

DECISIONS



PLANNING COMMISSION OF THE COUNTY OF SAN DIEGO

Re: General Plan Amendment (GPA) 76-02

ON MOTION of Commissioner DAILY, seconded
by Commissioner FERGUSON, 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 California 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, on June 11, 16, and 25, and on July 1, and 9, 1976, the Planning Commission considered, pursuant to Sections 65351 and 65361 of the California Government Code, GPA 76-02, which in part consisted of:

Subitem (3) - Julian Community Plan - a proposal to amend the Land Use and Circulation Elements,

Subitem (4) - Matrix Revision - a proposal to amend the Land Use/Zoning Matrices of the Fallbrook, Valley Center, Lemon Grove, Santee, and San Dieguito Community Plans,

Subitem (6) - Borrego Springs Development Plan - a proposal to amend the Land Use Element; and

WHEREAS, the Planning Commission also considered individual Environmental Impact Reports which had been prepared and completed for each subitem in compliance with the California Environmental Quality Act and the State and local guidelines as well as a Composite Environmental Impact Report for all of GPA 76-02 which had likewise been prepared and completed in compliance with the California Environmental Quality Act and the State and local guidelines; and

WHEREAS, Subitem (6), Borrego Springs, had originally been Subitem (1) of GPA 76-01 and considered and recommended for approval by the Planning Commission on February 20, and March 5, 1976; and

WHEREAS, the Board of Supervisors referred Subitem (6), Borrego Springs, to the Planning Commission as part of GPA 76-02 for consideration of the application of the Specific Planning Area land use designation; and

WHEREAS, on July 9, 1976, the Planning Commission adopted a resolution recommending approval of Subitems (3) and (4) with

changes and approval of Subitem (6) with application of the Specific Planning Area land use designation; and

WHEREAS, pursuant to Section 65354 of the California Government Code, the adopted resolution of the Planning Commission with recommendations for GPA 76-02 was forwarded to the Board of Supervisors; and

WHEREAS, on September 23 and on October 13, and 26, 1976, the Board of Supervisors considered the above identified Subitems (3), (4), and (6) and determined that these matters should be referred to the Planning Commission pursuant to Sections 65356 and 65356.1 of the California Government Code for consideration of the following changes:

- A. For Subitems (3) and (4), application of a single, comprehensive Land Use/Zoning Matrix which would be equally applicable to all plans,
- B. For Subitem (6), expansion of the project site area to include a total of approximately 3,124 acres with the provision that the area added to the original proposal would remain in open space and that the overall density would be 0.5 dwelling units per acre as specified within the SPA 0.5 land use designation; and

WHEREAS, the Board of Supervisors continued their public hearing sequence for GPA 76-02 until November 29, 1976, so that the report and recommendations of the Planning Commission may be considered as required by State Law; and

WHEREAS, on October 21, 1976, the Environmental Review Board (ERB) considered the previously completed and certified Environmental Impact Report (EIR) for Subitem (6) and determined that said report is adequate to cover the changes referred to this Commission by the Board of Supervisors; and

WHEREAS, on October 28, 1976, the ERB considered the previously completed and certified EIR's for Subitems (3) and (4) and determined that said reports are adequate to cover those changes referred to this Commission by the Board of Supervisors for Subitem (3) and the Fallbrook, Valley Center, and Lemon Grove Community Plan portions of Subitem (4), and the ERB determined that additional environmental analysis and review is necessary for the Santee and San Dieguito Community Plan portions of said Subitem (4); and

WHEREAS, on November 12, 1976, the Planning Commission considered Subitems (3), (4), and (6) as requested by the Board of Supervisors and as required in Sections 65351, 65356, and 65356.1 of the California Government Code;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission concurs with the recommendation of the Environmental Review Board concerning the adequacy of previously prepared and certified EIR's for the Valley Center, Fallbrook, Lemon Grove

and Julian Community Plans but does not concur with the recommendation that additional environmental analysis and review is necessary for the Santee and San Dieguito Community Plan portions of Subitem (4) and the Planning Commission finds that the Composite EIR for GPA 76-02 adequately addresses those changes proposed for Subitems (3), (4), and (6); and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find that the R-1-15 and E-1-A Zones not be found to be compatible with the Very Low Residential category of the Julian Community Plan; and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find that the R-1-15 and E-1-A Zones not be found to be compatible with the Very Low Residential Category of the Valley Center Community Plan; and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors make the following textual change to the Valley Center Community Plan:

Change the title of the Agricultural Estates-Low classification to AGRICULTURAL ESTATES-RURAL with a two- and four-acre compatibility as defined below:

AGRICULTURAL ESTATES-RURAL

Many parts of Valley Center are not conducive to development for one reason or another. Steep slopes, sever 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 divisions 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, liesure 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 liesure time activities and space away from the urbanized area increases. Some areas are also encouraged to remain predominantly 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.

BE IT FURTHER RESOLVED that the following wordage should be added to the text of the Fallbrook Community Plan for the Specific Planning Area land use designation (Page I-20-B):

Property located in the Specific Planning Area category which has been included in an adopted Private Development Plan 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 exempt 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 a more efficient use of the land while preserving the areas 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

BE IT FURTHER RESOLVED that this Commission hereby approves and recommends for adoption as part of General Plan Amendment (GPA) 76-02 Subitems (3) and (4) with the above indicated modifications and Subitem (6) including those conditions, goals, and objectives which follow.

BE IT FURTHER RESOLVED that the maximum overall residential density for the Borrego Springs Specific Planning Area (consisting

of approximately 3,124 acres) as a whole shall be one dwelling unit for each two acres, identified as Specific Planning Area 0.5 (SPA 0.5) and that a maximum of 1,562 dwelling units shall be allowed.

BE IT FURTHER RESOLVED that within the Borrego Springs Specific Planning Area no major or minor tentative subdivision map(s) and no reclassification to a zone which allows a more intensive use of the property than is allowable at such time as approval of this proposal by the Board of Supervisors 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 and standards of construction, maintenance and use 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.

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.

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 of the natural environment; and

(3) General conformity with the development concept design dated November 12, 1976 and identified as Exhibit C-9 and filed with this General Plan Amendment encompassing an area of approximately 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.

* (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.

(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.

BE IT RESOLVED that the action of this Commission shall be recorded by the identifying signature of the Secretary of the Commission and that a copy of this resolution shall consist of the Commission's report to the Board of Supervisors and shall be forwarded to the Board pursuant to Sections 65354, 65356, and 65356.1 of the California Government Code.

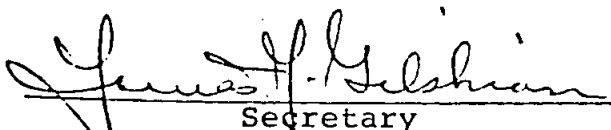
PASSED AND ADOPTED by the Planning Commission of the County of San Diego, State of California, at a regular meeting there on this 12th day of November, 1976.

AYES: Daily, Ferguson, Hollingsworth, Miller, Marquis, Parks, Jardine

NOES: None

ABSENT: None

I certify that the foregoing Resolution was duly adopted by the San Diego County Planning Commission on the above date.


Secretary


Date