as follows:

Item 1 (Subareas 100-656): Amend the Regional Land Use Element Map, the Mountain Empire Subregional Plan Map and change the Use Regulations per staff's recommendations as indicated on pages 52-87 of the Report to the Planning Commission with the following exceptions:

Subareas 100, 102, 103 change from "RC" to "C36" Use Regulation.

Subareas 100, 100A, 108, 110, 118C, 118D, 121, 130, 132, 134, 138, 138A, 142, 150, 225, 232, 364A, 364C, 364E, 365, 368c, 391a, 392, 394, 456C, 457, 458A, 459, 460, 513, 531A, 550E, 565A, 566, 567, and 576 where the Planning Commission recommends a "D" Special Area Designator which would require that prior to development of a parcel abutting to the existing sixty-foot Public Reserve the Federal Government be given the opportunity to purchase the ninety feet north of the Public Reserve. Negotiations must be started within three months of the time of application.

Divide Subarea 100 into 100 and 100A and change 100A from (13) General Commercial to (15) Limited Industrial Plan Designation and from "RC" to M50 Use Regulation.

Subareas 118D, 138A and 150 where the Planning Commission recommends Country Town (15) Limited Impact Industrial and (P)M50.

Subarea 142A where the Planning Commission recommends Country Town (1) Residential and RR.5.

Subareas 364E, 368A, 383A, 387A, 387B, 389, 390A, 390C, 390F, 391A, 391D, 391E and 394 where the Planning Commission recommends a .25 Density Factor and a 4 acre minimum lot size.

Subareas 405C, 413I, and 421G where the Planning Commission recommends (13) General Commercial and C36.

Subareas 500F, 500H, 500J, 503, 504 and 515, change the setback designator from "D" or "C" to "O".

Item 1:

Adopt the Mountain Empire Subregional Plan Text as shown on pages 88-118 of the Report to the Planning Commission as amended by the Boulevard Sponsor Group.

Amend the Circulation Element Map, Sheet 7, as indicated on pages 48-49 of the Report to the Planning Commission.

Amend the Recreation Element Map as indicated on page 50 of the Report to the Planning Commission.

WHEREAS, the Commission recommended that the Board of Supervisors concur with the Commission's recommendations as follows:

Item 2:

Amend the Recreation Element Map as indicated on page 185 of the Report to the Planning Commission.

Amend the Santee Community Plan Map for those subareas so indicated on pages 177-178 of the Report to the Planning Commission, with the exception of Subarea 16. For Subarea 16; "Change the Plan Designation to (13) General Commercial and the Use Regulation to C36 (General Commercial).

Amend the Circulation Element Map, Sheet 6 as shown on page 174 of the Report to the Planning Commission and add a note to read, "Construct to Residential Collector Standards only" for Pepper Drive between Graves Avenue and Second Street, and Bradley Avenue between First Street and Somerlane Street.

There being no motion, and no objection, and with the stipulation that appropriate appeal mechanism is included, the Board of Supervisors approves the inclusion in the Resolution adoption GPA 86-03 the specific criteria defining "hardship" for the 90-foot setback along the United States-Mexican Border, as follows:

4830

YARDS ADJACENT TO INTERNATIONAL BORDER WITH MOUNTAIN EMPIRE
SUBREGIONAL PLAN AREA

For any lot or building site located within the boundaries of the Mountain Empire Subregional Plan Area in the vicinity of the International Border, the applicable yard requirements shall be adjusted to provide 9 feet of open space northerly of the Public Reserve Boundary. This 90 foot of open space paralleling the international Border is intended to function along with the 60-foot wide Public Reserve Area as a view corridor and emergency access corridor to facilitate law enforcement and fire protection. The provisions of this section may be waived or modified through the Administrative Permit Procedure commencing at Section 7050 in cases where a hardship will be considered to exist if, after all applicable setbacks are subtracted, the remainder property meets any of the following criteria:

1. Consists of less than 4500 sq. ft.;
2. is less than 45 ft. deep;
3. has an average slope over 25%;
4. has unique characteristics which would render it unuseable, such as rock outcroppings or drainage swales.

All requests for waiver or modification of this 90 foot setback will be referred to the local office of the Immigration and Naturalization Service (INS) subject to Section 7060(e).

Roll call on the foregoing motion results in the following vote:

AYES: Supervisors Bilbray, Bailey, Williams, Eckert
NOES: Supervisors None
ABSENT: Supervisor Golding

The Board considers the Desert Subregional Plan Update, Subarea 132A at this time.

A representative of the Department of Planning and Land Use displays Staff Exhibit 106, Board of Supervisors Document No. 695092, a vicinity map showing Subarea 132A; points out the location of the property; and orally reviews the recommended action, indicating that the Planning Commission and the Planning Group are recommending the inclusion of 50 acres of adjacent property.

JACUMBA PLANNING AREA

SUB-AREA NO.	STATUS	GENERAL PLAN LAND USE DESIGNATIONS	USE REGS	NEIGHBORHOOD REGS	ZONING									
					DEVELOPMENT REGULATIONS									
					DEN-SITY	LOT SIZE	BLDG TYPE	MAX FLOOR AREA	FLOOR AREA RATIO	HT	COVER	SET-BACK	OPEN SPACE	SPEC AREA REGS
549	EXISTING	RURAL; (18) MULTIPLE RURAL USE	A70	L	1	1 AC	C	-	-	G	-	C	-	-
	STAFF REC.	RURAL; (18) MULTIPLE RURAL USE	S92	W	.125	8 AC	C	-	-	G	-	C	-	-
550A	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (21) SPA	S88	W	-	-	L	-	-	G	-	D	-	-
550B	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (21) SPA	S88	W	-	-	L	-	-	G	-	D	-	-
550C	EXISTING	RURAL; (18) MULTIPLE RURAL USE	A70	L	1	1 AC	C	-	-	G	-	C	-	-
	STAFF REC.	RURAL; (21) SPA	S88	W	-	-	L	-	-	G	-	D	-	-
550D	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (21) SPA	S88	W	-	-	L	-	-	G	-	D	-	-
550E	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	COUNTRY TOWN; (21) SPA (1.7)	S88	W	1.7	-	L	-	-	G	-	D	-	-
550F	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (13) COMMERCIAL	C44	-	-	-	W	-	-	G	-	D	-	-
550G	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	COUNTRY TOWN; (21) SPA (1.7)	S88	W	1.7	-	L	-	-	G	-	D	-	-
551	EXISTING	NUMBER NOT USED												
	STAFF REC.													
552	EXISTING	RURAL; (18) MULTIPLE RURAL USE	A70	L	1	1 AC	C	-	-	G	-	C	-	-
	STAFF REC.	RURAL; (22) PUBLIC/SEMI-PUBLIC	S80	W	.05	20 AC	C	-	-	G	-	C	-	-
553	EXISTING	NUMBERS NOT USED												
554	STAFF REC.													
555	EXISTING	RURAL; (18) MULTIPLE RURAL USE	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (22) PUBLIC/SEMI-PUBLIC	S80	W	.05	20 AC	C	-	-	G	-	C	-	-
556	EXISTING	RURAL; (23) STATE PARK	S87	W	.4	2.5 AC	C	-	-	G	-	D	-	-
	STAFF REC.	RURAL; (23) STATE PARK	S80	W	.05	20 AC	C	-	-	G	-	C	-	-
557	EXISTING	RURAL; (18) MULTIPLE RURAL USE	A70	L	1	1 AC	C	-	-	G	-	C	-	-
	STAFF REC.	RURAL; (22) PUBLIC/SEMI-PUBLIC	S80	W	.05	20 AC	C	-	-	G	-	C	-	-
558	EXISTING	RURAL; (18) MULTIPLE RURAL USE	A70	L	1	1 AC	C	-	-	G	-	C	-	-
	STAFF REC.	RURAL; (18) MULTIPLE RURAL USE	S92	W	.125	8 AC	C	-	-	G	-	C	-	-

SUB-AREA NO.	STATUS	USE REGS	NEIGH-BOR-HOOD REGS	ZONING									
				DEVELOPMENT REGULATIONS									
				DEN-SITY	LOT SIZE	BLDG TYPE	MAX FLOOR AREA	FLOOR AREA RATIO	HT	COVER	SET-BACK	OPEN SPACE	SPEC AREA REGS
544A	OLD NEW	S87 S80	W W	.4 .05	2.5 AC 20 AC	C C	- -	- -	G G	- -	D C	- -	- -
544B	OLD NEW	A70 S80	L W	1 .05	1 AC 20 AC	C C	- -	- -	G G	- -	C C	- -	- -
545	OLD NEW	S87 S92	W W	.4 .125	2.5 AC 8 AC	C C	- -	- -	G G	- -	D C	- -	- -
546	OLD NEW	A70 S80	L W	1 .05	1 AC 20 AC	C C	- -	- -	G G	- -	C C	- -	- -
547A	OLD NEW	A70 S92	L W	1 .125	1 AC 8 AC	C C	- -	- -	G G	- -	C C	- -	- -
547B	OLD NEW	S87 S92	W W	.4 .125	2.5 AC 8 AC	C C	- -	- -	G G	- -	D C	- -	- -
548	OLD NEW	S87 S80	W W	.4 .05	2.5 AC 20 AC	C C	- -	- -	G G	- -	D C	- -	- -
549	OLD NEW	A70 S92	L W	1 .125	1 AC 8 AC	C C	- -	- -	G G	- -	C C	- -	- -
550A	OLD NEW	S87 S88	W W	.4 -	2.5 AC -	C L	- -	- -	G G	- -	D D	- -	- -
550B	OLD NEW	S87 S88	W W	.4 -	2.5 AC -	C L	- -	- -	G G	- -	D D	- -	- -
550C	OLD NEW	A70 S88	L W	1 -	1 AC -	C L	- -	- -	G G	- -	C D	- -	- -
550D	OLD NEW	S87 S88	W W	.4 -	2.5 AC -	C L	- -	- -	G G	- -	D D	- -	- -
550E	OLD NEW	S87 S88	W W	.4 1.7	2.5 AC -	C L	- -	- -	G G	- -	D D	- -	- -