

DATE ISSUED: March 9, 2005

REPORT NO. 05-069

ATTENTION: Natural Resources and Culture Committee
Agenda of March 16, 2005

SUBJECT: Status Report on San Pasqual Valley Vision Plan Implementation

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE.

BACKGROUND

In order to protect the San Pasqual Valley's vital water resources, preserve its rural character, and encourage appropriate agricultural uses, in 2004 San Diego City Councilmember Brian Maienschein (District 5) drafted the San Pasqual Vision Plan (Attachment 1). The Vision Plan contains ten directives that address various issues facing the San Pasqual Valley. The intent is to protect water resources, sustainable agricultural opportunities, rural character, cultural and historic resources, and low-impact recreational opportunities in the Valley, and to establish the responsibility of the City to manage these lands. For each directive, there are action items associated with implementing the goals for the Valley. On August 4, 2004, the Land Use and Housing Committee voted 4-0 to support the Manager's Recommendation to direct that work begin on the first two directives of the Vision Plan.

Following the Land Use and Housing Committee Meeting, the Planning Department set forth an ambitious work program to begin the San Pasqual Vision Plan implementation process. Starting with the October 2004 meetings of both the San Pasqual/Lake Hodges Community Planning Group and the Rancho Bernardo Community Planning Board, staff began monthly planning group briefings on the Vision Plan implementation process. At the same time, Planning Department Staff met with representatives from the Water, Real Estate Assets, and Development Services Departments as well as Council District 5 staff to discuss upcoming steps in the work program. On November 22, 2004, the City Manager directed that staff begin working on the other eight directives, with a target completion date of December 2006.

DISCUSSION:

Implementation of Directive 1 - Work has begun on the drafting of a Council Policy to further define a series of implementation measures which execute the directives of the Vision Plan. The preparation of the Council Policy itself is the implementation of Directive #1, as outlined in the Vision Plan. Therefore, the remaining nine directives have been broken down into specific tasks and incorporated into eight implementation steps set forth in the draft Council Policy. A matrix has been prepared to provide further details on the directives (Attachment 2). Additionally, in order to provide clarity in terms of the geographic boundaries for which the Council Policy and the directives apply, a boundary map (Attachment 3) will be included as part of the Council Policy. To be consistent with the adopted land-use plan, staff determined that the map should follow the boundaries of the San Pasqual Valley Community Planning Area. In January 2005, Planning Department Staff distributed a first draft of the Council Policy to all of the involved departments. Over the course of the past month, staff from these various departments has met from time-to-time to discuss and revise the draft policy. A second draft of the Council Policy is now being prepared, which will be distributed to the members of the San Pasqual/Lake Hodges Community Planning Group and the Rancho Bernardo Community Planning Board for review sometime in mid to late March. It is expected that this review period will last approximately one month, following which staff will incorporate all final changes into the Policy. In keeping with this aggressive schedule, staff expects to bring the final draft of the Council Policy before both planning groups in April for a formal recommendation. Following positive recommendations from each planning group, staff expects to bring the policy back to the Natural Resources and Culture Committee in May 2005, with a City Council Hearing scheduled for sometime in June 2005.

Implementation of Directive 2 – In the fall of 2003, the Rancho Bernardo Regional Issues Committee, together with representatives from the San Pasqual/Lake Hodges Community Planning Group, began studying the allowed land uses in the San Pasqual Valley and developing recommendations on how to further protect the Valley's resources. As the Vision Plan was developed, this ongoing effort was incorporated into the Plan as part of Directive 2. On January 11, 2005, the City Council voted unanimously to initiate a process to rezone all of the City-owned parcels in the Valley from AR-1-1 to AG-1-1 and to amend the Progress Guide and General Plan, and the San Pasqual Valley Plan as needed to strengthen the policies that preserve the rural character of the Valley and protect its vital resources. The rezone and community plan amendment are currently being processed by Planning Department staff, with the expectation that these items will be presented to the San Pasqual/Lake Hodges and Rancho Bernardo planning groups for formal recommendations in May 2005, followed by a Planning Commission Hearing later that month and a City Council hearing in June or July 2005.

In addition to the rezone and community plan amendment effort, a separate, concurrent process is underway to amend the Land Development Code, specifically the AG-1-1 zone, to limit inappropriate uses within the Valley in order to implement the goals of the Vision Plan. In February 2005, Planning staff met with the Regional Issues Committee to discuss the Land Development Code Amendment and the rezone in order to draft a list of land uses which should no longer be allowed in the Valley, based on the committee's past work and current analysis by staff (Attachment 4). Once this list has been reviewed by all stakeholders, including community representatives, City departments and other interested parties, it will be used to modify the use regulations table for the AG-1-1 zone.

In order to process this Land Development Code Amendment, Planning staff met with staff from the Land Development Code Update Team in the Development Services department to include this item as part of the fifth update to the Land Development Code which is currently being processed. As part of this process, Planning staff presented this item to the Code Monitoring Team on February 9, 2004. The Code Monitoring Team, an oversight committee established by the City Council, made a formal recommendation to support the proposed AG-1-1 zone modifications as part of the fifth update on March 9, 2005. The Land Development Code Update is next scheduled to go to the Community Planners Committee (CPC) for a recommendation on March 22, 2005, Planning Commission on April 14, 2005, and City Council for adoption sometime in June 2005.

Implementation of Directives 3-10 – Following the completion of Directives 1 and 2, scheduled for June 2005, City staff will begin working towards completion of Directives 3 through 10. As work begins on these subsequent directives, the lead departments will be able to further define the work process and timeline involved for each directive. Attachment 2 provides a working schedule for all of the directives and establishes a basis to direct future work programs for the departments involved in the implementation process.

CONCLUSION

The implementation of Directives 1 and 2 of the San Pasqual Vision Plan are proceeding ahead of schedule, as they were previously identified in the July 29, 2004 City Manager's Report to the Land Use and Housing Committee, as being scheduled for completion around December 2005. Given the current schedule, it is expected that both directives should be completed by June 2005. Since Directive 1, the establishment of a comprehensive Council Policy, and Directive 2, the rezone, LDC and community plan amendments, are the basis for proceeding with Directives 3 through 10, their early completion will allow work to begin on the subsequent directives, as early as July 2005, although some work may begin prior to that.

Representatives from the Planning, Development Services, Water and Real Estate Assets departments, as well as the City Attorney's Office, have been meeting with the City Manager's office on a monthly basis to ensure a high level of coordination between all

City departments involved. In addition, Planning Department staff has provided monthly updates to the San Pasqual/Lake Hodges and Rancho Bernardo community planning groups, as well as other subcommittees in order to allow for a high level of public input throughout the implementation process. Together, this internal and external coordination has provided staff with the tools to quickly resolve any outstanding issues and proceed with the implementation of Directives 1 and 2 ahead of schedule.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director

Approved: Richard Mendes
Deputy City Manager

MENDES/SGG/RJM/bs/sa

Attachments: [1. May 5, 2004 San Pasqual Vision Plan](#)
[2. San Pasqual Vision Plan Implementation Matrix](#)
[3. San Pasqual Community Plan Boundary Map](#)
[4. Summary of Proposed Changes to AG-1-1 Zone](#)