



The County of San Diego

Planning Commission Hearing Report

Date:	January 24, 2014	Case/File No.:	2013 General Plan Clean-Up GPA; GPA 12-007; 3800-12-007 Rezone 13-002; 3600-13-002
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	2013 General Plan Clean-Up General Plan Amendment and Rezone
Time:	9:00 a.m.	Location:	Districts - All
Agenda Item:	#6	General Plan:	Various
Appeal Status:	Board of Supervisors is the final decision-maker	Zoning:	Various
Applicant/Owner:	County of San Diego	Communities:	All unincorporated communities
Environmental:	EIR Addendum	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate this proposed General Plan Amendment (GPA) and Rezone, and make recommendations to the Board of Supervisors. The GPA, directed by the Board of Supervisors in April 2011 (to be included as part of the ultimate adoption of the General Plan Update), is intended to provide a regular mechanism for making necessary corrections to errors discovered during implementation of the General Plan and to reflect changed circumstances. This General Plan Clean-Up GPA and Rezone includes proposed changes to the Land Use Map, Mobility Element Network, Zoning Ordinance, General Plan policy documents, Glossary, and community/subregional plans.

If the required findings can be made, Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- A. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto, dated January 24, 2014, on file with PDS as GPA 12-007, prior to making its recommendation on the GPA.
- B. Recommend that the Board of Supervisors adopt the Resolution to amend the County of San Diego General Plan (Attachment A).
- C. Recommend that the Board of Supervisors adopt the attached Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2013 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT [GPA 12-007] (Attachment C)

2. Required Findings to Support Requested Actions

- A. Is the proposed GPA in compliance with the California Government Code? (Pages 8, 10, 11)
- B. Is the proposed GPA consistent with the vision, goals, and polices of the General Plan and its community and subregional plans? (Page 8)
- C. Does the GPA comply with the California Environmental Quality Act (CEQA)? (Page 9)

B. PROPOSAL

1. Background

As part of the August 3, 2011, adoption of the General Plan Update, the Board of Supervisors (Board) directed staff to bring forward a ‘clean-up’ every two years in the form of a GPA. The Board deliberations, motion, and vote related to initiating a clean-up process occurred during the April 13, 2011, Board hearing.

The General Plan Update was prepared over the course of many years, with much of the analysis occurring on a macro scale. Considering the immense scope of the project, it is inevitable that oversights requiring correction would be found during the implementation process. These include typos, incorrect references, missing table information, and the need to clarify or revise certain policies and definitions in the General Plan and community plans. In addition, a process was needed to handle changed circumstances affecting the General Plan, including changes in State law, and public/private changes in ownership that result in inappropriate Land Use designations.

2. GPA Description

The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional environmental impacts. Therefore, project changes qualifying for the Clean-Up only require an Addendum to the previously certified General Plan Update Environmental Impact Report (EIR). An Addendum may be prepared when significant environmental impacts were previously analyzed, and only minor changes or additions to the previously certified EIR are needed.

This GPA includes proposed revisions to the General Plan Land Use Map, Zoning Ordinance, Land Use Element, Conservation and Open Space Element, Safety Element, Acronyms and Glossary section of the General Plan, Mobility Element Network Appendix, and seven community/subregional plans. All of the proposed changes in the GPA are described in detail in Attachment B, and briefly discussed below.

A. Land Use Map

The types of Land Use Map changes included in this Clean-Up include the following:

- Mapping errors – Corrections to fix mapping errors that were missed during the General Plan Update process. An example of this type of change is ME101, which involves privately owned parcels that were mistakenly designated as Public Agency Lands (PAL) in the General Plan Update.
- Ownership changes – Assigning appropriate Land Use designations to account for changes in ownership from public to private or vice versa. This category includes recent open space acquisitions by the County Department of Parks and Recreation (DPR). An example of this type of change is LS102, which involves two parcels that were recently sold by the Lakeside Fire Protection District and are now in private ownership.
- Minor CPG requests – Minor community planning group (CPG)-requested revisions can be included in certain circumstances, when the group feels their General Plan Update recommendation and subsequent Land Use mapping for a property was in error. These types of requests can only be included in the staff recommended changes when they are consistent with the General Plan goals and policies (including community plan policies), and the environmental analysis results in a finding that the change can be included in an Addendum to the General Plan EIR. The Staff Recommendation only has one example of this type of request. The AL101 proposal involves a change from Limited Impact Industrial to Rural Commercial for two parcels just off the freeway ramp, adjacent to Village Residential in Alpine.

The Clean-Up proposes to change Land Use designations for 98 parcels in 25 distinct areas, covering 2,782 acres within 13 communities in the unincorporated County. These proposed Land Use designation changes would reduce the overall number of estimated potential dwelling units allowed in these areas by 390 units, compared to the estimated potential density associated with the existing General Plan designations. Most of this reduction in potential dwelling units is attributed to the open space acquisitions.

Table B-1 - General Plan Clean-Up Land Use Map Change Acreages and Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation		# Dwelling Units ¹		Category of Change
				Existing	Proposed	Existing	Proposed	
AL101	Alpine	2	1.5	I-1	C-4	Industrial	Commercial	Minor CPG Request
CD101	Crest-Dehesa	8	226	RL-20	OS-C	11	0	Ownership Change
CM101	Central Mountain	3	40.5	RL-80/C-2	OS-C	3	0	Ownership Change
JD101	Jamul-Dulzura	1	8	P/SP	SR-2	0	3	Ownership Change
JL101	Julian	1	2.2	SR-10/C-4	SR-10	1	1	Mapping Error
LS101	Lakeside	1	1.4	P/SP	SR-1	0	1	Ownership Change
LS102	Lakeside	2	1	P/SP	C-1	0	Commercial	Ownership Change
LS103	Lakeside	1	158	RL-40	OS-C	3	0	Ownership Change
LS104	Lakeside	6	112	RL-40	OS-C	2	0	Ownership Change
LS105	Lakeside	1	14	P/SP	OS-R	0	0	Ownership Change
ME101	Mountain Empire	20	250	PAL	RL-40/SR-10	20	20	Mapping Error
ME103	Mountain Empire	2	21	SR-4	P/SP	4	0	Ownership Change
ME104	Mountain Empire	1	1.2	C-4	C-4/SR-4	1	1	Mapping Error
RB4	Rainbow	1	6	RL-20	GC	1	Commercial	Mapping Error
RB101	Rainbow	1	86	PAL	TL	0	N/A	Ownership Change
RB102	Rainbow	1	93	RL-40	OS-C	2	0	Ownership Change
RM101	Ramona	11	806	RL-40	OS-C	20	0	Ownership Change
SD101	San Dieguito	1	3	OS-C	P/SP	0	0	Mapping Error
SD104	San Dieguito	2	0.5	SR-2	P/SP	2	0	Mapping Error
SD105	San Dieguito	1	3	P/SP	SR-2	0	1	Ownership Change
SV101	Spring Valley	1	0.5	VR-15	C-3	6	Commercial	Mapping Error
VDO102	Valle De Oro	2	4	P/SP	I-1	0	Industrial	Ownership Change
VDO103	Valle De Oro	15	26	VR-2	SR-0.5	46	35	Mapping Error
VDO104	Valle De Oro	1	7	P/SP	I-1	0	Industrial	Ownership Change
VC102	Valley Center	12	910	SR-2/RL-20	OS-C	330	0	Ownership Change
Total		98	2782			452	62	

¹Existing and proposed dwelling units are conservative estimates and are based on parcel size and slope data for slope dependent designations. The estimates do not consider other planning and development constraints that could further reduce actual unit yield.

B. Zoning Ordinance

Eighteen of the 25 proposed Land Use Map changes also involve changes to the zoning use regulation and/or the zoning development designators (e.g., setback, minimum lot size, maximum height). These zoning changes are necessary for consistency with the Land Use designation change.

C. Land Use Element

Proposed changes to the Land Use Element are described in detail in Attachment B, Section 4.1, and include:

- A clarification to emphasize that private roads are not excluded from the gross acreage calculations.
- A clarification adding an incentive for underground parking when offsite parking is not feasible.
- A corrected page number reference for discussion of the Community Development Model.
- A corrected policy reference related to floodplain mapping.
- The addition of clarifying language to define planning terms (“transportation node” and “urban limit line”) as used in two policies.

In addition, an amendment is proposed in accordance with Senate Bill (SB) 244, which was enacted in October 2011. SB 244 requires cities and counties to review and update their General Plan Land Use Elements to identify disadvantaged unincorporated legacy communities concurrent with the requirement to update their Housing Elements. An amendment to the Land Use Element is proposed that provides the following:

- The SB 244 definition of a disadvantaged unincorporated legacy community.
- The methodology used to determine if any SB 244 disadvantaged unincorporated legacy communities exist within the unincorporated County.
- A report indicating that there are no SB 244 disadvantaged unincorporated legacy communities in the unincorporated County.

D. Conservation and Open Space Element

Proposed changes to the Conservation and Open Space Element are described in Attachment B, Section 4.1 and include: (1) a correction of a typo in Policy COS-6.2; (2) a correction of the designated buffer width from a MRZ-2 mineral resource zone; and (3) changes to the Scenic Highways Table for consistency with the scenic highways identified in the Bonsall Community Plan.

E. Safety Element

Described further in Attachment B, Section 4.1, there is one proposed change to the Safety Element to include a Land Use designation that was left out of Table S-1, which details fire protection service travel time standards for the various designations.

F. Acronyms and Glossary

Also described further in Attachment B, Section 4.1, there is one proposed change to the Acronyms and Glossary section of the General Plan, to revise the definition of transit nodes.

G. Mobility Element Network Appendix

Revisions to the General Plan Mobility Element Network Appendix include corrections to fix typographical errors, mapping inconsistencies, and incorrect designations, improvements, or segment boundaries. Minor CPG requests for modified road classifications are proposed to comply with initial CPG intentions that were not clearly conveyed.

Section 4.2 of Attachment B provides detailed descriptions of corrections to road names, segment boundaries, designations (e.g., 4.1A-Major Road, 2.2E-Light Collector), improvements (e.g., turn lanes, reduced shoulder, raised median), and/or missing map information for the following roads:

- Bonsall – Olive Hill Road and Osborne Street.
- Central Mountain – Boulder Creek Road.
- Desert – State Route 78.
- Fallbrook – Ammunition Road, West/East Mission Road, and Old Highway 395.
- Julian – Boulder Creek Road.
- Lakeside – El Monte Road and Mast Boulevard/Riverside Drive.
- Mountain Empire – Sweeny Pass Road/S2.
- North County Metro – Champagne Boulevard.
- Pendleton-De Luz – De Luz Road.
- Ramona – Highland Valley Road.
- Spring Valley – Austin Drive, Avocado Boulevard, and Del Rio Road.
- Sweetwater – San Miguel Road.
- Valle De Oro – Avocado Boulevard.
- Valley Center – Lilac Road.

H. Community/Subregional Plans

Revisions and additions to community and subregional plans are proposed to address inconsistencies with State law, the General Plan, the Zoning Ordinance, or other existing County regulations. In addition, there is one new subregional plan policy included per Board direction, and a revision to a policy that was mistakenly left out of a subregional plan adopted with the General Plan Update.

In the hierarchy of County planning regulations, community and subregional plans are considered part of the General Plan, and take precedence over zoning regulations; however, it is important to reference General Plan Policy LU-2.2 and Zoning Ordinance section 1003 (see Appendix E-2 in Attachment E for the full text of this policy and this section), which discuss handling any inconsistencies.

General Plan Policy LU-2.2 establishes community plan policies as part of the General Plan, and requires community plan policies to be internally consistent with the General Plan. Zoning Ordinance Section 1003 requires regulations in the Zoning Ordinance to be amended within a reasonable time if there are inconsistencies with the adopted General Plan (of which, community plans are a part). If the community plan policies that are inconsistent with the Zoning Ordinance are not revised, the County must amend the Zoning Ordinance to be consistent with the community plan policies at issue.

To address inconsistency issues, PDS staff coordinated with County Counsel to identify potentially inconsistent policies. PDS staff then worked with community planning groups on proposed revisions that would make the identified policies consistent, while still trying to maintain the integrity of the community's intentions with the policy. Additional discussion of the outreach efforts with community planning groups is provided in this report. Community planning group recommendations on policy revisions and other applicable changes in this project are included in Attachment E.

Section 4.3 of Attachment B provides the proposed strikeout/underline revisions to policies contained in the adopted community and subregional plans, three additional proposed policies that would be new to the North Mountain Subregional Plan and the Rainbow Community Plan, and also includes a rationale for each proposed revision or policy addition. These changes are proposed for the following community/subregional plans:

- Borrego Springs – proposed revisions to policies related to landscaping plans, height limits, and noise-producing facilities.
- Jamul-Dulzura – proposed revisions to policies related to clustering minimum lot sizes and a Forest Conservation Initiative (FCI) reference.
- North Mountain – a proposed revision related to grading, and a Board-directed new policy related to planning for a small area of potential additional commercial acreage.
- Rainbow – two proposed new policies related to biological mitigation and protection of agricultural operations; and two proposed revisions to existing policies related to biological mitigation and protection of agricultural operations.

- San Dieguito (Elfin Forest and Harmony Grove portion) – proposed revisions to policies related to commercial and industrial uses, clustering minimum lot sizes, and biological mitigation.
- Spring Valley – revisions to policies related to clustering minimum lot sizes and minimum parking requirements.
- Sweetwater – a revision to a policy related to agricultural grading, and the addition of text and a map to identify the Sweetwater Village.

C. ANALYSIS AND DISCUSSION

1. General Plan Consistency

Each proposed change associated with the project was analyzed for conformance with the guiding principles and policies of the General Plan, and found to be in conformance. Appendix B-1 of Attachment B provides an overview and analysis of each proposed Land Use Map change in the project, in addition to highlighting one of the General Plan policies that directly relates to the need for the Land Use Map change. Below is an example of the General Plan conformance findings:

General Plan Component	Explanation of GPA Conformance
Policy LU-6.2 – Reducing Development Pressures. <i>Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources</i>	<i>Several of the Land Use Map changes demonstrate improved consistency with the intent of this policy. JL101 proposes to remove the commercially designated portion of a parcel used for residential in an area with highly sensitive habitats and resident concerns over groundwater overdrafts. VDO103 proposes a lower density, slope-dependent designation in an area of extensive steep slopes and sensitive Coastal sage scrub vegetation, adjacent to the Sweetwater River floodplain. CD101, CM101, LS103, LS104, RB102, RM101, and VC102 all involve a change to Open Space-Conservation for recent open space acquisitions of large stretches of sensitive lands by County Parks and Caltrans.</i>

2. Community Plan Consistency

Government Code 65359 dictates that community plans affected by a GPA shall be reviewed and amended as necessary to make the community plan consistent with the General Plan. Staff reviewed community and subregional plans and found that the changes proposed in the Staff Recommendation are consistent with the applicable community and subregional plans.

3. Zoning Ordinance Consistency

Tied to this GPA is Rezone 13-002, which includes proposed zoning use regulation and development designator changes for 18 of the 25 proposed Land Use Map changes. These zoning changes are necessary for consistency with the proposed General Plan Land Use designation changes. Staff reviewed the proposed zoning for the GPA for consistency with the

Staff Recommendation Land Use Map designations in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050. No other revisions to the Zoning Ordinance are proposed, as the remainder of the changes would not result in Zoning Ordinance inconsistency issues.

As discussed previously, revisions and additions to community/subregional plans are proposed with the project, to correct inconsistencies. Some of these revisions and additions serve the purpose of removing inconsistencies with the Zoning Ordinance.

4. California Environmental Quality Act (CEQA) Compliance

This project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an Addendum to the General Plan Update EIR under CEQA section 15164. An EIR Addendum dated January 24, 2014, has been prepared for the project and is on file with PDS. There are no changes in the project, no changes in the circumstances under which the project is undertaken, and no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001. See the EIR Addendum for more information (Attachment D).

5. Planning/Sponsor Group Review of Proposed Changes to Community and Subregional Plans

There are seven planning areas with proposed community plan revisions and/or additions in the project. The results of the CPG reviews of these changes are as follows:

- One subregional planning area (North Mountain) is not represented by a planning/sponsor group.
- One CPG Chair (Sweetwater) supported the changes and felt they were so minor that the group didn't need to vote on it.
- Four of the groups (Jamul-Dulzura, Rainbow, San Dieguito, and Spring Valley) voted to support the changes and/or compromise language that was developed through staff coordination with members at CPG meetings. In these cases, the compromise language is now included as the staff recommendations.
- The Borrego Springs Community Sponsor Group (CSG) voted to not recommend approval of the proposed changes for their Community Plan. Prior to staff's attendance at the informational CSG meeting on this project, staff attended a community plan subcommittee meeting and developed compromise language with those in attendance at that meeting; however, the compromise language was not supported in the vote at the subsequent CSG meeting. The compromise language is included as the staff recommendation for the three proposed policy revisions.

Additional information on CPG outreach and recommendations is provided in the next section of this report. CPG minutes, recommendation forms, and other correspondence are provided in Attachment E.

D. OUTREACH AND PUBLIC INPUT

Changes to an adopted General Plan must follow the process specified in Government Code Section 65350, which includes evaluation and analysis, public and agency review, Planning Commission review, and Board of Supervisors approval. Staff conducted public outreach that included three separate notifications to all property owners subject to proposed Land Use Map changes, two separate notifications to neighbors within 300 feet of proposed Land Use Map changes, a 30-day public and agency review and comment period, SB18 tribal outreach and consultation, and staff attendance at planning and sponsor group meetings.

In addition to public outreach, PDS Advance Planning staff coordinated with other divisions within PDS, and with the County Departments of Public Works, General Services, and Parks and Recreation. Below is a summary of outreach efforts.

1. **Notification to property owners and neighbors within 300 feet of proposed Land Use Map changes**
 - On November 15, 2012, an initial mailed notice was sent to owners of property where staff was proposing Land Use Map changes. The notice detailed the proposed new Land Use designation, with information on allowed density and other regulations associated with the designations, and details on how to get more information on the project.
 - On April 3, 2013, a second notice was sent to property owners and an initial notice was sent to neighboring property owners within 300 feet of the proposed Land Use Map changes. This notice included information and web links related to the release of the Draft Plan for the project and the start of the public review and comment period.
 - On January 10, 2014, a hearing notice was sent to property owners and the neighboring property owners within 300 feet of the proposed Land Use Map changes. This notice provided the staff recommendations for changed Land Use designations and changes in zoning, in addition to information on the Planning Commission hearing.
2. **Web Page** – At the initiation of the GPA, a web page was established to provide the most current information on the GPA as it progressed through the planning phases: <http://www.sdcounty.ca.gov/pds/advance/2013GPBiAnnualClnUp.html>.
3. **eBlast** – PDS publishes regular email notifications to provide specific information on department accomplishments, major development projects, and County-initiated projects, such as this GPA. Property owners affected by the GPA and other interested parties are encouraged to sign up to receive this email.
4. **Public and Agency Review** – In addition to the April 2013 property owner notifications discussed above, an email notification was sent in April to community planning and sponsor groups, the PDS agency list, and the full PDS email notification list of interested parties that subscribe to the department's GovDelivery notifications. This notification included a link to the web site with information on the project and the full Draft Plan for the GPA. In addition, this notification provided information on the 30-day public review period for comments on the Draft Plan. Public review comments and other correspondence on the project can be found in Attachment E.

5. **Tribal Consultation** – All tribal governments in the San Diego region were notified about the changes proposed in this GPA in accordance with Government Code Section 65352. As a result of these notifications, representatives from the Pechanga Band of Luiseno Indians requested a consultation meeting, which was held on May 15, 2013. In addition, letters were received from the Pala Band of Mission Indians and the Soboba Band of Luiseno Indians, noting that they did not request a consultation meeting and did not have any concerns with the proposed project. These letters can be found in Attachment E.
6. **Project-Related Issues** – Staff coordinated extensively with planning groups to provide the information needed to allow the groups to have the project changes on their agendas for recommendation votes in the spring and early summer of 2013. For communities where proposed community plan changes were anticipated to be potentially controversial (Borrego Springs, Rainbow, San Dieguito, and Spring Valley), staff attended planning group meetings to discuss the proposed changes and work on compromise language. Based on staff discussions with the planning groups, compromise language was drafted, agreed to by staff, and is now included in the staff recommendations for the project. The compromise language was supported by each of the planning groups with the exception of Borrego Springs. In the case of Borrego Springs, staff had developed mutually agreeable language with the community plan subcommittee of the CSG. However, at a later date, the full CSG voted to recommend no changes to the Community Plan policies.

In addition to community plan policy revisions and additions, planning groups had the opportunity to provide recommendations on all of the other proposed changes in the project. Almost all of the recommendations were in favor of the changes. These recommendations are included in Attachment E.

One issue raised in the Valley Center community is worth noting. At the request of the Valley Center CPG prior to this GPA being initiated, a proposed Land Use Map change for a Valley Center property was included in the initial Draft Plan for this project. This change would have involved a change back to “commercial” for a property outside of the designated villages in Valley Center that had a commercial Land Use designation and commercial zoning prior to the General Plan Update. With the adoption of the General Plan Update in 2011, the subject property received the Semi-Rural 2 (SR-2) Land Use designation and Rural Residential (RR) zoning. The initial planning group recommendation to return the property to a commercial designation requested that the item come back to the CPG for a vote after review by County staff. Staff analysis found that the proposal to change this property’s designation to commercial was inconsistent with three Valley Center Community Plan policies. Policy inconsistencies are specifically related to containing commercial uses within the community’s two villages, and prohibiting strip commercial development (see Appendix E-1). When the full GPA Draft Plan returned to the CPG for a vote, a majority of the members voting were opposed to a change to commercial, but the vote fell short of the number needed to represent an official recommendation of the group, which requires a majority of the authorized membership of 15.

Staff has identified a potential compromise solution that could be implemented at a future date upon modification of three Valley Center Community Plan policies (either as part of a comprehensive Community Plan Update or as part of the next General Plan Clean-Up project planned for 2015). The compromise solution would keep the SR-2 Land Use designation unchanged while changing from RR zoning to the lowest intensity commercial zoning of RC

(Residential/Commercial). RC zoning is allowed in the SR-2 Land Use designation with Zoning Ordinance special circumstance findings. This potential solution would require exception language for three polices in the community plan, and the ideal exception language would only apply to a few specific parcels in the community (those zoned commercial in 2010, and no longer zoned commercial after the General Plan Update). Planning Group minutes, a petition from the property owner, and additional information on this item can be found in Appendix E-1.

E. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Find that it has reviewed the information contained in the Final Program Environmental Impact Report, dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Addendum thereto, dated January 24, 2014, on file with PDS as GPA 12-007, prior to making its recommendation on the GPA.
2. Recommend that the Board of Supervisors adopt the Resolution (Attachment A) for the 2013 General Plan Clean-Up General Plan Amendment (GPA 12-007).
3. Recommend that the Board of Supervisors adopt the attached Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2013 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT [GPA 12-007] (Attachment C)

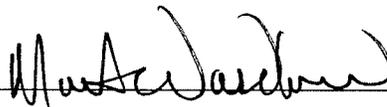
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MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Resolution of the County of San Diego Board of Supervisors Adopting the 2013 General Plan Clean-Up General Plan Amendment (GPA 12-007)
- Attachment B – Staff Recommendation
- Attachment C – Zoning Ordinance Amendment
- Attachment D – Environmental Findings and Documentation
- Attachment E – Correspondence and Additional Information