

CLERK OF THE BOARD OF SUPERVISORS
BOARD OF SUPERVISORS MEETING

WEDNESDAY, NOVEMBER 18, 2020

Legislative Services Section: (619) 531-5434

INDEX:

New Page

REVISED BACKUP ONLY:

- 04. NOTICED PUBLIC HEARING:
OTAY RANCH RESORT VILLAGE 13 GENERAL PLAN AMENDMENT,
SPECIFIC PLAN, ZONE RECLASSIFICATION, VESTING REPLACEMENT
TENTATIVE MAP, SITE PLAN AND ENVIRONMENTAL DOCUMENT,
LOCATED IN THE OTAY SUBREGIONAL PLAN AREA**

**CHANGES MADE TO ATTACHMENTS "A" AND "E" – DUE TO THE FILE
SIZE, DOCUMENTS ARE AVAILABLE ONLINE THROUGH THE OFFICE OF
THE CLERK OF THE BOARD OF SUPERVISORS AT
WWW.SANDIEGOCOUNTY.GOV/CONTENT/SDC/COB/BOSA.HTML**

NEW AGENDA PAGES AND BACKUP:

- 15. ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL
COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL
COMMISSION; AND RELATED ZONING ORDINANCE AMENDMENTS
(DISTRICT: 5)**

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8. NOTICED PUBLIC HEARING:
AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ADMINISTRATIVE CODE TO DEVELOP A PILOT PROGRAM TO WAIVE CERTAIN BUILDING PERMIT FEES ASSOCIATED WITH RENEWABLE ENERGY PROJECTS (11/18/2020 - 1ST READING; 12/9/2020 - 2ND READING)
[FUNDING SOURCE: GENERAL FUND FUND BALANCE]
9. ADMINISTRATIVE ITEM:
NOTICED PUBLIC HEARING:
SECOND CONSIDERATION AND ADOPTION OF ORDINANCES:
ADMINISTRATIVE ACTIONS AND ORDINANCES TO RETITLE THE DEPARTMENT OF ENVIRONMENTAL HEALTH TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY AND IMPLEMENT ASSOCIATED ORGANIZATIONAL CHANGES
10. STATE ROUTE 125 FREEWAY MAINTENANCE AGREEMENT
11. GENERAL SERVICES AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR THE PURCHASE AND INSTALLATION OF A MODULAR BUILDING AT SAN YSIDRO FIRE STATION #29
[FUNDING SOURCES: APCD FUND BALANCE AND ENVIRONMENTAL PROTECTION ACT SECTION 103 NEAR ROADWAY MONITORING GRANT]
12. ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR THE BRADLEY AVENUE WIDENING PROJECT, ADOPT A RESOLUTION REQUESTING SANDAG TO PROVIDE ADVANCE PROJECT FUNDING, AND APPROVE A REIMBURSEMENT AGREEMENT WITH HELIX WATER DISTRICT FOR PROJECT UTILITY RELOCATION
[FUNDING SOURCES: REVENUE FROM TRANSNET AND HELIX WATER DISTRICT]
(4 VOTES)
13. GENERAL SERVICES ADOPT A RESOLUTION TO SUMMARILY VACATE A FLOWAGE EASEMENT, AND OFFERS OF DEDICATION FOR PUBLIC TRAILS, DRAINAGE AND ACCESS EASEMENTS OVER PORTIONS OF MAP NO. 15428 AND MAP NO. 15830 IN THE VALLEY CENTER AREA (VACATION NO. 2020-0014-A, 2020-0014-B AND 2020-0014-C)
[FUNDING SOURCE: DEPOSIT FROM THE APPLICANT]
14. ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE PER CAPITA GRANT PROGRAM FOR PROPOSITION 68
[FUNDING SOURCE: EXISTING GENERAL-PURPOSE REVENUE IN THE DEPARTMENT OF PARKS AND RECREATION]

- 15. ADOPT THE IMPLEMENTATION PLAN COMPENENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED ZONING ORDINANCE AMENDMENTS**

the grant(s) are awarded, matching funds will be provided through in-kind services in the form of County of San Diego staff time up to the amount of \$1.1 million in Fiscal Year 2020-21 for the grant projects not serving a severely disadvantaged community. The funding source is existing General Purpose Revenue in the Department of Parks and Recreation.

A waiver of Board Policy B-29 is requested because the proposed grant funding may not offset all administrative costs. If approved and a grant is awarded, any unrecovered cost per Board Policy B-29 up to \$1.1 million would be funded by existing General-Purpose Revenue in the Department of Parks and Recreation.

Once projects are selected, the Department of Parks and Recreation will return to the Board of Supervisors to establish the necessary appropriations in Fiscal Year 2020-21. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

- 15. SUBJECT: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED ZONING ORDINANCE AMENDMENTS (DISTRICT: 5)**

OVERVIEW

A Local Coastal Program (LCP) is comprised of two components, a Land Use Plan (LUP) and an Implementation Plan (IP), both of which require Board of Supervisors (Board) and California Coastal Commission (Coastal Commission) approval. The LUP establishes goals and policies for land within the Coastal Zone, and the IP establishes development regulations which implement the LUP. The Board approved the LUP on January 25, 2017 (2), and on September 12, 2018 (3), as modified by the Coastal Commission. On December 13, 2018, the Coastal Commission found the LUP legally adequate, which concluded the LUP component of the LCP. On June 26, 2019 (5), the Board approved the first reading of the Implementation Plan for the Local Coastal Program. On November 5, 2020, the Coastal Commission certified the IP with suggested modifications including updates to terminology and references, reformatting of information, and general consistency clean-up in conformance with the Coastal Act.

This is a request for the Board to evaluate and consider the IP, as modified by the Coastal Commission and associated County of San Diego's (County) Zoning Ordinance amendments, which establish a new section (Part Nine) to regulate development within the Coastal Zone and implement the policies approved in the LUP. In partnership with coastal counties and cities, the Coastal Commission plans and regulates the use of land and water in the Coastal Zone through the Coastal Act. The Coastal Zone consists of land and water area extending 1,000 yards from the sea along the coast of California. Land within the unincorporated area's Coastal Zone consists of approximately 1,050 acres located in the western areas of the San Dieguito Community Plan Area. The Coastal Act specifies policies that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works.

The Coastal Act allows the local jurisdictions to assume permitting authority for development occurring within the Coastal Zone through its LCP (with the exceptions of tidelands, submerged lands, and public trust lands). Final adoption of the certified IP will satisfy State requirements to adopt a LCP to regulate development within the County. The transfer of authority will streamline the permitting process and reduce costs for private and public projects by removing the Coastal Commission hearing and approval process.

Adoption of the IP codifies new local regulations for development (Part Nine of the County Zoning Ordinance) within the unincorporated area's Coastal Zone. The Zoning Ordinance amendments include: 1) removing and/or amending language related to development requirements pertaining to the Coastal Zone; 2) consolidating all land use regulations within the Coastal Zone to the new Part Nine; 3) specifying permitted uses and removing incompatible uses within the Coastal Zone; and 4) establishing Coastal Administrative and Coastal Development Permits permitting procedures for uses within the Coastal Zone.

RECOMMENDATION(S)

PLANNING COMMISSION

On May 31, 2019, the Planning Commission considered the Local Coastal Program Implementation Plan and amendments to the Zoning Ordinance. The Coastal Commission changes were not substantive and did not require an additional hearing of the Planning Commission. A Planning Commission recommendation on the modifications to the Local Coastal Program Implementation Plan requested by the Coastal Commission is not required.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services agrees with the Planning Commission's recommendation from May 31, 2019 and recommends that the Board of Supervisors receive, accept, and agree to the Coastal Commission's resolution of certification, including the suggested modifications to the Local Coastal Program Implementation Plan.

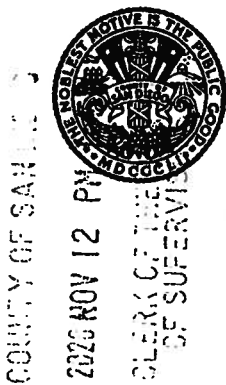
1. Determine that the preparation and adoption of the Local Coastal Program Implementation Plan are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15265 of the State CEQA Guidelines.
2. That the Board of Supervisors adopt the Resolution entitled: A RESOLUTION OF THE COUNTY OF SAN DIEGO APPROVING THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM (POD 13-009) (Attachment B, on file with the Clerk of the Board.
3. That the Board of Supervisors adopt the attached Form of Ordinance entitled: AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO ZONING ORDINANCE RELATED TO THE LOCAL COASTAL PROGRAM - IMPLEMENTATION PLAN (REZ-16-007) (Attachments C and E, on file with the Clerk of the Board).

FISCAL IMPACT

N/A

BUSINESS IMPACT STATEMENT

N/A



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

KRISTIN GASPAR
Third District

NATHAN FLETCHER
Fourth District

JIM DESMOND
Fifth District

DATE: November 18, 2020

15

TO: Board of Supervisors

SUBJECT

ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED ZONING ORDINANCE AMENDMENTS (DISTRICT: 5)

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Attachments distributed to each Board Member, CAO, County Counsel, and on file in the Office of the Clerk of the Board

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**RECOMMENDATION(S)
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1. Determine that the preparation and adoption of the Local Coastal Program Implementation Plan are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15265 of the State CEQA Guidelines.
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FISCAL IMPACT

N/A

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BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

The Local Coastal Program Land Use Plan and Implementation Plan were presented to the San Dieguito Community Planning Group on November 20, 2016, August 9, 2018, and May 9, 2019. On November 12, 2020 staff provided an informational update to the San Dieguito Planning Group, after this report was finalized. Any actions taken at this meeting will be reported to the Board of Supervisors. Informational meetings with the Rancho Santa Fe Association Covenant Board occurred on November 5, 2015, September 6, 2018, and June 11, 2019.

INVOLVED PARTIES

N/A

PLANNING COMMISSION VOTE

On May 31, 2019, the Planning Commission voted 5 Ayes – 0 Noes – 1 Abstain – 1 Absent to recommend approval of the Local Coastal Program Implementation Plan (Ayes: Seiler, Woods, Pallinger, Edwards, Calvo; Abstain: Barnhart; Noes: N/A; Absent: Beck). Only minor modifications have been made since the Planning Commission took action, therefore only the Board of Supervisors approval is needed.

BACKGROUND

In partnership with coastal counties and cities, the California Coastal Commission (Coastal Commission) plans and regulates the use of land and water in the Coastal Zone through the Coastal Act. The Coastal Zone consists of land and water area extending 1,000 yards from the sea along the coast of California. The Coastal Act specifies policies that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works.

Land within the unincorporated area's Coastal Zone consists of approximately 1,050 acres located in the western areas of the San Dieguito Community Plan Area. Approximately 945 acres of the unincorporated county Coastal Zone is built-out with the following uses: 1) rural to semi-rural estate residential development; 2) pockets of coastal access and recreation, and 3) connectivity to the shoreline provided through recreational areas and trails and pathways. Since 2005, the Coastal Commission has processed more than 60 permits within the unincorporated county Coastal Zone. Approximately 305 acres of the unincorporated county Coastal Zone are considered Environmentally Sensitive Habitat Areas (ESHA), containing plant or animal life or their habitats. These areas are valuable because of their special nature or role in an ecosystem.

The Coastal Act allows local jurisdictions like the County of San Diego (County) to assume permitting authority for development occurring within the Coastal Zone, with the exceptions of tidelands, submerged lands, and public trust lands. Before assuming permitting authority, the

SUBJECT: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED AMENDMENTS TO THE ZONING ORDINANCE (DISTRICT: 5)

Coastal Act requires that the County adopt a Local Coastal Program (LCP) for the portion of the Coastal Zone within its jurisdiction and that the Coastal Commission certifies the adopted LCP. On July 31, 2013 (1), the Board of Supervisors (Board) authorized an application to apply for and accept grants to update the LCP. On November 13, 2014, the Coastal Commission granted the County \$52,000 to complete the unincorporated areas LCP. On September 12, 2018 (3), the Board adopted the County Land Use Plan (LUP) with the Coastal Commission's policy modifications. On December 13, 2018, the Coastal Commission found the LUP legally adequate, which concluded the LUP component of the LCP. After adopting the LUP, the County drafted the Implementation Plan (IP), which represents the final component of the County LCP. On June 26, 2019 (05), the Board adopted the IP. The IP is intended to protect coastal resources, preserve public access and recreation, and establish Coastal Zone development regulations.

The proposed Zoning Ordinance amendment includes: 1) removing and/or amending language related to development requirements pertaining to the Coastal Zone; 2) consolidating all land use regulations within the Coastal Zone to the new Part Nine; 3) specifying permitted uses and removing incompatible uses within the Coastal Zone; and 4) establishing Coastal Administrative and Coastal Development Permits permitting procedures for uses within the Coastal Zone.

PROJECT ANALYSIS

The Implementation Plan (IP) amends the County of San Diego's (County) Zoning Ordinance and removes and/or amends existing development regulation language and consolidates it into a new section (Part Nine) to regulate the Coastal Zone. The following is an overview of the IP regulations.

Regulations

The IP includes use regulations within the Zoning Ordinance currently allowed in the Coastal Zone, including Single Family Residential (RS), Residential Variable Family (RV), Rural Residential (RR), Office Professional (C30), Limited Agriculture (A70), Open Space (S80); and Parking (S86). For each use regulation, the IP identifies a "principal permitted use, or a primary use that is not appealable to the Coastal Commission, once the local jurisdiction issues the required coastal development permit. An example of this use is single-family development within the residential zoning districts in the Coastal Zone.

Land uses that are inconsistent with the goals of protecting the Coastal Zone from the negative impacts of development are not allowed in the IP. Examples of such uses include construction vehicle storage, recycling plants, mining and processing, and explosive materials storage. Since none of these uses currently exist within the Coastal Zone, development regulations within the proposed IP are consistent with the current Zoning Ordinance, and requirements currently in effect today would remain so after adoption of the IP. These include development regulations covering building setbacks, minimum lot area, building height, lot coverage, parking, signage, fencing, accessory use regulations, and animal regulations.

Special Area Regulations

Development within the Coastal Zone which may impact sensitive resources such as habitat and scenic views, requires additional review outside of standard development regulations. The Coastal

SUBJECT: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED AMENDMENTS TO THE ZONING ORDINANCE (DISTRICT: 5)

Act requires more stringent protection of Environmentally Sensitive Habitat Areas (ESHA) when it contains wetlands, riparian areas, native coastal grasslands, woodlands, steep slopes, and other natural resources. The LUP Policies set high standards to protect ESHA, while allowing for the reasonable use of private property. The IP regulations carry out the LUP policies regarding biological resources such as wetlands, riparian areas, and ESHA. To comply with the Coastal Act, the IP does not allow development in ESHA.

The Zoning Ordinance currently regulates development within scenic viewsheds by using special area regulations carried forward into the IP. The IP scenic regulations protect scenic vistas and viewsheds as delineated within the LUP. Those viewsheds are primarily located along the following roadways of La Noria, El Camino Real, and those within the San Dieguito Park.

Coastal Development Permitting Process

Currently, developments within the Coastal Zone are required to obtain a Site Plan, or Major Use Permit approval from the County, followed by approval of a Coastal Development Permit from the Coastal Commission. With the transfer of coastal permitting to the County, the permit type names will change. Developments that currently require approval of a Site Plan will now require the approval of a Coastal Administrative Permit. Developments that currently require the approval of a Major Use Permit will now require the approval of a Coastal Development Permit, both of which will be issued by the County. The processing of Coastal Administrative Permits and Coastal Development Permits is proposed to be distributed amongst four County departments.

The Department of Public Works (DPW) will process permits for all publicly initiated projects related to stormwater facilities and County roads. The Department of Parks and Recreation (DPR) will process permits for all publicly initiated projects related to trails, pathways, and parks. The Department of General Services (DGS) will process permits for all publicly initiated projects related to County-owned facilities not under the purview of DPR and DPW. Planning & Development Services (PDS) will process permits for all privately initiated development.

The proposed application process and submittal materials for Coastal Administrative Permits are the same as that for Site Plans, which includes an application, application fee, and plot plan. Approval authority for Coastal Administrative Permits is delegated to the PDS for privately initiated projects, and DPW, DPR, DGS for public initiated projects. A director's decision is appealable to the Planning Commission for applications processed by PDS and to the Board of Supervisors (Board) for applications processed by the other departments. The process for Coastal Development Permits will be discussed under Coastal Commission Modifications section.

If approved, fees and deposits for permits associated with private development in the LCP IP will be calculated based on the current rates for fees and deposits established by PDS, as approved by the Board. These rates are established in amounts sufficient to recover the full cost of permit services, as required by Board Policy B-29: Fees, Grants, Revenue Contracts—Department Responsibility for Cost Recovery. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed. The funding source is fees paid by customers. Customers will save time and money by not having to go to the Coastal Commission for additional permits.

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Coastal Commission Modifications

Following Board adoption in June 2019, PDS submitted the IP to the Coastal Commission for review. The Coastal Commission provided initial minor modifications in December 2019 through February 2020. Staff responded and provided a revised IP to the Coastal Commission on May 15, 2020, and additional information requested by the Coastal Commission was submitted on June 11, 2020.

In October, the Coastal Commission staff provided four draft sets of suggested modifications to the County. The suggested modifications include minor clean-up, and consistency review with the California Coastal Act. Prior to posting of the Coastal Commission Staff Report, Coastal Commission and County staff coordinated on the draft suggested modifications and resolved all major outstanding issues. Based on these conversations, the following modifications were made:

Coastal Development Permit Process

The proposed application process and submittal materials for Coastal Development Permits are also the same as those for Major Use Permits, which include an application, review of findings, and an application fee. Coastal Development Permits for privately initiated projects processed by PDS are brought to the Planning Commission for approval. They are appealable to the Board. Coastal Development Permits for County projects will be processed by the DPW, DPR, DGS director, and are appealable to the Board. The Coastal Commission's staff had process and consistency related questions regarding the DPW, DPR, and DGS directors approving Coastal Development Permits. After explanations and discussion, Coastal Commission's staff agreed with the County's proposed process that the directors of DPW, DPR, DGS would process the Coastal Development permits, appealable to the Board, and the item was resolved.

S80 – Open Space Uses

Coastal Commission staff identified uses within the S80 – Open Space zone that were inconsistent with the certified County's Local Coastal Program LUP. These uses include changing the permit type from a Site Plan to a Major Use Permit for Fire Protection Services, and Minor Impact Utility uses. Additional changes removed Postal Services and Small Schools as uses allowed in the S-80 zone. None of these uses are currently located in the Coastal Zone or anticipated to be constructed in the S-80 Zone. Accordingly, County staff accepted the suggested modifications.

On October 22, 2020, the Coastal Commission published the Staff Report and Suggested Modifications Exhibit (Attachment F) and final suggested modifications for the County's Implementation Plan. They included all the modifications in the previous drafts and the agreed upon language for the issues resolved between Coastal Commission staff and County Staff. No new modifications were suggested. There were a total of 85 modifications, which County staff reviewed and deemed as non-substantial modifications to the Implementation Plan previously adopted. After the Coastal Commission Staff Report was posted one item was resolved and captured in an addendum to the Coastal Commission's Staff Report, dated October 29, 2020.

Water Requirements and Watershed Protection

Coastal Commission staff identified consistency language for water quality, and watershed protection which was not included in the County's draft LCP IP. Through coordination meetings,

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the suggested modifications were amended for consistency with County policies and processes and accepted by both Commission and County staff. The item was resolved and captured in an addendum to the Coastal Commission Staff Report.

On November 5, 2020, the Coastal Commission certified the Board approved Implementation Plan with no additional modifications.

ENVIRONMENTAL STATEMENT

The California Environmental Quality Act (CEQA) Guidelines, Section 15265 states that "...CEQA does not apply..." to local jurisdictions that "prepare and adopt an LCP." A CEQA review "...applies to the certification of an LCP...by the Coastal Commission." Based on this, the County of San Diego's (County) action on the Implementation Plan is exempt from CEQA. Per CEQA Guidelines Sections 15250 and 15251(f), the Coastal Commission's approval of a local coastal plan is a program certified by the Secretary of Resources, exempting that program from preparing EIRs, negative declarations, or initial studies. On November 5, 2020, the Coastal Commission found that the County's Local Program Implementation Plan conforms with CEQA.

PUBLIC INPUT

On November 12, 2020, staff attended the San Dieguito Community Planning Group (CPG) meeting to provide an update on the Implementation Plan modifications since the CPG last heard the item in May 2019. Since the meeting was held after the docketing of this Board Letter, staff will update the Board of Supervisors of the outcome on the day of the hearing.


DEPARTMENT REASONS FOR RECOMMENDATION

Approval of the certified Implementation Plan is the last step for the Local Coastal Program to the Coastal Commission, granting the County of San Diego (County) permitting responsibility for issuing coastal development permits. This authority will help streamline County's coastal development permit process.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed actions support the Sustainable Environments/Thriving and Operational Excellence initiatives in the County of San Diego's 2020-2025 Strategic Plan by identifying and protecting natural environments, diverse habitats, and sensitive species. Transferring full permitting authority within the Coastal Zone will improve customer service by streamlining permit processing and saving time and money for applicants and the County.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

SUBJECT: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED AMENDMENTS TO THE ZONING ORDINANCE (DISTRICT: 5)

ATTACHMENT(S)

- Attachment A Vicinity Map
- Attachment B A RESOLUTION OF THE COUNTY OF SAN DIEGO APPROVING THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM (POD 13-009)
- Attachment C AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO ZONING ORDINANCE RELATED TO THE LOCAL COASTAL PROGRAM - IMPLEMENTATION PLAN (REZ-16-007) (Clean)
- Attachment D AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO ZONING ORDINANCE RELATED TO THE LOCAL COASTAL PROGRAM - IMPLEMENTATION PLAN (REZ-16-007) (Strikethrough Underline)
- Attachment E Table of Zoning Ordinance Amendments
- Attachment F October 22, 2020, Coastal Commission Staff Report Modifications Exhibit

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

June 26, 2019 (5), Board-approved Implementation Plan for the Local Coastal Program; September 12, 2018 (3), Board approved the Land Use Plan, and accepted the May 2017 Coastal Commission Land Use Plan policy modifications; January 25, 2017 (2), Board-approved Land Use Plan; May 26, 2015, Coastal Commission Grant agreement executed; July 31, 2013(1), the Board of Supervisors provided direction to apply for and accept grants to update the LCP.

BOARD POLICIES APPLICABLE:

B-29 – Fees, Grants, Revenue Contracts – Department Responsibility for Cost Recovery

BOARD POLICY STATEMENTS:

Board Policy B-29 generally mandates that departments seek to recover the full cost of all services provided to agencies or individuals outside the County organization. Reimbursement by fees, contracts, and grants will be for the full cost of all services, with certain exceptions approved by the Board of Supervisors. Coastal Administrative and Coastal Developments Permits will use established fees for Site Plans and Major Use Permits. Permit fees for the Local Coastal Program Implementation Plan have been estimated in an amount sufficient to recover the full cost as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed.

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Planning & Development Services

OTHER CONCURRENCE(S): Department of General Services
Department of Parks and Recreation
Department of Public Works

CONTACT PERSON(S):

Mark Wardlaw
Name

Rami Talleh
Name

SUBJECT: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED AMENDMENTS TO THE ZONING ORDINANCE (DISTRICT: 5)

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Approval Log For:

PDS 11.18.20 Local Coastal Program Final BL.docx

Attachment A - Vicinity Map.pdf

Attachment E - Table of ZO Amendments.pdf

Attachment D - Ordinance Strikeout.pdf

Attachment B - Resolution.pdf

Attachment F - CC Modification Exhibit.pdf

Attachment C - Ordinance Clean.docx

| Approver's Name | Approvers Job Title | Approver's Department | Time and Date of Final Approval |
|-----------------|---------------------|--------------------------------|---------------------------------|
| Randall Sjoblom | Senior Deputy | County Counsel | 11/10/2020 11:06:41 AM |
| Marko Medved | Director | Facilities Management Isf | 11/10/2020 8:50:19 AM |
| Mark Wardlaw | Director | Planning And Development Servi | 11/10/2020 12:06:25 PM |
| Jeff Moneda | | Public Works,Dept Of,Road | 11/10/2020 8:18:09 AM |
| Brian Albright | | Parks & Recreation Dept | 11/10/2020 9:14:48 AM |



County of San Diego

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SARAH E. AGHASSI
DEPUTY CHIEF ADMINISTRATIVE OFFICER

RECEIVED
NOV 12 PM 1:57
COUNTY OF SAN DIEGO

DATE: November 12, 2020

TO: Supervisor Greg Cox, Chairman

FROM: Sarah E. Aghassi, Deputy Chief Administrative Officer

MEETING DATE REQUESTED: November 18, 2020

SUBJECT OF ITEM: ADOPT THE IMPLEMENTATION PLAN COMPONENT OF THE LOCAL COASTAL PROGRAM AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION; AND RELATED ZONING ORDINANCE AMENDMENTS

REASON ITEM CANNOT BE PLACED ON FUTURE AGENDA:

This is an action to the Board to complete the final step of the County's Local Coastal Program. The County has had a priority to complete the Local Coastal Program for many years, in order to obtain permitting authority from the California Coastal Commission on behalf of property owners and residents within the Coastal Zone. If Board approval is received, the State can delegate authority to the County, which is needed to conclude this effort. Although the timing of the item is not legally bound, it is a priority item to have completed. If the Board approves the amendments, there will be a final approval of the changes by the California Coastal Commission, and then the Executive Director can notify the California Coastal Commission that this process is complete. If this is approved in November, it is possible the California Coastal Commission takes that action in December 2020. Thirty days after that notification the County will have a completed Local Coastal Program.

Respectfully,

SARAH E. AGHASSI

DISPOSITION: APPROVED/DISAPPROVED

CHAIRMAN GREG COX