

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, AUGUST 3, 2011**

MINUTE ORDER NO. 1

**SUBJECT: CONTINUED NOTICED PUBLIC HEARING;
COMPREHENSIVE UPDATE OF THE GENERAL PLAN;
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT;
AN ORDINANCE CHANGING ZONING CLASSIFICATION OF
CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING
ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND
AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE,
RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER
ORDINANCE RELATED TO THE GENERAL PLAN UPDATE
(DISTRICTS: ALL)**

OVERVIEW:

On April 13, 2011 (1), the Board of Supervisors directed the Chief Administrative Officer to prepare the final documents necessary to decide on the General Plan Update as recommended by staff with certain modifications. The hearing was continued to August 3, 2011. This report includes the revisions made to the documents presented to the Board on October 20, 2010 (1) in response to the Board direction on April 13, 2011 and therefore provides the final documents necessary to make a decision on the General Plan Update.

FISCAL IMPACT:

Funds for these requests are included in the Fiscal Year 2011-2012 Operational Plan in the Department of Planning and Land Use. There will be no change in net General Fund cost and no additional staff years. If future activities related to implementation of the General Plan Update require additional resources, such needs will be addressed in future year budgets.

BUSINESS IMPACT STATEMENT:

The General Plan Update considers economic development and provides opportunities for future jobs and business development commensurate with its forecasted growth. The General Plan Update provides development opportunities to businesses by planning for commercial development near existing businesses, transportation hubs and walkable residential areas and ensuring that sufficient, safe and appropriately located circulation routes are available for residential, commercial, and industrial development as well as related public services. Economic conditions for businesses will be enhanced through the synergies that result from new development in and around business districts and revitalization of community centers.

Future development projects will also benefit from the General Plan Update. The General Plan Update Environmental Impact Report will be available to provide environmental coverage for aspects of some projects reducing the level of analysis needed. The elimination of roads from the General Plan road network should also reduce Transportation Impact Fees. Many projects will also benefit from increased densities or improved regulations in the General Plan Update.

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Certify that the Final Environmental Impact Report (EIR) prepared for the General Plan Update has been completed in compliance with the California Environmental Quality Act (CEQA); that the Board of Supervisors has reviewed and considered the information contained in the final EIR; and that it reflects the Board of Supervisors' independent judgment and analysis. (Attachment G)
2. Adopt the CEQA findings for this project, (CEQA Guidelines Section 15091) for the reasons stated therein and discussed in this report. (Attachment H-1)
3. Adopt the Mitigation Monitoring and Reporting Program prepared pursuant to CEQA Guidelines Section 15097. (Attachment H-5)
4. Adopt the Statement of Overriding Considerations (CEQA Guidelines Section 15093). (Attachment H-2)
5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the Implementation Plan dated August 2011 and direct the Chief Administrative Officer to implement the mitigation measures identified in it. (Attachment D)
7. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONCERNING THE COMPREHENSIVE UPDATE OF THE COUNTY GENERAL PLAN. The resolution approves the County General Plan Update except for specific properties in the communities of Jamul / Dulzura and Valley Center. (Attachment B-1) This comprehensive update includes:
 - General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety and Noise Elements and General Plan Update Maps dated August 2011, including the Land Use Map and Mobility Element Network Maps (Attachment C-1);
 - Community and Subregional Plans dated August 2011 (Attachment C-2); and
 - Housing Element Background Report dated August 2011 (Attachment C-3)

With Supervisor Jacob absent:

8. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE JAMUL / DULZURA COMMUNITY PLANNING AREA. The resolution approves the County General Plan Update land use designations that apply to specific properties within the Jamul / Dulzura Community Planning Area. (Attachment B-2)

With Supervisor Horn absent:

9. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE VALLEY CENTER COMMUNITY PLANNING AREA. The resolution approves the County General Plan Update land use designations that apply to specific properties in the Valley Center Community Planning Area. (Attachment B-3)
10. Take the following actions for Assessor Parcel Numbers 484-184-24-00 and 484-184-25-00, subject to approval of the Detachment by the Local Agency Formation Commission Board:
 - Include these parcels within the Lakeside Community Planning Area;
 - Apply General Plan designation of Village Residential 15; and
 - Apply a Variable Family Use Regulation Zone (RV) with a 6,000 square foot minimum lot size and a “B” special area designator.
11. Adopt the attached Forms of Ordinance:
 - AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE (Attachment E-1)
 - AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS AND THE GENERAL PLAN UPDATE (Attachment E-2)
12. Approve the introduction of an Ordinance amending the San Diego County Subdivision Ordinance, the Resource Protection Ordinance, and the Groundwater Ordinance, read title and waive further reading of the Ordinance:

AN ORDINANCE AMENDING TITLE 8, DIVISION 1, CHAPTERS 1, 4, 6, 7 AND 8 OF THE SAN DIEGO COUNTY CODE RELATING TO THE SUBDIVISION OF LAND; TITLE 8, DIVISION 6, CHAPTER 6 OF THE SAN DIEGO COUNTY CODE RELATING TO RESOURCE PROTECTION AND TITLE 6, DIVISION 7, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE RELATING TO GROUNDWATER. (Attachment E-3)
13. Submit the Ordinance for further Board consideration and adoption on September 14, 2011. (Attachment E-3)
14. Disestablish the General Plan Update Steering Committee and Interest Group.
15. Direct staff to annually prepare a report that tracks the progress in implementing the General Plan and to establish a goal of bringing forward to the Board of Supervisors a General Plan Amendment “clean up” every two years.

16. Adopt the Resolution entitled A RESOLUTION APPROVING THE ESTABLISHMENT OF A FOCUSED WILLIAMSON ACT PROGRAM FOR PROPERTIES WITH DECREASED DENSITY FROM THE GENERAL PLAN UPDATE AND TO TERMINATE THE TEMPORARY SUSPENSION OF THE WILLIAMSON ACT/COUNTY AGRICULTURAL PRESERVE PROGRAM AND APPLICABLE PROVISIONS OF BOARD POLICY I-38 FOR AGRICULTURAL PRESERVES. (Attachment B-4)
17. Amend Board Policy I-63 modifying the General Plan Amendment initiation process for private projects as directed by the Board. (Attachment F)

1.1 ACTION:

Noting for the record Supervisor Jacob's opposition to Policy LU 1.4; and Noting for the record an Errata sheet has been submitted; ON MOTION of Supervisor Jacob, seconded by Supervisor Slater-Price, the Board of Supervisors approved recommendations 1-7 and 10-16, adopting Resolution No. 11-114, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONCERNING THE COMPREHENSIVE UPDATE OF THE COUNTY GENERAL PLAN UPDATE; Ordinance No. 10161 (N.S.), entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE (Attachment E-1); and Ordinance No. 10162 (N.S.), entitled: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS AND THE GENERAL PLAN UPDATE (Attachment E-2); and Resolution No. 11-115, entitled: A RESOLUTION APPROVING THE ESTABLISHMENT OF A FOCUSED WILLIAMSON ACT PROGRAM FOR PROPERTIES WITH DECREASED DENSITY FROM THE GENERAL PLAN UPDATE AND TO TERMINATE THE TEMPORARY SUSPENSION OF THE WILLIAMSON ACT/COUNTY AGRICULTURAL PRESERVE PROGRAM AND APPLICABLE PROVISIONS OF BOARD POLICY I-38 FOR AGRICULTURAL PRESERVES (Attachment B-4); introducing Ordinance for further Board consideration and adoption on September 14, 2011.

AYES: Cox, Jacob, Slater-Price, Roberts

NOES: Horn

1.2 ACTION:

With Supervisor Jacob absent, ON MOTION of Supervisor Cox, seconded by Supervisor Roberts, the Board of Supervisors took action as recommended in recommendation 8, adopting Resolution No. 11-116, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE JAMUL / DULZURA COMMUNITY PLANNING AREA.

AYES: Cox, Slater-Price, Roberts

NOES: Horn

ABSENT: Jacob

1.3 ACTION:

With Supervisor Horn absent, ON MOTION of Supervisor Cox, seconded by Supervisor Roberts, the Board of Supervisors took action as recommended in recommendation 9, adopting Resolution No. 11-117, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE VALLEY CENTER COMMUNITY PLANNING AREA.

AYES: Cox, Jacob, Slater-Price, Roberts

ABSENT: Horn

1.4 ACTION:

ON MOTION of Supervisor Roberts, seconded by Supervisor Horn, the Board directed staff to report back with a workshop on November 9, 2011 to provide a comprehensive review of the Property Specific Requests in the minor, moderate and major categories against the Guiding Principles of the General Plan Update and the Forest Conservation Initiative without slowing down the Forest Conservation Initiative.

AYES: Cox, Roberts, Horn


NOES: Jacob, Slater-Price

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



By  _____
Marvice E. Mazyck, Deputy