

DECISIONS



COUNTY OF SAN DIEGO



Integrated Planning Office

A. N. DUNHAM
Assistant Chief
Administrative Officer
Integrated Planning

County Administration Center, 1600 Pacific Highway, San Diego, California 92101 ... Telephone: 236-4597

July 16, 1976

TO: DISTRIBUTION LIST

FROM: Integrated Planning Office

RESOLUTION OF ADOPTION: SAN DIEGO COUNTY PLANNING COMMISSION

Attached for your information and/or records is a copy of the San Diego County Planning Commission Resolution of Adoption for General Plan Amendment 76-02.

Briefly, the Planning Commission's action was to recommend that the Board of Supervisors:

1. Certify that the individual and composite Environmental Impact Reports were prepared and completed in compliance with the California Environmental Quality Act and the State and local guidelines; and
2. Adopt the attached form of resolution approving GPA 76-02 as an amendment to the Land Use and Circulation Elements of the San Diego County General Plan - 1990. Specifically, the items recommended for approval include:

Subitem (3) Julian Community Plan

Subitem (4) Matrix Revision (Fallbrook, Valley Center, Lemon Grove, Santee and San Dieguito Community Plans)

Subitem (5) La Mesa Country Club Zoning District (Area 1)

Subitem (6) Application of the Specific Planning Area to the Borrego Springs development proposal

Subitem (7) Application of the Specific Planning Area to the Rancho Zorro proposal

Note that the Planning Commission did not approve Subitem (1), Ramona Adult Village, or Subitem (2), Bonita Miguel. Pursuant to Sections 65352 and 65354 of the California Government Code, these subitems are not forwarded to the Board of Supervisors.

The Board of Supervisors is tentatively scheduled to consider GPA 76-02, which now consists of five subitems, on September 22, 23, and 29, 1976.

Bill Chatham

BILL CHATHAM, Project Manager
General Plan Amendment 76-02

BC:kd

BOARD OF SUPERVISORS OF THE COUNTY OF
SAN DIEGO

Re: General Plan Amendment (GPA) 76-02

ON MOTION OF Supervisor Brown, seconded by Supervisor Taylor, the following resolution is adopted:

WHEREAS, the Board of Supervisors on December 18, 1973, approved in principle adoption of a policy which would comply with the requirements of Section 65361 of the Government Code for hearings and actions by the Planning Commission and by the Board of Supervisors to amend mandatory elements of the General Plan no more than three times per calendar year; and

WHEREAS, pursuant to Section 65361 of the Government Code, the second of three amendments to the Land Use Element and the first amendment to the Circulation Element has been prepared for calendar year 1976, consisting of

- SUBITEMS:
- (1) Deleted,
 - (2) Deleted,
 - (3) Julian Community Plan,
 - (4) Matrix Revision to Five Community Plans
 - (5) La Mesa Country Club Zoning District,
 - (6) Borrego Springs,
 - (7) Rancho Zorro; and

WHEREAS, on June 11, 16 and 25 and July 1, and 9 and November 12, 1976, the Planning Commission, pursuant to Sections 65351, 65356, and 65356.1 of the Government Code, held duly advertised public hearings on said GPA 76-02; and

WHEREAS, the Planning Commission pursuant to Sections 65352 and 65353 of the Government Code has approved and endorsed said GPA 76-02; and

WHEREAS, the Planning Commission pursuant to Section 65354 of the Government Code has transmitted said GPA 76-02, as approved and endorsed,

to the Board of Supervisors; and

WHEREAS, as part of General Plan Amendment 76-01 (GPA 76-01), the Planning Commission, on February 20 and March 5, 1976, held duly advertised public hearings concerning the Borrego Springs Development Plan and Rancho Zorro, designated in GPA 76-01 as Subitems (1) and (2), respectively, and by its resolution of March 5, 1976, recommended adoption of said Subitems to the Board of Supervisors; and

WHEREAS, the Board of Supervisors, following its consideration of said Subitems (1) and (2) of GPA 76-01 deferred action and referred to the Planning Commission for consideration and report as part of its hearings on GPA 76-02 the issue of application of Specific Planning Area category of the Land Use Element to said Subitems; and

WHEREAS, the Board of Supervisors by its resolution of June 2, 1976 approved in GPA 76-01 the creation of a new land use category known as Specific Planning Area; and

WHEREAS, on September 22, 23, and 29 and on October 13 and November 29 and on December 16, 1976, the Board of Supervisors, pursuant to Section 65355 of the Government Code, held duly advertised public hearings on said GPA 76-02; and

WHEREAS, upon adoption of Subitem (3) the Julian Community Plan will become part of the San Diego County General Plan 1990 as a community Plan, and the general goals, objectives and policies of the County General Plan will be implemented through a more precise design of both the Land Use and Circulation Elements for that area included within the boundary of said community plan; and

WHEREAS, the policies and action programs contained within the Julian Community Plan are intended to implement the generalized goals, objectives, policies and action programs contained within the Conservation, Open Space, Safety, Scenic Highway, and Housing Elements of the General Plan and the procedures described in the General Plan Implementation Report; and

WHEREAS, upon adoption of Subitem (4), the Land Use/Zoning Matrices of the Fallbrook, San Dieguito, Santee, Valley Center, and Lemon Grove Community Plans will be amended for the purpose of consistency; and

WHEREAS, upon adoption of Subitem (5), the County-wide Land Use Element Map will be amended to redesignate approximately 40 acres within the La Mesa Country Club Zoning District to Industrial thereby resolving an existing General Plan/Zoning inconsistency; and

WHEREAS, upon adoption of Subitem (6), the County-wide Land Use Element Map will be amended to redesignate approximately 3,124 acres within the Borrego Springs area to the Specific Planning Area land use designation so that Specific Plan(s) may be filed pursuant to Board Policy 1-59; and

WHEREAS, upon adoption of Subitem (7), the San Dieguito Community Plan Map will be amended to indicate the Rancho Zorro property as Specific Planning Area so that Specific Plan(s) may be filed pursuant to Board Policy 1-59; and

WHEREAS, individual Environmental Impact Reports have been prepared and completed for each subitem in compliance with the California Environmental Quality Act and the State and local guidelines; and

WHEREAS, a composite Environmental Impact Report has been prepared which indicates that GPA 76-02 will have significant environmental impacts, both beneficial and adverse; and

WHEREAS, the Board of Supervisors acted to approve and adopt General Plan Amendment 76-02 on November 29, 1976, but on December 1, 1976, further acted to reconsider said action of November 29, 1976, at a hearing de novo to be held on December 16, 1976.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors concurs with the Planning Commission but does not concur with the Environmental Review Board concerning the necessity for further environmental analysis relative to the Santee and San Dieguito portions of Subitem (4); and

BE IT FURTHER RESOLVED, that the Board of Supervisors concurs with the Planning Commission but does not concur with the Environmental Review Board concerning Subitem (6), Borrego Springs, and finds that adoption of said Subitem (6) will have no substantial adverse (significant) environmental impact; and

BE IT FURTHER RESOLVED, that the Board of Supervisors has determined that approval of the Rancho Zorro development proposal at a density of Specific Planning Area 0.5, (SPA 0.5), will have no adverse environmental impact(s); and

BE IT FURTHER RESOLVED, that the Board of Supervisors concurs with the Planning Commission and Environmental Review Board relative to all other Individual Environmental Impact Reports and finds that GPA 76-02 will have no significant adverse environmental impacts; and

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby approves and adopts General Plan Amendment (GPA) 76-02, including the following subitems:

- (3) - Julian Community Plan,
- (4) - Matrix Revision Community Plan,
- (5) - La Mesa Country Club Zoning District (Area #1),
- (6) - Borrego Springs, and
- (7) - Rancho Zorro

as amendments to the County-wide Land Use Element, (including the Fallbrook, Valley Center, Lemon Grove, Santee, and San Dieguito Community Plans), and to Sheet Five of the Circulation Element; and

BE IT FURTHER RESOLVED, that by adoption of Subitems (3) and (4) a standard Land Use/Zoning Matrix is approved and applied to the Valley Center, Fallbrook, Lemon Grove, Santee, San Dieguito, and Julian Community Plans and that this standard matrix will be the same for all above mentioned community plans; and

BE IT FURTHER RESOLVED, that the Boulder Creek and the downtown bypass roads shall be deleted from the Julian Community Plan circulation network and further that the Intensive Agriculture designation of the Julian Community Plan shall be the same as that definition included within the County-wide Land Use Element; and

BE IT FURTHER RESOLVED, that the Agricultural Estates-Low designation of the Valley Center Community Plan shall be retitled Agricultural Estates-Rural and shall have a two- and four-acre minimum lot size as defined below:

AGRICULTURAL ESTATES-RURAL

Many parts of Valley Center are not conducive to development for one reason or another. Steep slopes, severe rock outcroppings and limited access all contribute to land which is not suitable for intensive development. These areas of irregular topography both limit development and add a form of natural amenity to the existing character and identity of the community. Such areas are particularly suited for isolated homesites and mobilehomes and their access should be developed so as to blend into the natural landscape at a minimum of 4 acres except certain flat, accessible pockets of less than 25% slope where division down to 2 acres would be allowed. Soil in this category is generally not as suitable as other areas for agricultural crops, although limited crop production may be possible in some areas. These areas are also particularly suited for those rural recreational activities not

normally provided by public agencies. Examples of such activities include: nature resort areas, leisure resorts, recreational areas, summer/winter resorts, wildlife areas, nature reserves, or riding clubs. Other uses as envisioned in the future will also be allowed as the demand for leisure time activities and space away from the urbanized area increases. Some areas are also encouraged to remain predominately undeveloped due to severe geographical limitations such as extremely steep slopes generally in excess of 50% gradient, extreme rock outcropping, and extremely high soil erosion characteristics; and

BE IT FURTHER RESOLVED, that the following should be added to the text of the Fallbrook Community Plan for the Specific Planning Area land use designation:

SPECIFIC PLANNING AREA

Property located in the Specific Planning Area category which has been included in an adopted Private Development Plan (PDP) shall be deemed as having satisfied the requirement of this category for having a Specific Plan. No reclassification to more intensive zones or major or minor subdivisions shall be approved except in accordance with the adopted Private Development Plan map and resolution.

Any legal parcel, 50 acres or less in size, which is not part of an adopted Specific Plan or Private Development Plan shall be exempted from the requirement to file a Specific Plan. Such property shall be subject to the requirements of the Rural Residential land use category.

Areas under this designation are expected to be developed in the future. Until such time, these areas will remain in their present or interim uses. Agriculture and other temporary uses shall be considered compatible. These areas should incorporate the latest design principles such as a development concept which provides more efficient use of the land while preserving the area's natural amenities and may include mixed commercial and industrial land uses in addition to a variety of residential densities, so long as a good balance is provided.

At the time the developer submits his proposal, he must be able to show that all of the necessary public services (i.e. schools, parks, and utilities) can be provided and will be in place in direct proportion to need and that the costs of these services can be distributed equitably. Such Specific Plans shall not exceed a maximum gross density of 2.75 dwelling units per gross acre and the PVD designation shall be deleted and replaced with the above SPA designation at a density of 2.75 (i.e. SPA 2.75; and

BE IT FURTHER RESOLVED, that the following conditions, goals and objectives shall be applied to the Borrego Springs development proposal and that the maximum overall residential density for this development proposal shall be Specific Planning Area 0.5 and cover an area of 3,124 acres and allow a maximum of 1,562 dwelling units; and

BE IT FURTHER RESOLVED, that within the Borrego Springs Specific Planning Area no major or minor tentative subdivision map(s) shall be approved and no reclassification to a zone which allows a more intensive use of the property than is permitted at the time of approval of this proposal by the Board of Supervisors shall be approved except in accordance with a Specific Plan or Plans adopted pursuant to Article 8 (commencing with Section 65450) and Article 9 (commencing with Section 65500) of Chapter 3, Title 7 of the California Government Code. Pursuant to Section 65451 of the California Government Code:

Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan listed in Section 65302 including but not limited to regulations, conditions, programs, and proposed legislation in regard to the following:

(a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas such as floodplains or excessively steep or unstable terrain where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.

(b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths and reference to prospective standards for their construction and maintenance, and the location of all other transportation facilities, whether public or private.

(c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

(d) Standards for the conservation, development, and utilization of natural resources including underground and surface waters; forests; vegetation and soils; rivers, creeks and streams; and fish and wildlife resources. Such standards shall include, where applicable, procedures for

flood control; for prevention and control of pollution of rivers, streams, creeks and other waters; regulations of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area; the prevention, control and correction of soil erosion caused by subdivision roads or any other sources; and the protection of watershed areas.

(e) The implementation of all applicable provisions of the Open Space Element as provided in Article 10.5 (commencing with Section 65560) of Chapter 3 of Title 7 of the California Government Code.

(f) Such other measures as may be necessary or convenient to insure the execution of the General Plan; and

BE IT FURTHER RESOLVED, that the Specific Plan or Plans for the Borrego Springs Specific Planning Area 0.5 may allow for:

(1) A range and mix of residential, commercial and medical uses and facilities which are consistent with accepted design principles as determined appropriate by the County and with the provision of necessary public services and facilities, and

(2) Other land uses as may be necessary or convenient for recreation and for the provision of commercial and other support services for the future residents of the specific planning area and other properties; and

BE IT FURTHER RESOLVED, that the Specific Plan for the Borrego Springs Specific Planning Area 0.5 shall include the following:

(1) The means by which the following public facilities and services shall be financed, phased and provided:

- (a) sewage and wastewater treatment disposal,
- (b) public schools,
- (c) fire protection,
- (d) provision of domestic water,
- (e) roads,
- (f) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan, and

(2) Assurance that adequate mitigating measures as indicated and identified within the Final Environmental Impact Report for the Specific Plan, prepared as an addenda to the Environmental Impact Report prepared for this Plan Amendment, are addressed and implemented within said Specific Plan in an effort to assure maximum protection to the natural environment, and

(3) General conformity with the development concept design dated November 12, 1976, and identified as Planning Commission and Board of Supervisors Exhibit C-9 and filed with this General Plan Amendment encompassing an area of 3,124 acres and providing that:

(a) Development Area is that area on which all construction of housing units, commercial/professional, recreational and public service facilities, together with such access roads as necessary, shall occur, and

(b) Open Space Area is that area consisting of approximately 1,600 acres which is adjacent to and easterly of the development area upon which no development, construction, or modification of the existing landscape shall occur except as necessary to allow adequate provision of public facility and utility easements, and

(c) As a condition of approval of this General Plan Amendment an Open Space Easement shall be offered to the County for the entire area known as Open Space Area and consisting of approximately 1,600 acres as indicated on the concept design filed with this General Plan Amendment; and

BE IT FURTHER RESOLVED, that the following conditions, goals, and objectives shall be applied to the Rancho Zorro development proposal and that the maximum overall residential density for this development proposal shall be Specific Planning Area 0.5 (SPA 0.5) and cover the whole area known as Rancho Zorro consisting of approximately 1,240 acres; and

BE IT FURTHER RESOLVED, that within the Rancho Zorro Specific Planning Area no major or minor tentative subdivision map(s) shall be approved and no reclassification to a zone which allows a more intensive use of the property than is permitted at the time of approval of this proposal by the Board of Supervisors shall be approved except in accordance with a Specific Plan or Plans adopted pursuant to Article 8 (commencing with Section 65450) and Article 9 (commencing with Section 65500) of Chapter 3, Title 7 of the California Government Code. Pursuant to Section 65451 of the California Government Code:

Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan listed in Section 65302 including but not limited to regulations, conditions, programs, and proposed legislation in regard to the following:

(a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback

limits for such buildings and facilities, including the location of areas such as floodplains or excessively steep or unstable terrain where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.

(b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths and reference to prospective standards for their construction and maintenance, and the location of all other transportation facilities, whether public or private.

(c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

(d) Standards for the conservation, development, and utilization of natural resources including underground and surface waters; forests; vegetation and soils; rivers, creeks and streams; and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control; for prevention and control of pollution of rivers, streams, creeks and other waters; regulations of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area; the prevention, control and correction of soil erosion caused by subdivision roads or any other sources; and the protection of watershed areas.

(e) The implementation of all applicable provisions of the Open Space Element as provided in Article 10.5 (commencing with Section 65500) of Chapter 3 of Title 7 of the California Government Code.

(f) Such other measures as may be necessary or convenient to insure the execution of the General Plan; and

BE IT FURTHER RESOLVED, that the Specific Plan or Plans for the Rancho Zorro Specific Planning Area 0.5 may allow for:

(1) A range and mix of residential densities consistent with accepted design principles and with the availability of necessary public services and facilities, and

(2) Other land uses as may be necessary or convenient for recreation and for the provision of commercial and other support services for the future residents of the Specific Planning Area and other properties; and

BE IT FURTHER RESOLVED, that the Specific Plan or Plans for the Rancho Zorro Specific Planning Area 0.5 shall include the following:

(1) The means by which the following public facilities and services shall be financed, phased, and provided:

- (a) transportation access, including roads and bridges on and off-site,
- (b) sewage and waste-water treatment and disposal,
- (c) public schools,
- (d) fire protection,
- (e) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan, and

(2) Assurance that adequate mitigating measures, as identified within the Final Environmental Impact Report for the Specific Plan, are addressed and implemented within said Specific Plan in an effort to assure maximum protection of the natural environment; such measures shall include, but are not limited to the following:

- (a) a detailed archaeological survey of the Specific Planning Area by a qualified archaeologist,
- (b) protection of the fresh water areas in the center of the Specific Planning Area from development or other disturbance by means of open space easements and/or other techniques as appropriate,
- (c) a feasibility study of annexation to the Olivenhain Municipal Water District of that portion of the Specific Planning Area now within the Santa Fe Irrigation District, if such annexation would result in the provision of water at less impact on the environment,
- (d) a feasibility study of the continued agricultural use of portions of the Specific Planning Area, especially where soils are most suitable or where subject to periodic inundation; and

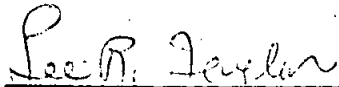
BE IT FURTHER RESOLVED, that this action of the Board of Supervisors shall be indicated by the identifying signature of the Chairperson on this resolution and that staff is hereby directed to make those changes herein approved to the County-wide Land Use Element map and text (including the Valley Center, Fallbrook, Lemon Grove, Santee, San Dieguito, and Julian Community Plans) and to the Circulation Element and that said action shall be recorded by the identifying signature of the Chairperson and the Clerk of the Board on said maps.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting thereof this 16th day of December, 1976, by the following vote:

AYES: Brown, Taylor, Conde, Bates, Walsh

NOES: None

ABSENT: None



LEE R. TAYLOR, CHAIRMAN
San Diego County Board of Supervisors

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY 
DEPUTY