



DATE: July 9, 2010

TO: Planning Commission

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

SUMMARY:

Overview

On April 16, 2010, the Planning Commission recommended approval of the draft General Plan text, land use maps, road network, community plans, Implementation Plan and Conservation Subdivision Program. This ordinance consistency review is a comprehensive review of the Zoning Ordinance, property specific zoning and other ordinances to insure that County ordinances and zoning maps will be consistent with the General Plan Update at the time of adoption. The purpose of this hearing is to receive recommendations from the Planning Commission regarding the draft consistency review maps and necessary ordinance amendments that are required for the General Plan Update.

Recommendation(s)

DEPARTMENT OF PLANNING & LAND USE

That the Planning Commission:

1. Recommend that the Board of Supervisors adopt the attached Form of Ordinance (Attachment B):

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE

2. Recommend that the Board of Supervisors adopt the attached Form of Ordinance (Attachment C):

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

3. Recommend that the Board of Supervisors adopt the attached Form of Ordinance (Attachment D):

AN ORDINANCE AMENDING THE RESOURCE PROTECTION ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

4. Recommend that the Board of Supervisors adopt the attached Form of Ordinance (Attachment E):

AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

5. Adopt the revised Resolution (Attachment F) recommending Board of Supervisors approval of the County of San Diego-initiated comprehensive update of the General Plan, which consists of Land Use Map revisions since the April 16, 2010 resolution, as detailed in Attachment G.

Fiscal Impact

Implementation of the General Plan Update will be supported by staff and a number of existing programs, many of which support implementation of the existing General Plan. However, additional staffing and funding may be necessary as individual implementation programs are undertaken. No additional costs or staffing are needed to implement the reviews proposed by the actions in this item.

Business Impact Statement

The ordinance consistency review will assist in implementing the blueprint of the General Plan by allowing for commercial, industrial, residential and other zones to be appropriately located. This will allow for future commercial, industrial and residential developments as directed by the General Plan Update.

Advisory Board Statement

N/A

Involved Parties

The County of San Diego is the project proponent. The General Plan Update will apply to all lands that are under the land use jurisdiction of the County of San Diego.

BACKGROUND:

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing future growth and development policies for the unincorporated areas of the County. This update is intended to balance projected population growth with housing, employment, infrastructure and resource protection needs. Once adopted, the General Plan will establish the amount, intensity and location of future development. It will also identify the classification and

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

location of the road infrastructure needed to support future development, as well as contain other policies that govern physical development within the unincorporated County.

On April 16, 2010, the Planning Commission recommended approval of the draft General Plan text, land use maps, road network, community plans, Implementation Plan and Conservation Subdivision Program. The purpose of this hearing is to receive recommendations from the Planning Commission regarding the draft consistency review maps and necessary ordinance amendments that are required for the General Plan Update including the consistency of property specific zoning with land use designations. These components are described in the following sections.

Requirement to Amend Zoning Ordinance

Zoning Ordinance Section 1003 states in the event the Zoning Ordinance becomes inconsistent with the San Diego County General Plan by reason of the adoption of a new Plan, the Zoning Ordinance shall be amended so that it is consistent with the newly adopted Plan. In anticipation of the adoption of the General Plan Update, Department of Planning and Land Use staff has reviewed existing zoning of all properties in the unincorporated county. The purpose of the Zoning Ordinance is to serve the public health, safety and general welfare while providing the advantages resulting from the implementation of the General Plan. To this end, staff reviewed the affected sections of the Zoning Ordinance and property zoning and included the necessary changes at this time for General Plan Update adoption to insure the Zoning Ordinance is consistent and the advantages resulting from the adoption of a new General Plan may be realized. Staff proposes to continue to implement the existing zoning use regulations and designators (zone box) in the Zoning Ordinance.

Property Specific Zoning

The review of property specific zoning included all Community Plan Areas and zoned properties in the unincorporated county, to insure zoning will be consistent with the new General Plan designations. The main portion of the review is to insure that the existing zoning use regulations are consistent with the new General Plan land use designations and which use regulations are consistent with which land use designations. A new zoning and land use designation compatibility matrix was developed with existing zoning use regulations and new General Plan Update land use designations. The typical situations resulting from this review were:

- The existing zoning remains unchanged as many existing zones are already consistent with new General Plan land use designations.
- The existing zoning use regulation will remain, however a portion of the zoning box is revised for consistency, such as the minimum lot size or building type.
- The existing zoning use regulation is proposed to be changed to a zone consistent with a new land use designation.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

The property specific review of zoning used the Land Use Map recommended by the Planning Commission on April 2010 for all proposed land use designations. Any changes to the recommended land use maps by the Board of Supervisors may require additional property specific zoning changes to insure consistency with the new land use designations. Typical changes to zoning for a specific property include:

- Changing building types in areas with increased density due to a new land use designation.
- Changing the use regulation from residential or agricultural to commercial or industrial in new commercial- and industrial-designated areas in the General Plan Update Land Use Map. Often, such a change also requires a building type change to allow for nonresidential buildings.
- Change to a zone by decreasing the minimum lot size to either match or be lower than the reasonably expected lot size typically found with the residential density in the land use designation. For example most, if not all, VR-4.3 areas should have a 10,000 square foot or lower lot size and most, if not all, SR-1 areas should have a 1 acre or lower minimum lot size, to allow for the General Plan density and lot size to match zoning. Areas that received a reduction in residential density by the General Plan Update only received an increase in Minimum Lot Size if it was specified by the Community or Subregional Plan that was endorsed by the Planning Commission on April 16, 2010.
- Removal of a numeric density value in zoning for residentially zoned properties. The dash “-” will now indicate the General Plan will provide density for the property; see additional discussion below.
- Addition of a Special Area Regulation to a zone, such as the new Airport Compatibility Plan Designation “C”; see additional discussion below.

Process to Prepare Property Specific Zoning

In January 2010 two initial draft zoning consistency review maps and tables were sent to each planning and sponsor group. The two maps showed preliminary staff-recommended zoning changes in purple hatch on one map and recommended minimum lot sizes in green hatch on another map. Community-specific tables summarized changes corresponding with each map. The maps and tables were then updated to both incorporate comments received, where applicable, and to recommend any additional zoning changes as a result of the recent Planning Commission hearings. In addition, some previously considered zoning changes were removed to limit the property specific review of zoning to only those changes necessary with adoption of the General Plan Update.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

In late April 2010, all groups were sent two revised draft maps that indicated proposed zoning and lot size changes based on the land use map endorsed by the Planning Commission on April 16, 2010. These maps and tables were made available for public review on the DPLU website. The tables identified the zoning changes proposed for each community, with the specific portions of the zone box being affected. The portions of the zone box affected in most planning areas included use regulations, density, lot size, building type, and special area regulations for consistency with the General Plan Update Land Use Map.

Property owners affected by substantial use regulation, density, lot size, building type or special area regulation changes were notified with direct mailers in May 2010. A specific hotline number was identified for property owners to call and staff answered hundreds of calls in recent months regarding zoning changes. Property owners were encouraged to provide comments either by letter or email regarding proposed changes.

In order for staff to consider, and incorporate, any additional changes recommended by community planning and sponsor groups or the public prior to this hearing, comments on the draft review were requested by May 28, 2010. Community planning and sponsor groups were encouraged to use training handbooks, the Zoning Ordinance Summary DPLU #444 and other reference documents where necessary for additional information regarding the proposed changes. Community planning and sponsor group members were invited to meet with General Plan Update staff to review and discuss these documents at our offices.

Text Changes to the Zoning Ordinance

Typical changes to ensure that the Zoning Ordinance would be consistent with the General Plan Update included:

- Inserting a dash “-” for density to be provided by the General Plan,
- Changing references to Circulation Element to Mobility Element,
- Revising nonconforming regulations to allow destroyed or damaged structures to be rebuilt,
- Repealing S87 Limited Control zoning designation, and
- Inserting the new Airport Compatibility Plan Special Area Designator.

Density:

As part of the General Plan Update consistency review of zoning, a numeric value for density for residential properties will no longer be part of the zone box as density for these properties will refer to the General Plan land use designation. Therefore, many of the proposed zoning changes include a dash “-” for density. The dash is proposed to be revised in the Zoning Ordinance to indicate that density for the subject property is pursuant to the General Plan land use designation. Additionally, most residential use regulations with a numeric value in the title, such as “RS4” with 4 being the number of units per acre, will now be notated as “RS” without the number included as density.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

Legal Non-conforming:

Some properties with existing uses that are legal and conform with existing zones may not conform with a proposed new zone as part of the consistency review of zoning. In such cases, the use would be considered legal non-conforming and may continue to be allowed in accordance with the legal non-conforming regulations in the Zoning Ordinance Section 6850. Staff proposes new language to this part of the Zoning Ordinance to allow for damaged or destroyed structures to be replaced with legally established non-conforming uses in Section 6867. Existing code sections have made it difficult for these types of situations with damaged or destroyed structures to be resolved. With the existing code it is possible for a non-conforming structure to be damaged or destroyed in some way that it would not be able to be replaced. The proposed change would allow for non-conforming uses to remain in perpetuity and be rebuilt unless the property owner decides to disestablish the non-conforming use.

S87 Limited Control:

The S87 Limited Control use regulation, is being repealed as it was applied to areas of the county in the past that were not in conformance with the existing General Plan. However, with the General Plan Update these areas will now have standard zoning in compliance with the General Plan and therefore the S87 is being repealed as it is no longer necessary as a use regulation. The largest areas of the county that had the S87 zoning were located in Borrego Springs, all of Lincoln Acres (National City County Island), Otay Mesa, an area to the southwest of Jamul and an area in Boulevard. Another zone, the S90 Holding Area use regulation, can be used in the event that a zone like S87 is necessary for similar planning issues in the future as it is almost exactly the same as S87.

Airport Compatibility Plan Special Area Designator:

The Zoning Ordinance revisions include a new Airport Compatibility Plan Special Area Designator. Airport Land Use Compatibility Plans (ALUCP) provide guidance on appropriate land uses surrounding airports to protect the health and safety of people and property within the vicinity of an airport, as well as the public in general. An ALUCP focuses on a defined area around each airport known as the Airport Influence Area (AIA). The AIA is comprised of noise, safety, airspace protection and overflight factors, in accordance with guidance from the California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. California law requires the preparation of an ALUCP for each public-use airport in the State. The ALUCPs for San Diego County have been prepared by the San Diego Regional Airport Authority (SDCRRRA) and are adopted by the SDCRAA Board acting as the Airport Land Use Commission (ALUC).

The proposed amendments would add a new Special Area Regulations Section within the Zoning Ordinance relating to Airport Land Use Plan Regulations. This change would require designated properties located within AIAs to comply with applicable ALUCPs.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

Additionally, this action would add new Special Area Designators to County zoning maps for all properties located within the AIA boundaries of the adopted ALUCPs.

Currently there are six adopted ALUCPs for public airports in the unincorporated County (Aqua Caliente, Borrego, Fallbrook, Jacumba, Ocotillo Wells and Ramona), five adopted ALUCPs for public use airports in which some portion of the AIA is located within the unincorporated County (Brown Field, Gillespie Field, Montgomery Field, Oceanside, and Palomar) and two military airports in which a portion of the AIA is located within the unincorporated County (MCAS Miramar, MCAS Camp Pendleton). A requirement of the ALUCPs, per statute, is that each local agency having jurisdiction over land uses within an ALUCP AIA area must modify its general plan to be consistent with the compatibility plans. Amending the County Zoning Ordinance and zoning maps will assure general plan consistency by now referencing the ALUCPs and their associated compatibility policies. This approach is in harmony with the “consistency” requirements of the ALUCPs and has received initial acceptance by SDCRAA staff.

Text Changes to Other Ordinances

Changes to specific sections of the Resource Protection Ordinance and the Subdivision Ordinance are also necessary to maintain consistency upon General Plan Update adoption. Staff reviewed all other affected ordinances and policies to determine consistency and has included the necessary changes to the Resource Protection Ordinance and the Subdivision Ordinance as part of this review.

Changes to the Resource Protection Ordinance include:

- Repealing the slope criteria table, and
- Revising references to Circulation Element to Mobility Element.

Changes to the Subdivision Ordinance include:

- Revising references to specific land use designations, and
- References to specific policies, road types and section numbers have also been updated and revised where necessary.

Land Use Refinements

The additional property specific changes to zoning, notification and review by community planning and sponsor groups resulted in nine areas where the previous General Plan endorsement by the Planning Commission should be revised. These areas include mapping errors with designation of land as Public Facilities, refinement for properties that are existing uses zoned Commercial but do not have a Commercial land use designation, incorporation of recent General Plan Amendments and the addition of General Plan designations as the first step in the process

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

for an area being de-annexed from the City of El Cajon. These items are discussed in Attachment G.

PROJECT ISSUES:

Many issues, concerns and opposing views and positions have been presented by General Plan Update stakeholders and the general public. These are evident in the comments received during the January-February 2010 Planning and Sponsor Group review period and the April-May 2010 public review period.

Common issues identified include opposition to use regulation, lot size or building type zone changes or additional requests by the public for land use designation changes.

WAIVERS AND EXCEPTIONS:

N/A

ENVIRONMENTAL STATUS:

A Program Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update and this component. A Notice of Preparation (NOP) soliciting input on the scope of the EIR was first issued in 2002 and again in 2008. The Draft EIR was made available for public review in 2009. Staff has prepared responses to comments received during public review. The NOPs, Draft EIR, comments and responses can be viewed on the project website along with the public comments that were received on these documents.

PREVIOUS ACTIONS:

April 16, 2010 Planning Commission hearing endorsing the Land Use Map and associated General Plan Update documents.

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

The Zoning Consistency Review included a community outreach process involving community planning/sponsor groups, individual property owners, interested organizations and members of the public. Staff attended numerous planning/sponsor group and subcommittee meetings including Alpine, Bonsall, Boulevard, Crest-Dehesa, Jamul-Dulzura, Lakeside, Pine Valley, Ramona, Spring Valley, Sweetwater, Valley Center, Valle De Oro. As well as meeting with planning/sponsor groups and group members at DPLU including Borrego Springs, Julian, Potrero, Rainbow, Tecate and Twin Oaks. Many groups have provided comments and have worked with staff to resolve issues.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

Individual property owners with proposed substantial zoning changes were notified through direct mailers during the public review period in May 2010. This included thousands of affected properties. Property owners were given a direct phone number to call to discuss any concerns, questions or issues directly with staff. Over the past few months, staff has answered hundreds of phone calls and assisted property owners in understanding proposed changes.

Attachment H identifies the planning and sponsor groups and individuals from the public who provided comments on the Zoning Consistency Review. Attachment H also includes a summary table of responses to the public comments.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project is a product of public input and discussion to resolve issues and achieve consensus.
2. The project will insure consistency between the Zoning Ordinance and the General Plan Update upon adoption of the General Plan in conformance with Zoning Ordinance Section 1003 and State Law.
3. The project has been reviewed in compliance with CEQA and State and County CEQA Guidelines because a Draft EIR dated July 1, 2009 and on file with DPLU has been prepared, was advertised for public review and is recommended for adoption by the Planning Commission.

cc: All Community Planning and Sponsor Groups
Interested Parties (via email)

ATTACHMENTS:

- Attachment A – Zoning Maps
- Attachment B – Changing Zoning Classification Form of Ordinance
- Attachment C – Ordinance Amending the Zoning Ordinance
- Attachment D – Ordinance Amending the Resource Protection Ordinance
- Attachment E – Ordinance Amending the Subdivision Ordinance
- Attachment F – Resolution of the Planning Commission Concerning the General Plan Update
- Attachment G – Staff Recommended Land Use Map Changes
- Attachment H – Persons, Organizations and Public Agencies that Provided Comments on the General Plan Update Draft Zoning Consistency Review

SUBJECT: GENERAL PLAN UPDATE - ORDINANCES AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, RESOURCE PROTECTION ORDINANCE AND SUBDIVISION ORDINANCE FOR CONSISTENCY WITH THE GENERAL PLAN UPDATE AND OTHER CLEAN UP ACTIONS, POD 10-004

CONTACT PERSON:

Devon Muto

Name

(858) 694-3016

Phone

(858) 694-2485

Fax

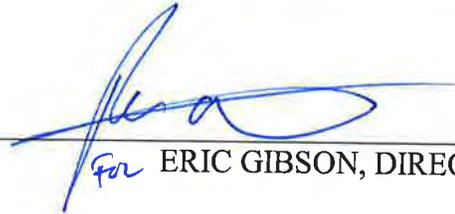
0650

Mail Station

Devon.Muto@sdcounty.ca.gov.

E-mail

AUTHORIZED REPRESENTATIVE:


For ERIC GIBSON, DIRECTOR

Attachment A

Zoning Maps

Attachment A: Zoning Maps

Zoning Maps are available from the Department of Planning Land Use online at www.sdcounty.ca.gov/dplu/gpupdate, by Compact Disk upon request, as well as for review at the Department of Planning and Land Use, located at 5201 Ruffin Road, Suite B, San Diego, CA 92123, during our hours from Monday – Friday, 8:30 – 11:45 A.M & 12:30 – 4:00 P.M.

For more information, or to request a CD contact Department of Planning and Land Use staff at (858) 694-2488 or at gpupdate.DPLU@sdcounty.ca.gov.

Attachment B

Changing Zoning Classification

Form of Ordinance

The Zoning Maps included in Attachment A and referenced in the Form of Ordinance are available from the Department of Planning Land Use online at www.sdcounty.ca.gov/dplu/gpupdate, by Compact Disk upon request, as well as for review at the Department of Planning and Land Use, located at 5201 Ruffin Road, Suite B, San Diego, CA 92123, during our hours from Monday – Friday, 8:30 – 11:45 A.M & 12:30 – 4:00 P.M.

For more information, or to request a CD contact Department of Planning and Land Use staff at (858) 694-2488 or at gpupdate.DPLU@sdcounty.ca.gov.

ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE**

The Board of Supervisors of the County of San Diego ordains as follows:

ALPINE

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
AL-UR-1	A70	C38
AL-UR-2	A70	C40
AL-UR-3	A70	M52
AL-UR-4	A70	M54
AL-UR-5	A70	RR
AL-UR-6	A70	RS
AL-UR-7	A70	RU
AL-UR-8	A70	RV
AL-UR-9	A70	S80
AL-UR-10	C31	S90
AL-UR-11	C36	C34
AL-UR-12	C36	RC
AL-UR-13	C36	S90
AL-UR-14	C37	M52
AL-UR-15	C37	M54
AL-UR-16	C37	S90
AL-UR-17	C38	RU
AL-UR-18	C42	C38
AL-UR-19	M52	C44
AL-UR-20	M52	M54
AL-UR-21	M52	RU
AL-UR-22	RM24	RM
AL-UR-23	RR.5	RR
AL-UR-24	RR1	RR
AL-UR-25	RR2	C34
AL-UR-26	RR2	RR
AL-UR-27	RS1	RS

AL-UR-28	RS4	C34
AL-UR-29	RS4	RS
AL-UR-30	RS4	RV
AL-UR-31	RS7	C34
AL-UR-32	RS7	RS
AL-UR-33	RS7	S90
AL-UR-34	RU11	RU
AL-UR-35	RU15	RU
AL-UR-36	RU24	RU
AL-UR-37	RU29	RU
AL-UR-38	RU29	S90
AL-UR-39	RV11	RV
AL-UR-40	RV15	C34
AL-UR-41	RV15	RV
AL-UR-42	RV15	S90
AL-UR-43	RV7	RV
AL-UR-44	RV7	S90
AL-UR-45	S80	RU
AL-UR-46	S86	S90
AL-UR-47	S86	S90
AL-UR-48	S94	M52

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
AL-DN-1	.025	-
AL-DN-2	.125	-
AL-DN-3	.128	-
AL-DN-4	.25	-
AL-DN-5	.5	-
AL-DN-6	1	-
AL-DN-7	2	-
AL-DN-8	2.26	-
AL-DN-9	4	-
AL-DN-10	4.35	-
AL-DN-11	7.26	-
AL-DN-12	7.3	-
AL-DN-13	10.8	-
AL-DN-14	10.9	-

AL-DN-15	14.5	-
AL-DN-16	24	-
AL-DN-17	29	-

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
AL-LS-1	10000	6000
AL-LS-2	-	6000
AL-LS-3	-	15000
AL-LS-4	-	1AC
AL-LS-5	.5AC	15000
AL-LS-6	1AC	6000
AL-LS-7	1AC	10000
AL-LS-8	1AC	15000
AL-LS-9	1AC	.5AC
AL-LS-10	2AC	15000
AL-LS-11	2AC	-
AL-LS-12	2AC	.5AC
AL-LS-13	2AC	1AC
AL-LS-14	4AC	-
AL-LS-15	4AC	1AC
AL-LS-16	8AC	6000
AL-LS-17	8AC	-
AL-LS-18	8AC	1AC
AL-LS-19	8AC	2AC
AL-LS-20	8AC	4AC

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
AL-BT-1	A	C
AL-BT-2	A	W
AL-BT-3	C	K
AL-BT-4	C	L

AL-BT-5	C	W
AL-BT-6	F	L
AL-BT-7	T	K
AL-BT-8	W	C
AL-BT-9	W	K
AL-BT-10	W	L
AL-BT-11	C	E

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
AL-SR-1	-	B
AL-SR-2	D	B,D
AL-SR-3	POR F	B, POR F

BONSALL

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
BON-UR-1	A70	RV
BON-UR-2	A70	S80
BON-UR-3	A72	RU
BON-UR-4	C36	A70
BON-UR-5	C42	A70
BON-UR-6	RR.25	RR
BON-UR-7	RR.5	RR
BON-UR-8	RR1	RR
BON-UR-9	RS3	C30
BON-UR-10	RS3	C36
BON-UR-11	RS3	RS
BON-UR-12	RS4	RS
BON-UR-13	RS7	RS
BON-UR-14	RU15	RU
BON-UR-15	RV15	C40

BON-UR-16	RV15	RR
BON-UR-17	RV15	RV
BON-UR-18	RV3	RV
BON-UR-19	RV4	RV
BON-UR-20	RV7	RV
BON-UR-21	RV8	RV
BON-UR-22	RV7	A70

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
BON-DN-1	.05	-
BON-DN-2	.1	-
BON-DN-3	.125	-
BON-DN-4	.25	-
BON-DN-5	.5	-
BON-DN-6	1	-
BON-DN-7	2	-
BON-DN-8	2.75	-
BON-DN-9	2.9	-
BON-DN-10	4	-
BON-DN-11	4.35	-
BON-DN-12	7.26	-
BON-DN-13	8	-
BON-DN-14	14.5	-
BON-DN-15	-	2.9

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
BON-LS-1	-	15000
BON-LS-2	10AC	4AC
BON-LS-3	1AC	6000
BON-LS-4	1AC	4AC
BON-LS-5	20AC	6000

BON-LS-6	20AC	4AC
BON-LS-7	2AC	1AC
BON-LS-8	2AC	4AC
BON-LS-9	4AC	2AC
BON-LS-10	8AC	6000
BON-LS-11	8AC	2AC
BON-LS-12	8AC	4AC
BON-LS-13	6000	20AC

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
BON-BT-1	C	K
BON-BT-2	C	L
BON-BT-3	C	W
BON-BT-4	K	C
BON-BT-5	P	C
BON-BT-6	W	C

Section 10. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
BON-SR-1	-	B
BON-SR-2	-	B,C
BON-SR-3	-	B,C,POR F
BON-SR-4	-	C
BON-SR-5	B	-
BON-SR-6	B	B,C
BON-SR-7	B,D	B,C,D
BON-SR-8	B,POR F	B,C,POR F
BON-SR-9	F	C,F
BON-SR-10	POR F	POR F,C
BON-SR-11	POR F,B,D	POR F,B,C,D
BON-SR-12	S	C,S
BON-SR-13	B,D,P	D

BON-SR-14	F	B,C,F
BON-SR-15	POR F	B,C,POR F

CENTRAL MOUNTAIN - UNREPRESENTED

Section 11. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-U-DN-1	.05	-
CM-U-DN-2	.125	-
CM-U-DN-3	.25	-

CENTRAL MOUNTAIN - CUYAMACA

Section 12. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Cuyamaca Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CM-C-UR-1	A72	S80
CM-C-UR-2	RS1	RS
CM-C-UR-3	RS2	RS
CM-C-UR-4	RS4	RS

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Cuyamaca Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-C-DN-1	.025	-
CM-C-DN-2	.05	-
CM-C-DN-3	.125	-
CM-C-DN-4	.2	-
CM-C-DN-5	.25	-

CM-C-DN-6	.5	-
CM-C-DN-7	1	-
CM-C-DN-8	2	-

Section 14. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Cuyamaca Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-C-LS-1	2.5AC	2AC
CM-C-LS-2	8AC	2AC

CENTRAL MOUNTAIN - DESCANSO

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Descanso Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CM-D-UR-1	A70	C40
CM-D-UR-2	A70	RR
CM-D-UR-3	RR.25	RR
CM-D-UR-4	RR.5	RR
CM-D-UR-5	RS.5	RS
CM-D-UR-6	RS1	RS
CM-D-UR-7	RS2	RS
CM-D-UR-8	RS3	RS
CM-D-UR-9	RS4	RS

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Descanso Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-D-DN-1	.05	-
CM-D-DN-2	.125	-
CM-D-DN-3	.25	-
CM-D-DN-4	.5	-

CM-D-DN-5	1	-
CM-D-DN-6	2	-
CM-D-DN-7	3	-
CM-D-DN-8	4.3	-
CM-D-DN-9	4.35	-

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Descanso Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-D-LS-1	2AC	.5AC
CM-D-LS-2	2AC	1AC

Section 18. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Descanso Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CM-D-BT-1	C	L

Section 19. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Descanso Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
CM-D-SR-1	S, POR F	S, POR F, B

CENTRAL MOUNTAIN - PINE VALLEY

Section 20. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
---------------------	------------	------------

CM-PV-UR-1	C36	C34
CM-PV-UR-2	C40	M54
CM-PV-UR-3	C40	RR
CM-PV-UR-4	RR.25	RR
CM-PV-UR-5	RR.4	RR
CM-PV-UR-6	RR.4	RS
CM-PV-UR-7	RR1	RR
CM-PV-UR-8	RS.4	RR
CM-PV-UR-9	RS.4	RS
CM-PV-UR-10	RS1	RS
CM-PV-UR-11	RS2	C34
CM-PV-UR-12	RS2	RS
CM-PV-UR-13	S92	RR

Section 21. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-PV-DN-1	.05	-
CM-PV-DN-2	.125	-
CM-PV-DN-3	.25	-
CM-PV-DN-4	.4	-
CM-PV-DN-5	1	-
CM-PV-DN-6	2	29
CM-PV-DN-7	2	-

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-PV-LS-1	-	.5AC
CM-PV-LS-2	1AC	.5AC
CM-PV-LS-3	2.5AC	8AC
CM-PV-LS-4	4AC	.5AC
CM-PV-LS-5	4AC	1AC

Section 23. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Building Type Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CM-PV-BT-1	W	L
CM-PV-BT-2	W	C
CM-PV-BT-3	C	L

COUNTY ISLANDS

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	A70	C30
CI-UR-2	A70	RU
CI-UR-3	A70	S94
CI-UR-4	A72	S94
CI-UR-5	RV15	RV
CI-UR-6	S87	C36
CI-UR-7	S87	RU
CI-UR-8	S87	S94

Section 25. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CI-DN-1	1	-
CI-DN-2	14.5	-
CI-DN-3	.4	-

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CI-LS-1	1AC	-
CI-LS-2	2.5AC	6000
CI-LS-3	2.5AC	10000
CI-LS-4	2.5AC	-

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CI-BT-1	C	-
CI-BT-2	C	E
CI-BT-3	C	K
CI-BT-4	C	L
CI-BT-5	C	M
CI-BT-6	C	N

Section 28. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Height Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
CI-HT-1	G	H

Section 29. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
CI-SB-1	D	J

Section 30. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Special Area Regulation changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
CI-SR-1	-	C
CI-SR-2	-	B,C
CI-SR-3	F	-
CI-SR-4	-	B

CREST – DEHESA – HARBISON CANYON – GRANITE HILLS

Section 31. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	A70	S80
CD-UR-2	A72	RS
CD-UR-3	A72	S80
CD-UR-4	C36	RC
CD-UR-5	RR.5	RR
CD-UR-6	RR1	RR
CD-UR-7	RR2	RR
CD-UR-8	RS1	RS
CD-UR-9	RS2	RS
CD-UR-10	RS3	RS
CD-UR-11	RS4	C36
CD-UR-12	RS4	RS
CD-UR-13	RS4	RS
CD-UR-14	RS4	RS
CD-UR-15	RS4	RS
CD-UR-16	RS4	RS
CD-UR-17	RS4	RS
CD-UR-18	RS4	S80
CD-UR-19	RV1	RV
CD-UR-20	RV2	RV

Section 32. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CD-DN-1	.05	-
CD-DN-2	.1	-
CD-DN-3	.125	-
CD-DN-4	.25	-
CD-DN-5	.5	-
CD-DN-6	.69	-
CD-DN-7	.7	-
CD-DN-8	1	-
CD-DN-9	1.4	-
CD-DN-10	2	-
CD-DN-11	2.9	-
CD-DN-12	4.34	-
CD-DN-13	4.35	-

Section 33. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	2AC	1AC
CD-LS-2	4AC	10000
CD-LS-3	4AC	-
CD-LS-4	4AC	1AC
CD-LS-5	4AC	2AC

DESERT - UNREPRESENTED

Section 34. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
---------------------	------------	------------

DES-U-UR-1	C42	C40
DES-U-UR-2	RR.5	RR
DES-U-UR-3	S87	S92
DES-U-UR-4	S92	C36
DES-U-UR-5	S92	C40
DES-U-UR-6	S92	S80

Section 35. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
DES-U-DN-1	.025	-
DES-U-DN-2	.05	-
DES-U-DN-3	.125	-
DES-U-DN-4	.25	-
DES-U-DN-5	.5	-

Section 36. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
DES-U-LS-1	20AC	-
DES-U-LS-2	20AC	8AC
DES-U-LS-3	4AC	-
DES-U-LS-4	4AC	1AC
DES-U-LS-5	4AC	2AC
DES-U-LS-6	8AC	10000

Section 37. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
DES-U-SR-1	-	C
DES-U-SR-2	A	A,C

DESERT - BORREGO SPRINGS

Section 38. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
DES-BO-UR-1	C31	RR
DES-BO-UR-2	C36	RS
DES-BO-UR-3	C38	M54
DES-BO-UR-4	C42	C36
DES-BO-UR-5	C42	RR
DES-BO-UR-6	C42	RS
DES-BO-UR-7	M52	M54
DES-BO-UR-8	M52	RR
DES-BO-UR-9	RC	C42
DES-BO-UR-10	RR.25	RR
DES-BO-UR-11	RR.25	S92
DES-BO-UR-12	RR.5	RR
DES-BO-UR-13	RR1	RR
DES-BO-UR-14	RR1	RS
DES-BO-UR-15	RS1	RR
DES-BO-UR-16	RS1	RS
DES-BO-UR-17	RS1	S92
DES-BO-UR-18	RS2	RS
DES-BO-UR-19	RS3	C36
DES-BO-UR-20	RS3	RS
DES-BO-UR-21	RS3	S92
DES-BO-UR-22	RS4	RR
DES-BO-UR-23	RS4	RS
DES-BO-UR-24	RS7	RR
DES-BO-UR-25	RS7	RS
DES-BO-UR-26	RV11	RV
DES-BO-UR-27	RV20	RC
DES-BO-UR-28	RV20	RV
DES-BO-UR-29	RV3	RV
DES-BO-UR-30	RV4	RV
DES-BO-UR-31	RV6	RV
DES-BO-UR-32	RV7	RV
DES-BO-UR-33	S87	C42

DES-BO-UR-34	S87	RR
DES-BO-UR-35	S87	RS
DES-BO-UR-36	S87	S92
DES-BO-UR-37	S92	C42
DES-BO-UR-38	S92	RR
DES-BO-UR-39	S92	RS

Section 39. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
DES-BO-AR-1	-	J

Section 40. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
DES-BO-DN-1	.05	-
DES-BO-DN-2	.25	-
DES-BO-DN-3	.4	-
DES-BO-DN-4	.5	-
DES-BO-DN-5	1	-
DES-BO-DN-6	2	-
DES-BO-DN-7	2.9	-
DES-BO-DN-8	4.3	-
DES-BO-DN-9	4.35	-
DES-BO-DN-10	6	-
DES-BO-DN-11	7.3	-
DES-BO-DN-12	10	-
DES-BO-DN-13	10.9	-
DES-BO-DN-14	20	-
DES-BO-DN-15	.05	.25

Section 41. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub Area No.	Old	New
DES-BO-LS-1	-	10000
DES-BO-LS-2	-	1AC
DES-BO-LS-3	1AC	10000
DES-BO-LS-4	1AC	15000
DES-BO-LS-5	2.5AC	15000
DES-BO-LS-6	2.5AC	1AC
DES-BO-LS-7	2.5AC	2AC
DES-BO-LS-8	20AC	4AC
DES-BO-LS-9	4AC	10000
DES-BO-LS-10	4AC	1AC
DES-BO-LS-11	10000	6000

Section 42. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
DES-BO-BT-1	A	C
DES-BO-BT-2	C	I
DES-BO-BT-3	C	L
DES-BO-BT-4	C	W
DES-BO-BT-5	K	C
DES-BO-BT-6	K	L
DES-BO-BT-7	W	C

Section 43. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
DES-BO-SB-1	O	C

Section 44. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
DES-BO-SR-1	-	B
DES-BO-SR-2	-	B,C
DES-BO-SR-3	-	C
DES-BO-SR-4	H	C,H
DES-BO-SR-5	P	-
DES-BO-SR-6	P	C
DES-BO-SR-7	P	C,P

FALLBROOK

Section 45. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
FA-UR-1	A70	RV
FA-UR-2	RR.25	RR
FA-UR-3	RR.5	RR
FA-UR-4	RR1	RR
FA-UR-5	RR1.5	RR
FA-UR-6	RR2	C40
FA-UR-7	RR2	M52
FA-UR-8	RR2	RR
FA-UR-9	RR2	RU
FA-UR-10	RS1.17	RS
FA-UR-11	RS2.19	RS
FA-UR-12	RS2.32	RS
FA-UR-13	RS4	C40
FA-UR-14	RS4	RS
FA-UR-15	RS7	RS
FA-UR-16	RS7	RU
FA-UR-17	RS7	RV
FA-UR-18	RU14	RU
FA-UR-19	RU15	RU
FA-UR-20	RU24	RU
FA-UR-21	RU29	C36
FA-UR-22	RU29	C37
FA-UR-23	RU29	RU
FA-UR-24	RV10	RV

FA-UR-25	RV15	RV
FA-UR-26	RV3	RV
FA-UR-27	RV4	RV
FA-UR-28	RV7	RV
FA-UR-29	S90	C44

Section 46. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
FA-DN-1	.025	-
FA-DN-2	.1	-
FA-DN-3	.125	-
FA-DN-4	.24	-
FA-DN-5	.25	-
FA-DN-6	.5	-
FA-DN-7	1	-
FA-DN-8	1.17	-
FA-DN-9	1.5	-
FA-DN-10	2	-
FA-DN-11	2.19	-
FA-DN-12	2.32	-
FA-DN-13	2.75	-
FA-DN-14	2.9	-
FA-DN-15	4	-
FA-DN-16	4.35	-
FA-DN-17	7	-
FA-DN-18	7.26	-
FA-DN-19	7.3	-
FA-DN-20	10	-
FA-DN-21	14.5	-
FA-DN-22	15	-
FA-DN-23	24	-
FA-DN-24	29	-

Section 47. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
FA-LS-1	10000	6000
FA-LS-2	.5AC	6000
FA-LS-3	10AC	1AC
FA-LS-4	10AC	2AC
FA-LS-5	10AC	4AC
FA-LS-6	1AC	.5AC
FA-LS-7	20AC	2AC
FA-LS-8	2AC	1AC
FA-LS-9	4AC	2AC
FA-LS-10	8AC	4AC

Section 48. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	C	F
FA-BT-2	C	K
FA-BT-3	C	L
FA-BT-4	C	W

Section 49. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Floor Area Ratio Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Floor Area Ratio Changes

Sub-Area No.	Old	New
FA-FAR-1	-	.1

Section 50. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
FA-SR-1	-	B,C
FA-SR-2	-	C

FA-SR-3	A	A,C
FA-SR-4	B	B,C
FA-SR-5	B,D	B,C,D
FA-SR-6	B,P	B,C,P
FA-SR-7	B,POR F	B,C,POR F
FA-SR-8	D	C,D
FA-SR-9	D,P	C,D,P
FA-SR-10	F	C,F
FA-SR-11	H	C,H
FA-SR-12	P	C,P
FA-SR-13	POR F	POR F,C
FA-SR-14	SEE ORDINANCE	C,SEE ORDINANCE
FA-SR-15	P	B,C,P

JAMUL DULZURA

Section 51. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JD-UR-1	A72	C30
JD-UR-2	A72	C36
JD-UR-3	A72	C40
JD-UR-4	C30	A72
JD-UR-5	C36	A70
JD-UR-6	C36	A72
JD-UR-7	C36	RR
JD-UR-8	C37	A72
JD-UR-9	M52	A72
JD-UR-10	RR.05	RR
JD-UR-11	RR1	A72
JD-UR-12	RR1	C30
JD-UR-13	RR1	C32
JD-UR-14	RR1	C36
JD-UR-15	RR1	C40
JD-UR-16	RR1	RR
JD-UR-17	S88	A72

Section 52. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
JD-AR-1	-	O

Section 53. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
JD-DN-1	.025	-
JD-DN-2	.05	-
JD-DN-3	.1	-
JD-DN-4	.125	1
JD-DN-5	.25	-
JD-DN-6	.4	-
JD-DN-7	.5	-
JD-DN-8	1	-
JD-DN-9	40	-

Section 54. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
JD-LS-1	-	1AC
JD-LS-2	-	8AC
JD-LS-3	2AC	1AC
JD-LS-4	4AC	2AC
JD-LS-5	8AC	.9AC
JD-LS-6	8AC	2AC
JD-LS-7	8AC	4AC
JD-LS-8	1AC	8AC
JD-LS-9	1AC	.9AC
JD-LS-10	4AC	1AC

Section 55. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
JD-BT-1	-	C
JD-BT-2	C	L
JD-BT-3	T	C
JD-BT-4	W	C
JD-BT-5	C	W

Section 56. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
JD-OS-1	A	-

Section 57. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
JD-SR-1	-	B

JULIAN

Section 58. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JU-UR-1	A70	C40
JU-UR-2	A70	S80

JU-UR-3	A72	S80
JU-UR-4	C32	M52
JU-UR-5	C32	RR
JU-UR-6	C36	A70
JU-UR-7	C36	M52
JU-UR-8	C37	M52
JU-UR-9	RR.5	RR
JU-UR-10	RR1	M52
JU-UR-11	RR1	RR
JU-UR-12	RR2	RR
JU-UR-13	RS1	RS
JU-UR-14	RS9	RS

Section 59. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
JU-DN-1	.025	-
JU-DN-2	.05	-
JU-DN-3	.125	-
JU-DN-4	.25	-
JU-DN-5	.5	-
JU-DN-6	1	-
JU-DN-7	2	-
JU-DN-8	9	-

Section 60. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
JU-LS-1	4AC	1AC
JU-LS-2	4AC	2AC
JU-LS-3	2AC	1AC
JU-LS-4	1AC	4AC

Section 61. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Building Type Changes Map identified

as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
JU-BT-1	C	W
JU-BT-2	L	C
JU-BT-3	L	W

Section 62. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
JU-SR-1	-	B

LAKESIDE

Section 63. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LK-UR-1		RV
LK-UR-2	S94	M52
LK-UR-3	RV8	RV
LK-UR-4	RV7	RV
LK-UR-5	RV4	C30
LK-UR-6	RV4	C36
LK-UR-7	RV4	RU
LK-UR-8	RV4	RV
LK-UR-9	RV15	C36
LK-UR-10	RV15	M54
LK-UR-11	RV15	RV
LK-UR-12	RV11	RV
LK-UR-13	RU32	RU
LK-UR-14	RU31	RU
LK-UR-15	RU30	RU
LK-UR-16	RU29	C36

LK-UR-17	RU29	RU
LK-UR-18	RU24	C36
LK-UR-19	RU24	RU
LK-UR-20	RU13	C36
LK-UR-21	RU13	RU
LK-UR-22	RS7	C36
LK-UR-23	RS7	M54
LK-UR-24	RS7	RS
LK-UR-25	RS7	RU
LK-UR-26	RS7	RV
LK-UR-27	RS6	RS
LK-UR-28	RS4	C31
LK-UR-29	RS4	C36
LK-UR-30	RS4	M54
LK-UR-31	RS4	RS
LK-UR-32	RS4	RU
LK-UR-33	RS4	RV
LK-UR-34	RS3	RS
LK-UR-35	RS1	RS
LK-UR-36	RR2	RR
LK-UR-37	RR1.33	RR
LK-UR-38	RR1	M52
LK-UR-39	RR1	RR
LK-UR-40	RR.5	RR
LK-UR-41	RR.25	RR
LK-UR-42	RMH6	M52
LK-UR-43	RM15	RM
LK-UR-44	C38	M54
LK-UR-45	C37	M52
LK-UR-46	C37	M54
LK-UR-47	C37	RV
LK-UR-48	C36	RS
LK-UR-49	C34	RU
LK-UR-50	C32	C36
LK-UR-51	C32	RS
LK-UR-52	C31	RU
LK-UR-53	A70	C40
LK-UR-54	A70	M52
LK-UR-55	A70	M54
LK-UR-56	A70	M58
LK-UR-57	A70	RR
LK-UR-58	A70	RS

Section 64. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
LK-AR-1		Q
LK-AR-2	X	-
LK-AR-3	A	Q

Section 65. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
LK-DN-1	.025	-
LK-DN-2	.125	-
LK-DN-3	.25	-
LK-DN-4	.5	-
LK-DN-5	1	-
LK-DN-6	1.33	-
LK-DN-7	1.6	-
LK-DN-8	2	-
LK-DN-9	2.9	-
LK-DN-10	4.3	-
LK-DN-11	5.8	-
LK-DN-12	6	-
LK-DN-13	7.26	-
LK-DN-14	7.3	-
LK-DN-15	8	-
LK-DN-16	10.9	-
LK-DN-17	12.6	-
LK-DN-18	14	-
LK-DN-19	14.5	-
LK-DN-20	15	-
LK-DN-21	24	-
LK-DN-22	29	-
LK-DN-23	30	-
LK-DN-24	32	-
LK-DN-25		-

Section 66. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LK-LS-1		6000
LK-LS-2	7500	6000
LK-LS-3	10000	6000
LK-LS-4	15000	6000
LK-LS-5	15000	10000
LK-LS-6	-	6000
LK-LS-7	-	10000
LK-LS-8	.5AC	10000
LK-LS-9	1AC	6000
LK-LS-10	1AC	10000
LK-LS-11	1AC	-
LK-LS-12	1AC	.5AC
LK-LS-13	2AC	10000
LK-LS-14	2AC	-
LK-LS-15	2AC	.5AC
LK-LS-16	4AC	-
LK-LS-17	4AC	1AC
LK-LS-18	4AC	2AC
LK-LS-19	5AC	6000
LK-LS-20	8AC	6000
LK-LS-21	8AC	2AC
LK-LS-22	8AC	4AC

Section 67. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
LK-BT-1		C
LK-BT-2	A	K
LK-BT-3	A	W
LK-BT-4	C	K
LK-BT-5	C	L

LK-BT-6	C	P
LK-BT-7	C	W
LK-BT-8	F	L
LK-BT-9	G	L
LK-BT-10	K	L
LK-BT-11	K	P
LK-BT-12	K	W
LK-BT-13	T	K
LK-BT-14	T	P
LK-BT-15	T	W
LK-BT-16	W	C

Section 68. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Height Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
LK-HT-1		G
LK-HT-2	G	H

Section 69. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LK-SB-1		J
LK-SB-2	J	O

Section 70. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
LK-SR-1		-
LK-SR-2	-	B
LK-SR-3	-	B,C
LK-SR-4	-	B,C,D
LK-SR-5	-	C

LK-SR-6	A	A,C
LK-SR-7	B	BC
LK-SR-8	B,D	B,C,D
LK-SR-9	B,F	B,C,F
LK-SR-10	B,P	B,C,P
LK-SR-11	B,POR F	B,C,POR F
LK-SR-12	D	C,D
LK-SR-13	F	C,F
LK-SR-14	H	C,H
LK-SR-15	P	C,P
LK-SR-16	W	C,W

MOUNTAIN EMPIRE - UNREPRESENTED

Section 71. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-U-DN-1	.025	-
ME-U-DN-2	.05	-
ME-U-DN-3	.125	-
ME-U-DN-4	1	-

MOUNTAIN EMPIRE - BOULEVARD

Section 72. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Boulevard Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-B-UR-1	C36	RR
ME-B-UR-2	C36	S92
ME-B-UR-3	RMH6	C36
ME-B-UR-4	RMH9	C36
ME-B-UR-5	RR.125	RR
ME-B-UR-6	RR.5	C36
ME-B-UR-7	RR.5	RR

ME-B-UR-8	RRO	S92
ME-B-UR-9	RS4	RS
ME-B-UR-10	RV15	RR
ME-B-UR-11	S87	C36
ME-B-UR-12	S87	RR
ME-B-UR-13	S88	S92
ME-B-UR-14	S92	C36

Section 73. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Boulevard Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-B-DN-1	.025	-
ME-B-DN-2	.25	-
ME-B-DN-3	.4	-
ME-B-DN-4	.5	-
ME-B-DN-5	1	-
ME-B-DN-6	4	-
ME-B-DN-7	6	-
ME-B-DN-8	9	-
ME-B-DN-9	14.5	-

Section 74. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Boulevard Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-B-LS-1	-	4AC
ME-B-LS-2	-	6000
ME-B-LS-3	-	8AC
ME-B-LS-4	10000	4AC
ME-B-LS-5	2.5AC	-
ME-B-LS-6	2.5AC	4AC
ME-B-LS-7	2.5AC	8AC
ME-B-LS-8	2AC	-
ME-B-LS-9	2AC	4AC
ME-B-LS-10	2AC	6000
ME-B-LS-11	4AC	11AC

ME-B-LS-12	6000	-
ME-B-LS-13	6000	4AC
ME-B-LS-14	6000	8AC
ME-B-LS-15	8AC	-
ME-B-LS-16	8AC	4AC

Section 75. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Boulevard Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-U-BT-1	A	F
ME-U-BT-2	C	F
ME-U-BT-3	F	C

Section 76. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Boulevard Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
MR-B-SR-1	-	B

MOUNTAIN EMPIRE - CAMPO / LAKE MORENA

Section 77. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Campo / Lake Morena Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-C-UR-1	C37	M52
ME-C-UR-2	M52	C40
ME-C-UR-3	RR1	C36
ME-C-UR-4	RR1	C37
ME-C-UR-5	RR1	RR
ME-C-UR-6	RR1	RS
ME-C-UR-7	RS4	RR
ME-C-UR-8	RS4	RS

ME-C-UR-9	RV7	RV
ME-C-UR-10	S92	C36
ME-C-UR-11	S92	M54

Section 78. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Campo / Lake Morena Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-C-DN-1	.025	-
ME-C-DN-2	.125	-
ME-C-DN-3	.25	-
ME-C-DN-4	1	-
ME-C-DN-5	4	-
ME-C-DN-6	7	-

Section 79. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Campo / Lake Morena Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-C-LS-1	10000	6000
ME-C-LS-2	1AC	10000
ME-C-LS-3	1AC	-
ME-C-LS-4	1AC	.5AC
ME-C-LS-5	4AC	-
ME-C-LS-6	4AC	.5AC
ME-C-LS-7	4AC	1AC
ME-C-LS-8	4AC	2AC
ME-C-LS-9	8AC	1AC

Section 80. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Campo / Lake Morena Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-C-BT-1	C	F
ME-C-BT-2	C	W

MOUNTAIN EMPIRE - JACUMBA

Section 81. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jacumba Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-J-UR-1	C36	RR
ME-J-UR-2	C40	S92
ME-J-UR-3	RR1	C40
ME-J-UR-4	RR1	RC
ME-J-UR-5	RR1	RR

Section 82. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jacumba Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-J-DN-1	.025	-
ME-J-DN-2	.05	-
ME-J-DN-3	.125	-
ME-J-DN-4	1	-

Section 83. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jacumba Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-J-LS-1	-	1AC
ME-J-LS-2	1AC	10000

Section 84. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jacumba Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-J-BT-1	C	F
ME-J-BT-2	W	C

Section 85. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jacumba Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
ME-J-SR-1	-	C

MOUNTAIN EMPIRE - POTRERO

Section 86. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Potrero Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-P-DN-1	.025	-
ME-P-DN-2	.05	-
ME-P-DN-3	.125	-

MOUNTAIN EMPIRE - TECATE

Section 87. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Tecate Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-T-UR-1	C36	S90
ME-T-UR-2	M50	S90
ME-T-UR-3	RC	S90
ME-T-UR-4	RR.5	RR
ME-T-UR-5	RR.5	S90
ME-T-UR-6	RR1	S90

ME-T-UR-7	S87	S90
ME-T-UR-8	S92	S90

Section 88. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Tecate Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-T-DN-1	.5	-
ME-T-DN-2	.125	-

NORTH COUNTY METROPOLITAN - UNREPRESENTED

Section 89. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-U-UR-1	A70	C40
NC-U-UR-2	A70	RU
NC-U-UR-3	A70	S80
NC-U-UR-4	C31	C36
NC-U-UR-5	C31	S94
NC-U-UR-6	C36	S94
NC-U-UR-7	RC	C36
NC-U-UR-8	RM14.5	RM
NC-U-UR-9	RM7	RM
NC-U-UR-10	RMH13	S94
NC-U-UR-11	RMH4	A72
NC-U-UR-12	RR.25	RR
NC-U-UR-13	RR.25	S80
NC-U-UR-14	RR.5	RR
NC-U-UR-15	RR1	A70
NC-U-UR-16	RR1	RR
NC-U-UR-17	RR1	RU
NC-U-UR-18	RR1	S80
NC-U-UR-19	RR2	RR
NC-U-UR-20	RR2	RS
NC-U-UR-21	RR2	RU

NC-U-UR-22	RR2	S94
NC-U-UR-23	RS1	RS
NC-U-UR-24	RS3	RS
NC-U-UR-25	RS4	RR
NC-U-UR-26	RS4	RS
NC-U-UR-27	RS4	RU
NC-U-UR-28	RS4	S94
NC-U-UR-29	RS6	RS
NC-U-UR-30	RS7	RS
NC-U-UR-31	RU24	RU
NC-U-UR-32	RU24	S94
NC-U-UR-33	RU29	C36
NC-U-UR-34	RU29	RU
NC-U-UR-35	RU29	S94
NC-U-UR-36	RV1	RV
NC-U-UR-37	RV10	RV
NC-U-UR-38	RV11	RV
NC-U-UR-39	RV15	RV
NC-U-UR-40	RV24	RV
NC-U-UR-41	RV4	RV
NC-U-UR-42	RV5	RV
NC-U-UR-43	RV6	RV
NC-U-UR-44	RV7	RV
NC-U-UR-45	RV9	RV
NC-U-UR-46	S92	A72
NC-U-UR-47	S92	RMH4
NC-U-UR-48	S92	S80
NC-U-UR-49		RR

Section 90. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NC-U-AR-1		L
NC-U-AR-2	M	Q

Section 91. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-U-DN-1	.025	-
NC-U-DN-2	.1	-
NC-U-DN-3	.125	4
NC-U-DN-4	.125	-
NC-U-DN-5	.25	-
NC-U-DN-6	.29	-
NC-U-DN-7	.5	-
NC-U-DN-8	1	-
NC-U-DN-9	2	-
NC-U-DN-10	2.90	-
NC-U-DN-11	4	-
NC-U-DN-12	4.35	-
NC-U-DN-13	5	-
NC-U-DN-14	5.8	-
NC-U-DN-15	6	-
NC-U-DN-16	7.25	-
NC-U-DN-17	7.3	-
NC-U-DN-18	10.88	-
NC-U-DN-19	13	-
NC-U-DN-20	14.5	-
NC-U-DN-21	24	-
NC-U-DN-22	29	-
NC-U-DN-23		-

Section 92. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-U-LS-1	7500	6000
NC-U-LS-2	10000	6000
NC-U-LS-3	10000	15000
NC-U-LS-4	.5AC	6000
NC-U-LS-5	.5AC	15000
NC-U-LS-6	10AC	1AC
NC-U-LS-7	10AC	2AC
NC-U-LS-8	1AC	6000
NC-U-LS-9	1AC	15000

NC-U-LS-10	1AC	.5AC
NC-U-LS-11	1AC	2AC
NC-U-LS-12	1AC	4AC
NC-U-LS-13	2AC	.5AC
NC-U-LS-14	2AC	1AC
NC-U-LS-15	4AC	2AC
NC-U-LS-16	8AC	6000
NC-U-LS-17	8AC	2AC
NC-U-LS-18	8AC	4AC
NC-U-LS-19		.5AC

Section 93. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-U-BT-1	C	A
NC-U-BT-2	C	L
NC-U-BT-3	C	W
NC-U-BT-4		C

Section 94. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
NC-U-SB-1		C
NC-U-SB-2	C	J

Section 95. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metropolitan Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-U-SR-1	-	B
NC-U-SR-2	-	B,P
NC-U-SR-3	-	C
NC-U-SR-4	-	C,P

NC-U-SR-5	-	P
NC-U-SR-6	D	C,D
NC-U-SR-7	P	C,P
NC-U-SR-8	-	-

NORTH COUNTY METRO - HIDDEN MEADOWS

Section 96. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-HM-UR-1	A70	C35
NC-HM-UR-2	RR.5	RR
NC-HM-UR-3	RR1	RR
NC-HM-UR-4	RR2	RR
NC-HM-UR-5	RS1	RS
NC-HM-UR-6	RS2	RS
NC-HM-UR-7	RS3	C32
NC-HM-UR-8	RS3	RV
NC-HM-UR-9	RS4	RS
NC-HM-UR-10	RS7	RS
NC-HM-UR-11	RV5	RV
NC-HM-UR-12	S87	A70

Section 97. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-HM-DN-1	.125	-
NC-HM-DN-2	.25	-
NC-HM-DN-3	.4	-
NC-HM-DN-4	.5	-
NC-HM-DN-5	1	-
NC-HM-DN-6	1.56	-
NC-HM-DN-7	1.96	-
NC-HM-DN-8	2	-
NC-HM-DN-9	2.9	-

NC-HM-DN-10	3.95	-
NC-HM-DN-11	3.96	-
NC-HM-DN-12	4.35	-
NC-HM-DN-13	5	-
NC-HM-DN-14	6.5	-
NC-HM-DN-15	7	-

Section 98. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-HM-LS-1	10000	6000
NC-HM-LS-2	10AC	6000
NC-HM-LS-3	1AC	.5AC
NC-HM-LS-4	2.5AC	1AC
NC-HM-LS-5	2AC	1AC
NC-HM-LS-6	4AC	2AC
NC-HM-LS-7	8AC	1AC
NC-HM-LS-8	8AC	4AC
NC-HM-LS-9	15000	6000
NC-HM-LS-10	4AC	1AC
NC-HM-LS-11	4AC	2AC

Section 99. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-HM-BT-1	C	L

Section 100. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-HM-SR-1	-	B
NC-HM-SR-2	B	B,C

NORTH COUNTY METRO - TWIN OAKS VALLEY

Section 101. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-TO-UR-1	A70	C30
NC-TO-UR-2	A70	M54
NC-TO-UR-3	C36	C30
NC-TO-UR-4	M52	C30
NC-TO-UR-5	M52	C36
NC-TO-UR-6	RR.25	RR
NC-TO-UR-7	RR.5	RR
NC-TO-UR-8	RR1	M54
NC-TO-UR-9	RR1	RR
NC-TO-UR-10	RR2	RR

Section 102. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NC-TO-AR-1	Q	S
NC-TO-AR-2	S	Q

Section 103. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-TO-DN-1	-	40
NC-TO-DN-2	.1	-
NC-TO-DN-3	.125	-
NC-TO-DN-4	.25	-
NC-TO-DN-5	.5	-
NC-TO-DN-6	1	-

NC-TO-DN-7 40 -

Section 104. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-TO-LS-1	10AC	2AC
NC-TO-LS-2	2AC	1AC
NC-TO-LS-3	4AC	-
NC-TO-LS-4	4AC	2AC
NC-TO-LS-5	6000	-
NC-TO-LS-6	6000	2AC
NC-TO-LS-7	8AC	2AC

Section 105. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-TO-BT-1	C	W
NC-TO-BT-2	T	W
NC-TO-BT-3	W	T

Section 106. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
NC-TO-SB-1	O	E
NC-TO-SB-2	E	O

Section 107. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Twin Oaks Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-TO-SR-1	-	C
NC-TO-SR-2	A	A,C
NC-TO-SR-3	B	B,C

NORTH MOUNTAIN - UNREPRESENTED

Section 108. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NM-U-UR-1	A70	C40
NM-U-UR-2	A70	S80
NM-U-UR-3	A72	S80
NM-U-UR-4	C36	A70
NM-U-UR-5	C36	C40
NM-U-UR-6	C37	C40
NM-U-UR-7	C37	RR
NM-U-UR-8	RR.25	A72
NM-U-UR-9	RR.25	C40
NM-U-UR-10	RR.25	RR
NM-U-UR-11	RR.25	S80
NM-U-UR-12	RR.5	RR
NM-U-UR-13	RR1	RR
NM-U-UR-14	S88	A72
NM-U-UR-15	S92	A70
NM-U-UR-16	S92	A72
NM-U-UR-17	S92	S80

Section 109. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NM-U-AN-1	O	Q

Section 110. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NM-U-DN-1	.025	-
NM-U-DN-2	.05	-
NM-U-DN-3	.125	-
NM-U-DN-4	.25	-
NM-U-DN-5	.5	-
NM-U-DN-6	1	-

Section 111. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NM-U-LS-1	-	15000
NM-U-LS-2	-	4AC
NM-U-LS-3	-	8AC
NM-U-LS-4	1AC	15000
NM-U-LS-5	40AC	15000
NM-U-LS-6	40AC	-
NM-U-LS-7	40AC	8AC
NM-U-LS-8	4AC	15000
NM-U-LS-9	4AC	8AC
NM-U-LS-10	8AC	4AC

Section 112. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NM-U-BT-1	C	W
NM-U-BT-2	W	C

NORTH MOUNTAIN - PALOMAR MOUNTAIN

Section 113. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Palomar Mountain Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NM-P-UR-1	RR.25	RR

Section 114. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Palomar Mountain Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NM-P-DN-1	.05	-
NM-P-DN-2	.125	-
NM-P-DN-3	.25	-

OTAY

Section 115. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Otay Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
O-UR-1	S87	A72
O-UR-2	S87	S80

Section 116. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Otay Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
O-SR-1	-	C
O-SR-2	B	B,C

O-SR-3	B,POR G	B,C,POR G
O-SR-4	G	C,G
O-SR-5	P	C,P
O-SR-6	P,V	C,P,V
O-SR-7	POR G	C,POR G

PALA PAUMA

Section 117. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PP-UR-1	A70	S80
PP-UR-2	C36	A70
PP-UR-3	RR.5	C36
PP-UR-4	RR.5	RR
PP-UR-5	RR1	RR
PP-UR-6	RR2	RR
PP-UR-7	RS4	RS
PP-UR-8	RV2	RV

Section 118. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
PP-DN-1	.025	-
PP-DN-2	.1	-
PP-DN-3	.125	-
PP-DN-4	.25	-
PP-DN-5	.5	-
PP-DN-6	1	-
PP-DN-7	2	-
PP-DN-8	4.35	-
PP-DN-9	4	-

Section 119. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size

Sub-Area No.	Old	New
PP-LS-1	40AC	8AC
PP-LS-2	8AC	10000
PP-LS-3	8AC	4AC
PP-LS-4	40AC	-

Section 120. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
PP-BT-1	W	C
PP-BT-2	C	T

PENDLETON DE LUZ

Section 121. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton-DeLuz Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PD-UR-1	RR2	A70
PD-UR-2	RR2	RR

Section 122. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton-DeLuz Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
PD-DN-1	.125	-

PD-DN-2	.25	-
PD-DN-3	.5	-
PD-DN-4	2	-

Section 123. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton-DeLuz Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
PD-SR-1	-	C
PD-SR-2	A	A,C
PD-SR-3	D	C,D

RAINBOW

Section 124. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RBW-UR-1	A70	C36
RBW-UR-2	A70	C44
RBW-UR-3	A70	M52
RBW-UR-4	A70	RR
RBW-UR-5	A70	S80
RBW-UR-6	C36	RR
RBW-UR-7	C37	RR
RBW-UR-8	C44	A70
RBW-UR-9	RR1	RR

Section 125. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RBW-DN-1	.1	-
RBW-DN-2	.125	-

RBW-DN-3	.25	-
RBW-DN-4	.5	-
RBW-DN-5	1	-
RBW-DN-6	40	-

Section 126. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RBW-LS-1	-	1AC
RBW-LS-2	-	4AC
RBW-LS-3	2AC	-
RBW-LS-4	2AC	1AC
RBW-LS-5	4AC	1AC
RBW-LS-6	8AC	4AC

Section 127. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
RBW-BT-1	C	W
RBW-BT-2	T	C
RBW-BT-3	W	C

Section 128. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
RBW-OS-1	A	-
RBW-OS-2	-	A
RBW-OS-3	O	A

Section 129. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Special Area Regulation Changes

Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
RBW-SR-1	-	C

RAMONA

Section 130. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	M52
RM-UR-2	C31	A70
RM-UR-3	C31	C40
RM-UR-4	C31	RU
RM-UR-5	C31	RV
RM-UR-6	C34	RU
RM-UR-7	C34	RV
RM-UR-8	C36	A70
RM-UR-9	C36	RV
RM-UR-10	C37	C40
RM-UR-11	C37	M52
RM-UR-12	C37	RU
RM-UR-13	M52	A70
RM-UR-14	M54	A70
RM-UR-15	M54	C40
RM-UR-16	M54	RU
RM-UR-17	RR2	RR
RM-UR-18	RS3	RS
RM-UR-19	RS4	RS
RM-UR-20	RS7	C34
RM-UR-21	RS7	RS
RM-UR-22	RS7	RV
RM-UR-23	RU24	RU
RM-UR-24	RV15	C36
RM-UR-25	RV5	RV
RM-UR-26	S88	A70

RM-UR-27 S92 A70

Section 131. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	-	R
RM-AR-2	-	Q
RM-AR-3	Q	S
RM-AR-4	O	L

Section 132. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.025	-
RM-DN-2	.1	-
RM-DN-3	.125	-
RM-DN-4	.16	-
RM-DN-5	.25	-
RM-DN-6	.5	-
RM-DN-7	1	-
RM-DN-8	2	-
RM-DN-9	3	-
RM-DN-10	4.35	-
RM-DN-11	5	-
RM-DN-12	7.26	-
RM-DN-13	7.35	-
RM-DN-14	14.5	-
RM-DN-15	24	-

Section 133. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	6000	-
RM-LS-2	6000	2.5AC
RM-LS-3	-	1AC
RM-LS-4	-	2AC
RM-LS-5	.5AC	6000
RM-LS-6	10AC	2AC
RM-LS-7	10AC	4AC
RM-LS-8	10AC	8.5AC
RM-LS-9	10AC	8AC
RM-LS-10	1AC	15000
RM-LS-11	1AC	.5AC
RM-LS-12	20AC	5AC
RM-LS-13	2AC	1AC
RM-LS-14	40AC	8AC
RM-LS-15	4AC	1AC
RM-LS-16	4AC	2.5AC
RM-LS-17	4AC	2AC
RM-LS-18	8AC	2AC
RM-LS-19	8AC	4AC
RM-LS-20	8AC	5AC

Section 134. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type

Sub-Area No.	Old	New
RM-BT-1	C	K
RM-BT-2	C	W
RM-BT-3	K	L
RM-BT-4	T	C
RM-BT-5	T	K
RM-BT-6	T	L
RM-BT-7	T	W
RM-BT-8	W	C
RM-BT-9	W	K
RM-BT-10	W	L

Section 135. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Setback Changes Map identified as

Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	M	O
RM-SB-2	O	J
RM-SB-3	V	C

Section 136. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
RM-OS-1	G	-

Section 137. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
RM-SR-1	-	B
RM-SR-2	-	B,C
RM-SR-3	-	C
RM-SR-4	A	A,C
RM-SR-5	B	B,C
RM-SR-6	B, D3	B,C
RM-SR-7	B, D3	B,C,D3
RM-SR-8	B,D	B,C,D
RM-SR-9	B,D,D4	B,C,D,D4
RM-SR-10	B,D,D5	B,C,D,D5
RM-SR-11	B,D1,POR F,S	B,C,D1,POR F,S
RM-SR-12	B,D2,F	B,C,D2,F
RM-SR-13	B,D2,F,POR S	B,C,D2,F,POR S
RM-SR-14	B,D2,F,S	B,C,D2,F,S
RM-SR-15	B,D2,POR F	B,C,D3,POR F
RM-SR-16	B,D3	B,C,D3
RM-SR-17	B,D3,D5	B,C,D3,D5

RM-SR-18	B,D3,POR F	B,C,D3,POR F
RM-SR-19	B,D4	B,C
RM-SR-20	B,D4	B,C,D4
RM-SR-21	B,D5	B,C,D5
RM-SR-22	B,D5,H	B,C,D5,H
RM-SR-23	B,D6,POR F	B,C,D6,POR F
RM-SR-24	B,F,D2	B,C,D2,F,S
RM-SR-25	B,F,D2	B,C,D3,POR F
RM-SR-26	B,F,D2,D3	B,C,F,D2,D3
RM-SR-27	B,F,POR S	B,C,F,POR S
RM-SR-28	B,POR F,S	B,C,POR F,S
RM-SR-29	B,POR S	B,C,POR S
RM-SR-30	D	C,D
RM-SR-31	D,POR S	C,D,POR S
RM-SR-32	D2	C,D2
RM-SR-33	D2,F	C,D2,F
RM-SR-34	D2,POR F	C,D2,POR F
RM-SR-35	D8	C,D8
RM-SR-36	F	C,F
RM-SR-37	POR F	C,POR F
RM-SR-38	POR F,D2	C,POR F,D2
RM-SR-39	POR F,S	C,POR F,S
RM-SR-40	POR S	C,POR S
RM-SR-41	S	C,S
RM-SR-42	B, S	B,C,S

SAN DIEGUITO

Section 138. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-1	A70	RR
SD-UR-2	A70	S80
SD-UR-3	RM29	RM
SD-UR-4	RR	S80
SD-UR-5	RR.125	RR
SD-UR-6	RR.125	S80
SD-UR-7	RR.16	RR

SD-UR-8	RR.2	RR
SD-UR-9	RR.25	S80
SD-UR-10	RR.3	RR
SD-UR-11	RR.33	RR
SD-UR-12	RR.5	RR
SD-UR-13	RR.5	S80
SD-UR-14	RR1	RR
SD-UR-15	RR1.5	RR
SD-UR-16	RR2	RR
SD-UR-17	RR2.5	RR
SD-UR-18	RS1	RS
SD-UR-19	RS2	RS
SD-UR-20	RS3	RS
SD-UR-21	RS3.5	RS
SD-UR-22	RS4	RS
SD-UR-23	RS5	RS
SD-UR-24	RS6	RS
SD-UR-25	RS7	RS
SD-UR-26	RS9	RS
SD-UR-27	RU11	RU
SD-UR-28	RU15	RU
SD-UR-29	RU29	RU
SD-UR-30	RU7	RU
SD-UR-31	RV1	RV
SD-UR-32	RV10	RV
SD-UR-33	RV12	RV
SD-UR-34	RV14	RV
SD-UR-35	RV15	RV
SD-UR-36	RV18	RV
SD-UR-37	RV2	RV
SD-UR-38	RV20	RV
SD-UR-39	RV3	RV
SD-UR-40	RV6	RV
SD-UR-41	RV7	RV
SD-UR-42	RV9	RV

Section 139. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
--------------	-----	-----

1 - 75

SD-DN-1	.1	-
SD-DN-2	.125	-
SD-DN-3	.166	-
SD-DN-4	.2	-
SD-DN-5	.25	-
SD-DN-6	.3	-
SD-DN-7	.33	-
SD-DN-8	.5	-
SD-DN-9	1	-
SD-DN-10	1.5	-
SD-DN-11	1.6	-
SD-DN-12	2	-
SD-DN-13	2.1	-
SD-DN-14	2.2	-
SD-DN-15	2.4	-
SD-DN-16	2.5	-
SD-DN-17	2.9	-
SD-DN-18	3	-
SD-DN-19	3.1	-
SD-DN-20	3.4	-
SD-DN-21	3.5	-
SD-DN-22	4	-
SD-DN-23	4.3	-
SD-DN-24	4.35	-
SD-DN-25	4.5	-
SD-DN-26	4.6	-
SD-DN-27	4.8	-
SD-DN-28	4.9	-
SD-DN-29	5.3	-
SD-DN-30	5.4	-
SD-DN-31	5.8	-
SD-DN-32	6	-
SD-DN-33	6.4	-
SD-DN-34	7	-
SD-DN-35	7.26	-
SD-DN-36	8.71	-
SD-DN-37	9	-
SD-DN-38	10	-
SD-DN-39	12	-
SD-DN-40	14	-
SD-DN-41	14.5	-
SD-DN-42	18	-
SD-DN-43	20	-

SD-DN-44	29	-
SD-DN-45	.35	-

Section 140. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SD-LS-1	2AC	1AC
SD-LS-2	4AC	2AC
SD-LS-3	8AC	2AC
SD-LS-4	8AC	4AC

Section 141. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SD-BT-1	B	C

Section 142. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SD-SR-1	R	F,R

SPRING VALLEY

Section 143. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SV-UR-1	A70	RS
SV-UR-2	C30	RS

SV-UR-3	C36	RR
SV-UR-4	C36	RS
SV-UR-5	C36	RU
SV-UR-6	C36	S94
SV-UR-7	C37	M52
SV-UR-8	M52	RU
SV-UR-9	M52	RV
SV-UR-10	M54	M52
SV-UR-11	M58	M52
SV-UR-12	RM15	RM
SV-UR-13	RM7	RM
SV-UR-14	RR1	RR
SV-UR-15	RR2	RR
SV-UR-16	RR2	RU
SV-UR-17	RS2	RS
SV-UR-18	RS3	RS
SV-UR-19	RS4	C36
SV-UR-20	RS4	RS
SV-UR-21	RS4	RU
SV-UR-22	RS4	RV
SV-UR-23	RS5	RS
SV-UR-24	RS6	RS
SV-UR-25	RS7	RS
SV-UR-26	RS7	RU
SV-UR-27	RS7	RV
SV-UR-28	RS7	S94
SV-UR-29	RU22	RU
SV-UR-30	RU24	RU
SV-UR-31	RU29	RU
SV-UR-32	RV15	RV
SV-UR-33	RV27	RV
SV-UR-34	RV5	RV
SV-UR-35	RV6	RV
SV-UR-36	RV7	RV
SV-UR-37	RV8	RV
SV-UR-38	RV9	RV
SV-UR-39	S88	RS
SV-UR-40	RU29	S90
SV-UR-41	C36	RMH

Section 144. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SV-DN-1	.125	-
SV-DN-2	1	-
SV-DN-3	1.95	-
SV-DN-4	2	-
SV-DN-5	2.9	-
SV-DN-6	4.35	-
SV-DN-7	5	-
SV-DN-8	5.8	-
SV-DN-9	6	-
SV-DN-10	7	-
SV-DN-11	7.26	-
SV-DN-12	7.28	-
SV-DN-13	7.3	-
SV-DN-14	8	-
SV-DN-15	9	-
SV-DN-16	10.88	-
SV-DN-17	14.5	-
SV-DN-18	22	-
SV-DN-19	24	-
SV-DN-20	27	-
SV-DN-21	29	-
SV-DN-22	40	-

Section 145. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SV-LS-1	8AC	6000
SV-LS-2	.5AC	10000
SV-LS-3	-	6000
SV-LS-4	6000	-
SV-LS-5	1AC	10000
SV-LS-6	.5AC	2AC
SV-LS-7	10000	6000
SV-LS-8	16AC	6000

Section 146. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SV-BT-1	C	K
SV-BT-2	C	L
SV-BT-3	T	A
SV-BT-4	T	C
SV-BT-5	T	L
SV-BT-6	W	C
SV-BT-7	W	K
SV-BT-8	W	L

Section 147. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SV-SR-1	-	B
SV-SR-2	-	B,C
SV-SR-3	-	C
SV-SR-4	B	-
SV-SR-5	B	B,C
SV-SR-6	B,D	B,C,D
SV-SR-7	B,D,E	B,C,D,E
SV-SR-8	B,D1	B,C,D1
SV-SR-9	B,D1,D2	B,C,D1,D2
SV-SR-10	B,D1,D2,H	B,C,D1,D2,H
SV-SR-11	B,D1,D7	B,C,D1,D7
SV-SR-12	B,D2	B,C,D2
SV-SR-13	B,H	B,C,H
SV-SR-14	B,S	B,C,S
SV-SR-15	D1	B,C, D2
SV-SR-16	D1	C,D1
SV-SR-17	D2,B	C,D2, B
SV-SR-18	H	C,H
SV-SR-19	S	C,S

SWEETWATER

Section 148. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SW-UR-1	A70	S80
SW-UR-2	RR.5	RR
SW-UR-3	RR1	RR
SW-UR-4	RR1	RS
SW-UR-5	RR2	RR
SW-UR-6	RS3	RS
SW-UR-7	RS4	RS
SW-UR-8	RS4	RU
SW-UR-9	RS4	S80
SW-UR-10	RU29	RU
SW-UR-11	RV1	RV
SW-UR-12	RV2	RV
SW-UR-13	RV3	RV
SW-UR-14	S87	A70

Section 149. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SW-DN-1	.125	-
SW-DN-2	.25	-
SW-DN-2	.25	-
SW-DN-3	.4	-
SW-DN-4	.5	-
SW-DN-5	1	-
SW-DN-6	2	-
SW-DN-7	2.9	-
SW-DN-8	3	-
SW-DN-9	4.35	-
SW-DN-10	29	-

Section 150. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SW-LS-1	.5AC	10000
SW-LS-2	10000	6000
SW-LS-3	10000	4AC
SW-LS-4	1AC	10000
SW-LS-5	1AC	.5AC
SW-LS-6	2AC	.5AC
SW-LS-7	2AC	1AC
SW-LS-8	4AC	.5AC
SW-LS-9	8AC	10000
SW-LS-10	8AC	.5AC
SW-LS-11	8AC	4AC

Section 151. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SW-BT-1	C	L

Section 152. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SW-SR-1	-	B

VALLE DE ORO

Section 153. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VDO-UR-1	A72	S80
VDO-UR-2	C36	C31
VDO-UR-3	C36	RR
VDO-UR-4	C37	M52
VDO-UR-5	RR.25	RR
VDO-UR-6	RR1	RR
VDO-UR-7	RR1	S80
VDO-UR-8	RR2	RR
VDO-UR-9	RS3	RS
VDO-UR-10	RS4	RS
VDO-UR-11	RS5	RS
VDO-UR-12	RS7	RS
VDO-UR-13	RU20	RU
VDO-UR-14	RU24	RU
VDO-UR-15	RU25	RU
VDO-UR-16	RU29	RU
VDO-UR-17	RU34	RU
VDO-UR-18	RV11	RV
VDO-UR-19	RV15	RV
VDO-UR-20	RV7	RV

Section 154. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VDO-DN-1	.05	-
VDO-DN-2	.1	-
VDO-DN-3	.125	-
VDO-DN-4	.25	-
VDO-DN-5	.5	-
VDO-DN-6	1	-
VDO-DN-7	2	.5
VDO-DN-8	2	-
VDO-DN-9	2.9	-
VDO-DN-10	3	-
VDO-DN-11	4.3	-
VDO-DN-12	4.35	-

VDO-DN-13	5	-
VDO-DN-14	6.9	-
VDO-DN-15	7	-
VDO-DN-16	7.26	-
VDO-DN-17	10.89	-
VDO-DN-18	12	-
VDO-DN-19	14.5	-
VDO-DN-20	20	-
VDO-DN-21	24	-
VDO-DN-22	25	-
VDO-DN-23	29	20
VDO-DN-24	34	-
VDO-DN-25	40	4.3
VDO-DN-26	40	7.3
VDO-DN-27	40	-

Section 155. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VDO-LS-1	-	10000
VDO-LS-2	-	.5AC
VDO-LS-3	.5AC	2AC
VDO-LS-4	10AC	1AC
VDO-LS-5	1AC	.5AC
VDO-LS-6	1AC	2AC
VDO-LS-7	20AC	4AC
VDO-LS-8	4AC	1AC

Section 156. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
VDO-BT-1	T	C
VDO-BT-2	T	W

Section 157. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Height Changes Map identified

as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
VDO-HT-1	P	G
VDO-HT-2	R	G

Section 158. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VDO-SR-1	-	B
VDO-SR-2	-	B,C
VDO-SR-3	-	C
VDO-SR-4	D2	C,D2
VDO-SR-5	D3	B, D3
VDO-SR-6	D3	B,C,D3
VDO-SR-7	D3	C,D3
VDO-SR-8	H,S	C,H,S
VDO-SR-9	S	C,S

VALLEY CENTER

Section 159. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-1	A70	C40
VC-UR-2	A70	M52
VC-UR-3	C34	C40
VC-UR-4	C34	RR
VC-UR-5	C34	RV
VC-UR-6	C36	S90
VC-UR-7	C40	A70
VC-UR-8	C40	M52
VC-UR-9	C40	RC

VC-UR-10	M52	C36
VC-UR-11	M52	RR
VC-UR-12	M54	RR
VC-UR-13	RR.5	C36
VC-UR-14	RR.5	M52
VC-UR-15	RR.5	RR
VC-UR-16	RR.5	RS
VC-UR-17	RR.5	RV
VC-UR-18	RR1	C36
VC-UR-19	RR1	RR
VC-UR-20	RR1	RS
VC-UR-21	RR1	S90
VC-UR-22	RR2	C30
VC-UR-23	RR2	C36
VC-UR-24	RR2	RR
VC-UR-25	RR2	RS
VC-UR-26	RR2	RV
VC-UR-27	RV2	RV
VC-UR-28	RV3	RV
VC-UR-29	RV6	RV
VC-UR-30	RV7	C36

Section 160. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.05	-
VC-DN-2	.1	-
VC-DN-3	.125	-
VC-DN-4	.25	-
VC-DN-5	.5	-
VC-DN-6	1	-
VC-DN-7	2	-
VC-DN-8	3	-
VC-DN-9	6	-
VC-DN-10	7.3	-

Section 161. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	.5AC	10000
VC-LS-2	.5AC	15000
VC-LS-3	.5AC	6000
VC-LS-4	10AC	2AC
VC-LS-5	10AC	4AC
VC-LS-6	1AC	10000
VC-LS-7	2AC	-
VC-LS-8	2AC	.5AC
VC-LS-9	2AC	15000
VC-LS-10	2AC	1AC
VC-LS-11	2AC	6000
VC-LS-12	4AC	2AC
VC-LS-13	8AC	2AC
VC-LS-14	8AC	4AC

Section 162. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
VC-BT-1	C	K
VC-BT-2	C	L
VC-BT-3	C	W
VC-BT-4	K	L
VC-BT-5	L	K
VC-BT-6	T	W
VC-BT-7	W	C
VC-BT-8	W	L

Section 163. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Setback Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	B

Section 164. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	-	B

Section 165. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

Attachment C
An Ordinance Amending
the Zoning Ordinance

(Underline indicates addition)
(~~Strikeout~~ indicates deletion)

DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be amended to be consistent with the General Plan Update. The amendments made by this ordinance are intended to revise references and to implement the San Diego County General Plan.

Section 2. Section 1110, DEFINITIONS (L), of the Zoning Ordinance is amended to read as follows:

Lot Area, Gross: The total area of a legally created parcel including:

1. All private streets and other easements (such as open space easements) where the underlying property is held in fee title.
2. The area to the centerline of any abutting Non-Circulation Mobility Element ~~Route~~ ~~public street~~ road right-of-way, and
3. Only the 30 foot local interest portion of any abutting Circulation Mobility Element ~~Route~~ ~~street~~ road right-of-way shall be included.
4. The area within any trail easement dedicated pursuant to the County Trails Program.

Section 3. Section 1110, DEFINITIONS (L), of the Zoning Ordinance is amended to read as follows:

Lot Area, Net: The gross area of a parcel minus:

1. The area of any street right-of-way,
2. Any fenced flood control or walkway easement. The area within any trail easement dedicated pursuant to the County Trails Program shall not be subtracted from the gross area of a parcel to calculate the Net Lot Area.
3. Irrevocable offers of dedication when the property is within an ~~urban~~ Village classification of the General Plan; and

4. The area contained in the panhandle of a panhandle lot when the lot is in a zone where the minimum required lot size is 10,000 square feet or less.

Section 4. Section 2050, COMPATIBILITY MATRIX, of the Zoning Ordinance is added to read as follows:

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Compatibility Matrix which expresses in graphic form the compatible Use Regulations contained in Sections 2100 through 2989, inclusive with the appropriate General Plan Land Use Designations.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94			
Village Residential																																						
Village Residential 30 (VR-30)	○	●	●	●	●	●	●	●	●	○	○	○																○	○	●	○	○	●	●	○	●		
Village Residential 24 (VR-24)	○	●	●	●	●	●	●	●	●	○	○	○																○	○	●	○	○	●	●	○	●		
Village Residential 20 (VR-20)	○	●	●	●	●	●	●	●	●																			○	○	●	○	○	●	●	○	●		
Village Residential 15 (VR-15)	○	●	●	●	●	●	●	●	●																			○	○	●	○	○	●	●	○	●		
Village Residential 10.9 (VR-10.9)	●	●	●	●	●	●	○	●																			○	○	●	○	○	●	●	○	●			
Village Residential 7.3 (VR-7.3)	●	●	●	●	●	●	○	●																			○	○	●	○	○	●	●	○	●			
Village Residential 4.3 (VR-4.3)	●	●	●	●	●	●	○	○	●									○	○								○	○	●	○	○	●	●	○	●			
Village Residential 2.9 (VR-2.9)	●	●	●	●	●	●	○	○	●																		○	○	●	○	○	●	●	○	●			
Village Residential 2 (VR-2)	●	●	○	○	●	●	○	○	●																		○	○	●	○	○	●	●	○	●			
Semi-Rural																																						
Semi-Rural 0.5 (SR-.05)	●	●	○	○	○	●	○	○	●																			○	○	●	○	○	●	●	○	●		
Semi-Rural 1 (SR-1)	●	●	○	○	○	●	○	○	●																			○	○	●	○	○	●	●	○	●		
Semi-Rural 2 (SR-2)	●	○				○	○	○						○				○	○									●	●	○	○	○	○	○	○	○		
Semi-Rural 4 (SR-4)	○					○	○	○						○				○	○									●	●	○	○	○	○	○	○	○		
Semi-Rural 10 (SR-10)	○					○	○	○						○				○	○									●	●	○	○	○	○	○	○	○		
Rural Lands																																						
Rural Lands 20 (RL-20)							●	○						○				○	○									●	●	○	○	○	○	○	○	○		
Rural Lands 40 (RL-40)							●	○						○				○	○									●	●	○	○	○	○	○	○	○	○	
Rural Lands 80 (RL-80)							●	○						○				○	○									●	●	○	○	○	○	○	○	○	○	
Rural Lands 160 (RL-160)							●	○						○				○	○									●	●	○	○	○	○	○	○	○	○	
Commercial																																						
General Commercial (C-1)										●	○	●	●	●	○	○	○	○	○	○	○	○							●	●	○	○	○	○	○	○		
Office Professional (C-2)										●	○	○	○	○	○	○	○	○	○	○	○	○							●	●	○	○	○	○	○	○	○	
Neighborhood Commercial (C-3)										●	○	●	○	○	○	○	○	○	○	○	○	○							●	●	○	○	○	○	○	○	○	
Rural Commercial (C-4)									○	○	●	○	○	○	○	○		●	●	○								●	●	○	○	○	○	○	○	○	○	
Village Core Mixed Use (C-5)				○			○		●	●	●	●	●	●	●	●	○	○	○									●	●	○	○	○	○	○	○	○	○	
Industrial																																						
Limited Impact Industrial (I-1)															○	○	○	○					●	●	○				●	●	○	○	○	○	○			
Medium Impact Industrial (I-2)															○	●	●	●					○	●	●	●	○				●	●	○	○	○			
High Impact Industrial (I-3)															○	○	○	○					○	●	●	●			●	●	○	○	○	○	○	○		
Other																																						
Tribal Lands (TL)																																						
Federal and State Lands (F/SL)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Specific Plan Area (SPA)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public/Semi-Public Facilities (P/SP)																												●	●			●	●			●		
Open Space-Conservation (OS-C)																												●	●			●	●			●		
Open Space-Recreation (OS-R)																												●	●			●	●			●		

MATRIX LEGEND

- Consistent Use Regulation
- Special Circumstances

Section 5. Section 2100, RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

RESIDENTIAL USE REGULATIONS

- RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS
 - RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
 - RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS
 - RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS
- ~~—(# = Number which denotes approximate dwelling units per acre.)~~

2100 INTENT.
 The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

Section 6. Section 2140, URBAN RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

- RU# URBAN RESIDENTIAL USE REGULATIONS
- ~~—(# = Number which denotes approximate dwelling units per acre.)~~

2140 INTENT.
 The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

Section 7. Section 2180, RURAL RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

- RR# RURAL RESIDENTIAL USE REGULATIONS
- ~~———(# = Number which denotes approximate dwelling units per acre.)~~

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

Section 8. Section 2870, LIMITED CONTROL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

~~S87 LIMITED CONTROL USE REGULATIONS~~

~~2870 INTENT.~~

~~The provisions of Section 2870 through Section 2879, inclusive, shall be known as the S87 Limited Control Use Regulations. The S87 Use Regulations are intended to provide limited controls on the use of property in portions of the unincorporated area of the County pending specific studies to enable rezoning of said area in conformance with the adopted General Plan.~~

~~2872 PERMITTED USES.~~

~~The following use types are permitted by the S87 Use Regulations:~~

~~a. Residential Use Types.~~

~~Family Residential~~

~~b. Civic Use Types.~~

~~Essential Services~~

~~Fire Protection Services (see Section 6905)~~

~~c. Agricultural Use Types.~~

~~Horticulture (all types)~~

~~Tree Crops~~

~~Row and Field Crops~~

~~Packing and Processing: Limited~~

~~2873 PERMITTED USES SUBJECT TO LIMITATIONS.~~

~~The following use types are permitted by the S87 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.~~

~~a. Commercial Use Types.~~

~~Animal Sales and Services: Veterinary (Large Animals) "6"~~

~~Animal Sales and Services: Veterinary (Small Animals) "6"~~

Commercial I	O	O	R	O	O	R	O	R
Mfg/ Industrial X	X	O	R	O	O	R	O	R
Agricultural I	O	R	R	O	O	R	O	R
Special Use I	O	O	O	O	O	O	O	O

Key

- R = Required. Designator shall always be included within the Development Regulations except that the lot size designator is optional when zone contains "P" designator under Special Area Regulations.
- O = Optional. Designator may be included within the Development Regulations when deemed appropriate.
- X = Prohibited. Designator shall not be included within the Development Regulations.
- I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

Section 10. Section 4105, DENSITY DESIGNATOR NOTATION, of the Zoning Ordinance is amended to read as follows:

4105 DENSITY DESIGNATOR NOTATION.

Density shall be indicated by an Arabic numeral indicating the actual maximum number of permitted dwelling units per net residential acre. Density may be expressed in decimal fraction notation, e.g. "3" and "3.5" indicating three and three and one-half dwelling units per net residential acre, respectively or a zero "0" density indicating no dwelling units are allowed. A dash ("-") shall indicate that ~~no dwelling units are allowed~~ no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. ~~This prohibition~~ A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations (see sections 6156 and 6160).

Section 11. Section 4110, DENSITY REGULATIONS, of the Zoning Ordinance is amended to read as follows:

4110 DENSITY REGULATIONS.

- a. Specification of Density. The adopted San Diego County General Plan provides the maximum allowed residential density for residential land use designations. Maximum residential densities expressed in dwelling units per net residential acre

~~shall~~ may be established in zoning to regulate the density of residential development where densities are not specified in the General Plan or lesser densities than those in the General Plan are deemed appropriate. Any such density may be specified within the Development Regulations.

- b. Density Designator. In no case shall a density greater than ~~43 dwelling units per net residential acre~~ that allowed in the General Plan be specified.
- c. Minimum Density. Minimum densities may be applied to require a minimum level of residential development, when development is undertaken. Minimum residential density shall be expressed as the minimum dwelling units permitted per net residential acre and shall appear as an Arabic numeral which precedes the maximum residential density and which is separated by a dash ("-") from the maximum residential density. The notation for minimum density shall be the same as that specified for maximum density in Section 4105. A minimum residential density shall not be specified except in association with a maximum residential density.

Section 12. Section 4115, COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS, of the Zoning Ordinance is amended to read as follows:

4115 COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS.
 The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or a single lot shall be equal to the product of the total of the net lot area of that subdivision, or lot expressed in acres multiplied by the applicable maximum density designator. The product shall be rounded off to the nearest whole number of dwelling units. A product with a fraction of one-half or less of a dwelling unit shall be rounded down to the nearest whole number of dwelling units except that a product of less than one dwelling unit shall be interpreted as permitting one dwelling unit. A product with a fraction of more than one-half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units as long as the General Plan density is not exceeded. Maximum number of dwelling units derived from General Plan densities are based on gross lot area and may not be rounded up. The use of a dash ("-") as a density designator shall indicate ~~that no dwelling unit is allowed as a principal or secondary use~~ no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. ~~This prohibition~~ A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations.

Section 13. Section 4210, LOT AREA REGULATIONS, of the Zoning Ordinance is amended to read as follows:

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit. ~~The adopted San Diego County General Plan shall serve to guide the specification of minimum lot area.~~

- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

Section 14. Section 4220, MINIMUM LOT AREA REQUIREMENTS MET, of the Zoning Ordinance is amended to read as follows:

4220 MINIMUM LOT AREA REQUIREMENTS MET – SUBSTANDARD LOT
Any substandard lot or building site shall be deemed to meet an applicable minimum lot area requirement when:

- a. It existed as an entire lot, or as an entire parcel for which either a deed of record in the office of the County Recorder or a bona fide contract of sale was in full force and effect, prior to the date it was first zoned to the zone classification which caused it to be undersized; and
- b. It is not the result of a division of land in violation of any state law or county ordinance.

Section 15. Section 4221, MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS, of the Zoning Ordinance is amended to read as follows:

4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS.
The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, ~~except as required in the S87 Use Regulations the required minimum area shall include the area to the centerline of adjacent streets and access easements and provided further that a lot or building site may have an area less than the Development Regulations require in the S87 Use Regulations~~, provided that one of the following requirements is satisfied:

[a. thru d., no change]

Section 16. Section 4835, PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS, of the Zoning Ordinance is amended to read as follows:

(following pages)

[a. thru f. only]

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a. Accessory storage buildings, work and hobby shops except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842. The combined area of all structures projecting into the setback shall not exceed 1,000 sq. ft.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use regulations.	Not permitted.	Permitted in agricultural, residential §87 and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, §87 and S92 use regulations, but may not cover more than 50 percent of required yard in combination with all detached accessory structures.
b. Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, §87 and S92 use regulations, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
c. Private detached garages and carports; must meet setback per Section 4842. The combined area of all structures projecting into the setback shall not exceed 1,000 sq. ft.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, S87 and S92 use regulations.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.
d. Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.	-----Not permitted-----				
e. Stands	Permitted where stands are allowed by Section 6156.	-----Not permitted-----			
f. Solar collection devices	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.

Section 17. Section 5025, LISTINGS OF DESIGNATORS, of the Zoning Ordinance is amended to read as follows:

5025 LISTINGS OF DESIGNATORS.
The following shall be used as appropriate.

<u>Designator</u>	<u>Special Area Designator</u>	<u>(See Section)</u>
A	Agricultural Preserve	5100-5110
B	Community Design Review Area	5750-5799
C	Airport Land Use Compatibility Plan Area	5250-5260
D	Design Review	5900-5910
E	Fault Displacement	5400-5406
F	Flood Plain	5500-5522
G	Sensitive Resource	5300-5349
H	Historic/Archaeological Landmark or District	5700-5747
J	Specific Historic District	5749
P	Planned Development	5800-5806
R	Coastal Resource Protection Area	5950-5957
S	Scenic	5200-5212
T	Unsewered Area	5960-5964
V	Vernal Pool Area	5850-5856
W	Flood Channel	5450-5472

Section 18. Section 5250-5260, AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS, of the Zoning Ordinance is added to read as follows:

AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS

5250 TITLE AND PURPOSE.

The provisions of Section 5250 through Section 5270, inclusive, shall be known as the Airport Land Use Compatibility Plan Area Regulations. The purpose of these provisions is to regulate land uses located within Airport Influence Areas surrounding public and military

airports. These Airport Influence Areas are defined within Airport Land Use Compatibility Plans (ALUCP or ALUCPs) adopted by the San Diego County Regional Airport Authority (Authority) for each airport in San Diego County. The purpose of an ALUCP is to:

- (i) provide for the orderly growth of each airport and the area surrounding each airport within the jurisdiction of the Authority; and
- (ii) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.

5252 APPLICATION OF AIRPORT LAND USE COMPATIBILITY PLAN DESIGNATOR.

The Airport Land Use Compatibility Plan Area Regulations shall be applied to properties located within the delineated Airport Influence Areas surrounding public and military airports for which ALUCPs have been adopted.

5254 USE OF AIRPORT LAND USE COMPATIBILITY PLANS

ALUCPs provide compatibility policies and criteria applicable to landowners in their design of new development. New development located within the Airport Influence Area of an adopted ALUCP shall be reviewed against the established criteria and policies of the ALUCP. Unless the property to be developed is already devoted to the proposed incompatible use or the ALUCP is overridden by the County, development projects must comply with the established policies and criteria of the applicable ALUCP. Compatibility plans which affect County Land Use jurisdiction are available for the following airports: Agua Caliente, Borrego, Brown Field, Fallbrook Airpark, Gillespie Field, Jacumba, Montgomery Field, Ocotillo, Oceanside, Palomar, Ramona, San Diego International Airport, MCAS Camp Pendleton and MCAS Miramar. Compatibility Plans are available at the Department of Planning and Land Use and from the San Diego County Regional Airport Authority.

5256 PROJECTS SUBJECT TO AUTHORITY REVIEW

Land use actions within the scope of California Public Utilities Code (PUC) Sections 21661.5, 21664.4, 21676(c), 21675.1 and 21676.5 or any successor or supplementing statutes thereto must be submitted to the Authority. The PUC and San Diego County Regional Airport Authority Policy 8.30 currently require Authority review for the following actions:

- (i) adoption or amendments to general and specific plans;
- (ii) adoption or amendment of zoning, building, and other land use ordinances and regulations within the Airport Influence Area;
- (iii) adoption and amendment of Airport Master Plans;
- (iv) construction plans for new airports;
- (v) any airport expansion plans (including the construction of a new runway, the extension or realignment of an existing runway, and the acquisition of Runway Protection Zones or any interest in land for purposes of safety);

- (vi) all actions, regulations and permits when the Authority has not adopted an ALUCP for an airport; and
- (vii) all actions, regulations and permits when a local agency has not modified a general or specific plan to bring it into conformance with an adopted ALUCP or overruled the Authority in the manner required by PUC Section 21676.5.

Submittal of other development projects to the Authority is voluntary. San Diego Regional Airport Authority Policy 8.30 currently requests that local agencies voluntarily submit major land use projects to the Authority for review where those projects have potential compatibility implications with adopted ALUCPs. The County may, in its discretion, require submittal of major projects to the Authority for review.

5258 OVERRIDING AIRPORT COMPATIBILITY PLANS

If the Authority determines that a proposed action for which Authority review is required is inconsistent with an applicable ALUCP, the County consistent with the PUC and San Diego County Regional Airport Authority Policy 8.30 may overrule the Authority by taking the following steps:

- (i) holding a public hearing;
- (ii) making specific findings that the proposed action is consistent with the requirements of the State Aeronautics Act; and
- (iii) approval of the proposed action by a two-thirds vote of the County Board of Supervisors. (See, for example, PCC Section 21676 and 21676.5.)

5260 DEVELOPMENT OF LAND DEVOTED TO INCOMPATIBLE USE

Where land is already devoted to a use incompatible with the criteria of an ALUCP, development consistent with the current use may be allowed to occur even though that use is inconsistent with an applicable ALUCP. Maps are available for infill development areas for areas adjacent to Fallbrook Airpark and Ramona Airport that show potential development that would otherwise be precluded by applicable ALUCPs. Maps are on file with the County of San Diego, Department of Planning and Land Use.

Section 19. Section 5307, USE REGULATIONS AND DEVELOPMENT STANDARDS, of the Zoning Ordinance is amended to read as follows:

5307 USE REGULATIONS AND DEVELOPMENT STANDARDS

In addition to any applicable use regulations, development standards and review criteria contained in The Zoning Ordinance or other County ordinances, the following regulations shall apply to development subject to the Sensitive Resource Area Regulations:

[a. thru c., no change]

- d. Steep Slope Lands. No development, grading, excavation, or deposit of soil or other material, on Steep Slope Lands shall be permitted except as follows:
 - 1. Project Design and Open Space to Protect Steep Slopes. In designing lot configuration on steep slope lands in all land use designations, parcels shall be created in a manner which minimizes encroachment onto steep

slopes. Where 10 percent or more of a lot contains steep slope lands, that portion of the lot containing such lands shall be placed in an open space easement, unless the lot is equal to or greater than 40 acres.

The open space easement shall not include any area of encroachment within the limits of the encroachment table at subparagraph (i) below. The terms of the open space easement shall provide for sufficient encroachments necessary for access, clearing, and all exceptions to the encroachment limitations identified at subparagraph (ii) below. New agricultural operations with approved grading or clearing permits will also be allowed in such open space easements, provided any other type of sensitive lands present are protected as required by the applicable sections of this Ordinance.

- i. For all types of projects the maximum encroachment that may be permitted into steep slope areas shall be as set forth in the following table. This encroachment may be further reduced due to environmental concerns or other design criteria.

Twenty-five Percent
Slope Encroachment Allowance

Percent of Lot in Slopes of Twenty-five Percent Grade and Greater	Maximum Encroachment Allowance As Percentage of Area in Slopes of Twenty-five Percent or Greater
75% or less	10%
80%	12%
85%	14%
90%	16%
95%	18%
100%	20%

- ii. Notwithstanding the provisions of paragraph (i) above, the following types of development shall be allowed on steep slopes and shall not be subject to the encroachment limitations set forth above:
 - a) All public roads identified in the ~~Circulation~~ Mobility Element of the County General Plan or adopted Community or Subregional Plans, provided that findings are made by the hearing body approving the application that no less environmentally damaging alternative alignment or non-structural alternative measure exists.
 - b) Local public streets or private roads and driveways which are necessary for access to the portion of the site to be developed on slopes of less than twenty-five percent, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed

road or driveway qualifies for an exemption, in whole or in part, shall be made by the Director of Planning and Land Use based upon an analysis of the project site.

- c) Public utility systems, provided that findings are made that the least environmentally damaging alignment has been selected.
 - d) Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
 - e) Trails for passive recreational use according to approved park plans.
 - f) A minimum disturbed area of (i) twenty percent of the entire lot, or (ii) sufficient area to accommodate 3,000 square feet of building footprint (whichever is greater) shall be permitted to provide for reasonable use of existing lots.
 - g) Any ongoing existing agricultural operation, such as the cultivation, growing and harvesting of crops and animals. Land left fallow for up to three years shall be considered to be existing agricultural operations.
2. Waiver of Open Space Easement. The steep slope open space easement requirement may be waived when the authority considering the site plan application makes the following findings:
- i. The slope is an insignificant visual feature and isolated from other land forms, or surrounding properties have been developed on steep slopes such that this project would be considered "infill;" and
 - ii. The property is zoned for .5 acre lots or smaller at the time the application was made, or a concurrent rezone has been filed; and
 - iii. The greater encroachment is consistent with the goals and objectives of the applicable community plan.
 - iv. Site Plan review is required, to ensure consistency of design with these regulations.

[e. thru f., no change]

Section 20. Section 5800, TITLE AND PURPOSE, of the Zoning Ordinance is amended to read as follows:

PLANNED DEVELOPMENT AREA REGULATIONS

5800 TITLE AND PURPOSE.

The provisions of Section 5800 through Section 5849, inclusive, shall be known as the Planned Development Area Regulations. The purpose of these provisions is to insure the following: 1) the preservation of land areas within the unincorporated territory of San Diego County which possess unique characteristics and features of a geographical, geological, topographical, environmental, agricultural, scenic or historical nature; and/or 2) to permit a more creative and imaginative design for development of any area than is generally possible under conventional zoning regulations which will result in more economical and efficient use of land while providing a higher level of amenities associated with development in Village areas and greater preservation of open space in rural areas.

Section 21. Section 5953, EXCEPTIONS, of the Zoning Ordinance is amended to read as follows:

5953 EXCEPTIONS.

The following uses and activities are exempt, except as otherwise specified, from the provisions of the Coastal Resource Protection Regulations.

[a. thru e., no change]

- f. Except for provisions of Section 5955, the construction of roads shown on the ~~Circulation~~ Mobility Element of the San Diego County General Plan.

Section 22. Section 6124, TEMPORARY OUTDOOR SALES, of the Zoning Ordinance is amended to read as follows:

6124 TEMPORARY OUTDOOR SALES.

Temporary outdoor sales, incidental to the existing commercial uses on the site, may be allowed in compliance with all of the following provisions:

- a. Seasonal sales of pumpkins or Christmas trees. The establishment of a temporary sales lot for the seasonal sale of pumpkins or Christmas trees associated with a recognized holiday is allowed subject to all of the following:
 - 1. Location. The sales lot area shall be located on a paved site with an existing commercial or industrial development within the C34, C35, C36, C37, C40, C42, M52, M54, M58 Use Regulations, ~~on developed commercial sites in the S87 Use Regulations~~ or in designated commercial developments in planned developments or specific plans, unless otherwise prohibited. Sales lots are not allowed on vacant properties.

[2. thru 8., no change]

This subsection shall not authorize activities otherwise regulated pursuant to Section 6106.

- b. Vehicles, Trailers or Boats. The establishment of a temporary sales lot for the sale of motorized vehicles (including new or used automobiles and recreational vehicles), trailers or boats is allowed, subject to all of the following:
 - 1. Location. The sales lot may be located on any paved site with an existing commercial or industrial development within the C34, C35, C36, C37, C40, M54, M56 and M58 Use Regulations, ~~on developed commercial sites in the S87 Use Regulations~~ or in designated commercial developments in planned developments or specific plans where Automotive and Equipment: Sales and Rentals, Light Equipment are a permitted use. Sales lots are not allowed on vacant properties.

[2. thru 7., no change]

Section 23. Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES, of the Zoning Ordinance is amended to read as follows:

[a. thru g., no change]

- h. Barns and Agricultural Storage Buildings shall be limited as follows:

[1. no change]

- 2. In zones subject to the RR Use Regulations (requiring a one acre or larger lot area), A70, A72, ~~S87~~ and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed that permitted by Section 4620(e). A maximum floor area of 1000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1500 square feet is permitted where the lot is one acre but less than 2 acres gross, and 2000 square feet is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres up to a maximum of 5000 square feet.

[3. no change]

- i. Offices. Offices are permitted only in zones subject to the A70, A72, ~~S87~~, S90, and S92 Use Regulations.

[j. no change]

- k. Guest Living Quarters. In the A70, A72, RR, ~~S87~~, S90 and S92 Use Regulations, one guest living quarters is allowed on a legal lot. In the RS, RV, RU, RRO and S88 Use Regulations, one guest living quarters is allowed on a legal lot not less than 20,000 square feet in net area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88 Use Regulations upon issuance of an Administrative Permit on a legal lot which has a net area of less than 20,000 square feet. Guest living quarters are not permitted in other zones. Guest living quarters shall comply with all of the following requirements:

[1. thru 5., no change]

See subsection ii. for an illustrative matrix comparing Second Dwelling Units and Guest Living Quarters.

[l. thru p., no change]

q. Roadside Sales of Agricultural Products. Operation of an agricultural stand for the display and sale of agricultural products produced on the premises shall be permitted only as follows:

1. Agricultural stands are permitted only in the RR Use Regulations on lots one acre or larger, and in the A70, A72, ~~S87~~, S90 and S92 Use Regulations.

[2. thru 10., no change]

[r. thru t., no change]

u. Farm Employee Housing. In the RR, A70, A72, S80, ~~S87~~, S88, S90, and S92 Use Regulations, farm employee housing is an allowed accessory use to Commercial Agriculture on the same parcel on which the housing is located or on another parcel under the same ownership, provided that:

[1. thru 10., no change]

v. Horticultural Sales. In all residential, agricultural, and ~~S87~~, S88, and S92 Use Regulations, the retail sale of horticultural and floricultural products and their related gardening items in conjunction with and upon the premises of a growing nursery is permitted upon issuance of a Minor Use Permit.

[w. thru zz., no change]

Section 24. Section 6205, OFF-PREMISE SIGNS, of the Zoning Ordinance is amended to read as follows:

6205 OFF-PREMISE SIGNS.

Off-premise signs may be erected, constructed, placed or maintained only in the locations specified herein and in accordance with an Administrative Permit. No application shall be accepted which is not accompanied by evidence of current approval by the applicable section of the Outdoor Advertising Act, Division 3 of the Business and Professions Code, State of California.

a. Permitted Locations: Off-premise signs may be placed only in the following locations, unless otherwise prohibited:

1. On a lot or parcel in zones subject to the C37, C38, M54 and M58 Use Regulations.

- ~~2. On a lot or parcel subject to the S87 Use Regulations that in the judgment of the Director, constitutes a clearly established commercial or industrial area or located within 200 feet of such area.~~

[b. thru k., no change]

Section 25. Section 6261, ON-PREMISE SIGNS REGULATED, of the Zoning Ordinance is amended to read as follows:

6261 ON-PREMISE SIGNS REGULATED.

Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
 1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
 - ~~2. On premises upon which a commercial or industrial use type legally exists subject to the S87 Use Regulations.~~
 - ~~3.2.~~ 2. On premises in any zone where a nonconforming commercial or industrial use type exists.
 - ~~4.3.~~ 3. Fallbrook Village Zones.

[b. thru d., no change]

- e. Lighting. Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs are permitted provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted, except as allowed herein. Electronic or electrically controlled signs that contain a moving message, or a message that appears to move, shall be allowed only upon issuance of an Administrative Permit, and shall be additionally subject to the following limitations:
 1. The characters incorporated into the message shall not change in intensity, hue or size as they move across the sign.
 2. Such signs shall be limited to the C36, C37, M52, M54, and M58 zones within the ~~Current Urban Development Area as shown on the~~ Village Regional Category of the Land Use Element of the General Plan, and to properties abutting streets that are categorized ~~or in~~ the Circulation Mobility Element of the General Plan as Community, Light or Minor Collector Roads, Boulevard, Major Roads, Prime Arterial or Expressway.

3. Such signs shall not be allowed in areas subject to the S Scenic Special Area Regulations Designator.
 4. The Site Plan waiver provisions of Section 7156(b). shall not be applied to any Site Plan proposing such signs.
 5. The Administrative Permit application shall be provided to the Director of Public Works for review and recommendation, including appropriate limits on the intensity of lights allowed and that the location and design of the sign shall not create a traffic hazard, prior to final action.
- f. Movement. No signs shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

Section 26. Section 6263, FREESTANDING SIGNS, of the Zoning Ordinance is amended to read as follows:

6263 FREESTANDING SIGNS.

[a. and b., no change]

c. Height.

1. A freestanding sign shall not exceed a height measured from the ground of:
 - i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
 - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
 - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50, and M52 ~~and S87~~ Use Regulations; or
 - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
 - v. Six feet in Fallbrook Village Zones V1, V2, V3, V4 and V5.
2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.

[d. and e., no change]

Section 27. Section 6332, SITE SELECTION CRITERIA, of the Zoning Ordinance is amended to read as follows:

6332 SITE SELECTION CRITERIA.

A heliport, helipad or helistop shall meet the following site location criteria:

[1. thru 6., no change]

7. Heliports and helipads shall be located within 0.5 miles of an existing expressway, freeway, prime arterial, or major road or boulevard shown as noted in the Circulation Mobility Element of the General Plan.
8. These criteria are waived for takeoff and landing areas that meet the definition of "Incidental Landing Area" as defined in this ordinance.

Section 28. Section 6402, GENERAL STANDARDS, of the Zoning Ordinance is amended to read as follows:

6402 GENERAL STANDARDS.

- a. Minimum Site Area. Each resort services use shall occupy a site not less than 5 acres in area.
- b. Density. A resort services use shall not have a density of transient habitation units greater than the higher of the following:
 1. Five transient habitation units per acre, or
 2. The number specified by the applicable Density Designator or the General Plan.

[c. thru h., no change]

Section 29. Section 6536, GENERAL STANDARDS: MINI-MOBILEHOME PARKS, of the Zoning Ordinance is amended to read as follows:

6536 GENERAL STANDARDS: MINI-MOBILEHOME PARKS.

- a. Density. A mini-mobilehome park shall conform to the applicable Density Regulations commencing at Section 4100.
- b. Reclassification. Prior to occupancy of any mini-mobilehome park, the owner shall obtain a zone reclassification to a zone which includes the RMH Use Regulations and the "A" Building Designator. Such reclassification requirement may be waived by the Director when a mobilehome subdivision application is filed concurrently with the related use permit application ~~or for mobilehome parks approved pursuant to Policy 3.8 of the Land Use Element of the General Plan~~ or for a mini-mobilehome park with less than nine units.
- c. Factory-Built Housing. Factory-built housing shall be attached to a permanent foundation system and conform to all other requirements of Section 18611 of the Health and Safety Code.

Section 30. Section 6624, LOT SIZE, of the Zoning Ordinance is amended to read as follows:

6624 LOT SIZE.

The Lot Size Regulations commencing at Section 4200 shall not apply in a planned development; provided, however, that all required findings can be made pursuant to Section 7350:

- a. ~~Within the RR, A70 and A72 use regulations the minimum lot size shall be 50 percent of the minimum lot size requirement of the applicable zone (provided that any applicable General Plan Land Use Element lot size standards are satisfied). Within the RS use regulations the minimum lot size shall be 60 percent of the minimum lot size requirement of the applicable zone, except that no lot shall be less than 5,000 square feet; and~~
- b. ~~Each lot containing a mobile home shall have a minimum of 3,000 net square feet.~~

Section 31. Section 6627, BUILDING TYPE, of the Zoning Ordinance is amended to read as follows:

6627 BUILDING TYPE.

The Building Type Regulations commencing at Section 4300 shall not apply in a planned development, ~~except that the single detached residential building type shall be required for residential buildings in the RS, RR, A70 and A72 use regulations.~~

Section 32. Section 6867, NONCONFORMING USE – DAMAGE OR DESTRUCTION OF STRUCTURES, of the Zoning Ordinance is amended to read as follows:

6867 NONCONFORMING USE - DAMAGE OR DESTRUCTION OF STRUCTURES.

- a. ~~If the a structures containing any nonconforming use are is damaged or destroyed to the extent that the cost of reconstruction, repairing or rebuilding will exceed 75 percent of the replacement valuation of the structure immediately prior to the damage, as determined by the Building Official pursuant to Section 51.0107 of the County Code, the nonconforming use shall not be resumed on the same lot. Notwithstanding the provisions of this section, if a structure in a Special Parking District, as defined in Section 5761, is damaged or destroyed, any nonconformity as to the applicable off-street parking for said structure may be resumed even if the cost of reconstruction, repairing or rebuilding of the structure exceeds 75 percent of said replacement valuation if the structure is reconstructed, repaired or rebuilt in accordance with the applicable Community Design Guidelines Manual and all other applicable requirements. See also Section 5761(c)3. , said structure may be reconstructed, repaired or rebuilt to the predamaged size as lawfully existed prior to the damage or destruction.~~
- b. ~~Notwithstanding the provisions of subsection a. above, if the structure containing a nonconforming use includes two or more dwellings and is damaged or destroyed, said dwellings may be reconstructed, repaired, or rebuilt to their predamaged size and number of dwelling units (pursuant to Section 65852.25 of the Government Code). However, if said structure is located in an area zoned with industrial use regulations, then the provisions of subsection a. above shall apply.~~

Section 33. Section 6900, AMBULANCE SERVICE, of the Zoning Ordinance is amended to read as follows:

6900 AMBULANCE SERVICE.

Ambulance services in zones subject to the RU Use Regulations shall comply with the following provisions.

- a. Exclusive Use. No business, other than emergency ambulance service, shall be conducted on the premises nor shall any office equipment or signs be located on the premises.
- b. Setback. The ambulance service shall be located no farther than 1,500 feet from an improved road which is designated as no less than a Minor Collector Highway by the ~~Circulation~~ Mobility Element of the San Diego County General Plan.
- c. Use of Warning Equipment. No siren or flashing lights or any other emergency warning equipment shall be used prior to reaching such Collector Highway as described in subsection "b" above.
- d. Storage. Ambulance shall be parked or stored entirely within an enclosed building.

Section 34. Section 6987, DESIGN REGULATIONS, of the Zoning Ordinance is amended to read as follows:

6987 DESIGN REGULATIONS

[A. thru C., no change]

- D. In ~~a~~ cases where the facility site is visible from "~~Official~~", "~~First~~", "~~Second~~" or "~~Third~~" ~~Priority~~ a Scenic Highways, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts. Such locations shall use design methods such as, but not limited to, type of facility, camouflaging, screening and landscaping. No monopoles, lattice towers or guyed towers are permitted.

[E. thru R., no change]

Section 35. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

Attachment D
An Ordinance Amending
the Resource Protection Ordinance

(Underline indicates addition)
(Strikeout indicates deletion)

DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CODIFYING AND AMENDING THE RESOURCE PROTECTION ORDINANCE, RELATING TO WETLANDS, PREHISTORIC AND HISTORIC SITES, AGRICULTURAL OPERATIONS, ENFORCEMENT, AND OTHER MATTERS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the following amendments will provide a necessary update to certain sections of the County Resource Protection Ordinance. Changes are being proposed in order clarify definitions and permitted uses to make them consistent with the way in which the ordinance has been interpreted and applied by the Department. Key to this clarification is to remove inconsistent or vague language that is difficult to interpret and replace it with language that is clearer and follows the intent of the codes. Amendments are also being proposed to clarify permitted uses and establish minimum requirements that must be met before such uses are allowed.

Section 2. The San Diego County "Resource Protection Ordinance", as adopted by Ordinance No. 7631 and amended by Ordinances Nos. 7685, 7739, ~~and 7968~~, and 9842 is hereby amended, and is hereby codified as Chapter 6 (commencing with Section 86.601) of Division 6 of Title 8 of the San Diego County Code, to read as follows:

CHAPTER 6. RESOURCE PROTECTION ORDINANCE

SEC. 86.601. Findings, Purpose and Intent.

[no change]

SEC. 86.602. Definitions.

[no change]

SEC. 86.603. Resource Protection Study and Findings.

- (a). Application of Regulations. Prior to approval of any of the following types of discretionary applications, a Resource Protection Study must be completed and the approving authority shall make a finding that the use or development permitted by the application is consistent with the provisions of this Chapter:

Tentative Parcel Maps

Tentative Maps

Revised Tentative Parcel Maps and Revised Tentative Maps
(Review shall exclude areas unaffected by the proposed revisions)
Expired Tentative Parcel Maps and Expired Tentative Maps
Rezoning (Excluding those applying the Sensitive Resource Area designator and those
which have been initiated by the County)
Major Use Permits
Major Use Permit Modifications
(Review shall exclude areas unaffected by the proposed Modifications)
Certificates of Compliance filed pursuant to Sections 81.616.1 or 81.616.2 of this Code
(Excluding condominium conversions)
Site Plans (Excluding those Statutorily or Categorically Exempt from review under the
CEQA and those required by a Sensitive Resource Area Designator)
Administrative Permits (Excluding those Statutorily or Categorically Exempt from review
under the CEQA and those for clearing)
Vacations of Open Space Easements

This Chapter shall not apply to existing single-family parcels except when an application for one of the above discretionary applications is required, nor to Time Extensions for any of the above permits.

This Chapter shall apply to any applications filed on or after August 10, 1988 for Tentative Map, Tentative Parcel Map, Revised Tentative Map and Revised Tentative Parcel Map, Rezone, Major Use Permit, Major Use Permit Modification, and Site Plan. In addition, this Chapter shall apply to any application for Vacation of Open Space Easement filed on or after March 24, 1989; and to any application for an Expired Map, Certificate of Compliance, or Administrative Permit filed on or after June 30, 1989.

Where any portion of a parcel contains environmentally sensitive lands, this Chapter shall be applicable to the portions of the parcel containing the sensitive lands, and to the remainder of the parcel only to the extent necessary to achieve the purpose and intent of this Chapter.

- (b). Resource Protection Study Requirements. A Resource Protection Study submitted shall be accompanied by a plot plan and any such information, maps, plans, documentation, data and analyses as may be required by the Director of Planning and Land Use. It shall also be accompanied by payment of the fee prescribed in San Diego County Administrative Code Section 362. A Resource Protection Study may be processed concurrently with the associated discretionary permit application.

In order to determine if a parcel contains steep slopes, a slope analysis shall be prepared as part of the Resource Protection Study. The analysis must be completed by a qualified person such as a registered or licensed architect, landscape architect, engineering geologist, land surveyor, or civil engineer based upon a topographic map using ten foot contour intervals or less. The slope analysis shall show the slope categories for the entire property in acres, as required by the Director of Planning and Land Use. Said categories may include the following depending upon the property's plan designation:

~~Less than 15% slope~~
~~15% and greater up to 25% slope~~

Less than 25% slope

25% and greater up to 50% slope

50% and greater slope

- (c). Actions to Protect Environmentally Sensitive Lands. If the Resource Protection Study identifies the presence of environmentally sensitive lands, one or more of the following actions may be required as a condition of approval for the discretionary permit:
 - (1). Apply open space easements to portions of the project site that contain sensitive lands;
 - (2). Rezone the entire project site through the application of a special area designator for sensitive lands; or
 - (3). Other actions as determined by the decision-making body.

SEC 86.604. Permitted Uses and Development Criteria.

Within the following categories of sensitive lands, only the following uses shall be permitted and the following development standards and criteria shall be met provided, however, that where the extent of environmentally sensitive lands on a particular legal lot is such that no reasonable economic use of such lot would be permitted by these regulations, then an encroachment into such environmentally sensitive lands to the minimum extent necessary to provide for such reasonable use may be allowed:

[(a). thru (d)., no change]

(e). Steep Slope Lands.

- (1). Density Formula. When a parcel is located within a plan designation which bases lot size on slopes, the number of lots and/or number of dwelling units ~~created shall be constrained by the following formula:~~ shall be provided by the General Plan Land Use Element.

$$\begin{aligned}
 & \text{Acres in slopes less than 15\%} \div \text{minimum lot size permitted by General Plan} \\
 & + \text{Acres in slopes of 15\%/less than 25\%} \div \text{minimum lot size permitted by General Plan} \\
 & + \text{Acres in slopes of 25\%/less than 50\%} \div \text{minimum lot size permitted by General Plan} \\
 & + \text{Acres in slopes of 50\% or greater} \div \text{minimum lot size permitted by General Plan} \\
 \hline
 & = \text{Maximum number of lots and/or dwelling units allowable}
 \end{aligned}$$

A Planned Residential Development, lot area averaging, conservation subdivision or cluster development shall be required to use the density allowed a standard subdivision using this density formula.

Projects obtaining a density bonus, pursuant to Section 4120 of the Zoning Ordinance, are subject to the above density formula.

- (2). Project Design and Open Space to Protect Steep Slopes. In designing lot configuration on steep slope lands in all land use designations, parcels shall be

created in a manner which minimizes encroachment onto steep slope lands. Where 10% or more of a lot contains steep slope lands, that portion of the lot containing such lands shall be placed in an open space easement unless the lot is equal to or greater than 40 acres or a sensitive resource area designator has been applied to that lot pursuant to the Zoning Ordinance.

The open space easement shall not include any area of encroachment within the limits of the encroachment table (2)(aa). The terms of the open space easement shall provide for sufficient encroachments necessary for access, clearing, and all exceptions to the encroachment limitations identified in (2)(bb). New agricultural operations will also be allowed in such open space easements with approved grading or clearing permits, provided any other type of sensitive lands present are protected as required by the applicable sections of this Chapter.

- (aa) For all types of projects, the maximum encroachment that may be permitted into steep slope lands shall be as set forth in the following table. This encroachment may be further reduced due to environmental concerns or other design criteria.

Percentage of Lot in Steep Slope Lands	Twenty-Five Percent Slope Encroachment Allowance	Maximum Encroachment Allowance as Percentage of Area in Steep Slope Lands
75% or less	10%	
80%	12%	
85%	14%	
90%	16%	
95%	18%	
100%	20%	

- (bb) Notwithstanding the provisions of Paragraph (aa) above, the following types of development shall be allowed on steep slope lands and shall not be subject to the encroachment limitations set forth above:

- (i) All public roads identified in the ~~Circulation~~ Mobility Element of the County General Plan or adopted community or subregional plans, provided that findings are made by the hearing body approving the application that no less environmentally damaging alternative alignment or non-structural alternative measure exists.
- (ii) Local public streets or private roads and driveways which are necessary for primary or secondary access to the portion of the site to be developed on steep slope lands of less than 25%, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Director of Planning and Land Use based upon an analysis of the project site.

- (iii) Public and private utility systems, provided that findings are made that the least environmentally damaging alignment has been selected. However, septic systems are not included in this exemption unless Department of Health Services has certified that no grading or benching is required.
 - (iv) Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are planted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
 - (v) Trails for passive recreational use according to approved park plans.
 - (vi) On any lot created on or before August 10, 1988, a maximum disturbed area of 20% of the entire lot, or sufficient area to accommodate 3,000 square feet of building footprint (whichever is greater) shall be permitted to provide for reasonable use of existing lots.
 - (vii) Any on-going existing agricultural operation, such as the cultivation, growing and harvesting of crops and animals. Land left fallow for up to four years shall be considered to be an existing agricultural operation. An on-going existing agricultural operation does not include uses located within the agricultural operation that are not in themselves related to agriculture.
- (3). Waiver of Open Space Easement. The steep slope open space easement requirement may be waived when the authority considering an application listed at Section 86.603 (a) above makes the following findings:
- (aa). The slope is an insignificant visual feature and isolated from other landforms, or surrounding properties have been developed on steep slopes such that this project would be considered "infill"; and
 - (bb). The property is zoned for .5 acre lots or smaller at the time the application was made, or a concurrent Rezone has been filed; and
 - (cc). The greater encroachment is consistent with the goals and objectives of the applicable community plan; and
 - (dd). Site Plan review is required to ensure consistency of design with these regulations.
- (f). Sensitive Habitat Lands. Development, grading, grubbing, clearing or any other activity or use damaging to sensitive habitat lands shall be prohibited. The authority considering

an application listed at Section 86.603(a) above may allow development when all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species.

- (g). Significant Prehistoric or Historic Sites. Development, trenching, grading, clearing and grubbing, or any other activity or use damaging to significant prehistoric or historic site lands shall be prohibited, except for scientific investigations with an approved research design prepared by an archaeologist certified by the Society of Professional Archaeologists.

SEC. 86.605. Exemptions

This Chapter shall not apply to the following:

- (a). Any project for which and to the extent that a vesting Tentative Map approved prior to August 10, 1988, or a Public Benefit Agreement approved prior to June 30, 1989, confers vested rights under County ordinance or State or Federal law to proceed with development notwithstanding the enactment of this Chapter, or its predecessor Ordinances Nos. 7521, 7549, 7595, 7596, 7631, 7685, 7739, ~~and~~ 7968 and 9842 (all N.S.) .

[(b). thru (m)., no change]

SEC. 86.606 Enforcement

[no change]

SEC. 86.607 Severability

[no change]

SEC. 86.608 Relationship to Previous Ordinances.

- (a) This Chapter is a represents a codification of previously existing regulations, which were enacted, amended, repealed or superseded by several Ordinances, including Ordinances Nos. 7521, 7549, 7595, 7596, 7631, 7685, 7739, ~~and~~ 7968 and 9842 (all N.S.) .
- (b) Ordinance No. 7631 (N.S.), adopted on May 31, 1989, enacting regulations entitled, "Resource Protection Ordinance", contained the following text explaining its relationship to previously existing regulations:

"This Ordinance shall take effect 30 days after its adoption. However, Ordinance Number 7521 (N.S.), An Interim Ordinance Requiring Certain Discretionary Permits in the Unincorporated Territory of San Diego County to be Consistent With the Sensitive Land Ordinance, as extended and amended by Ordinance Numbers 7549 (N.S.), 7595 (N.S.), and 7596 (N.S.) is in effect until June 30, 1989, and said Ordinances regulate the same matter as will be regulated by the Resource Protection Ordinance. Therefore, this Resource Protection Ordinance shall not become operative until the expiration of the

said Ordinance Numbers 7521 (N.S.), 7549 (N.S.), 7595 (N.S.), and 7596 (N.S.), and shall become operative immediately upon such expiration.

"... This Ordinance intends to carry forward many of the regulations contained within Ordinance No. 7521 (N.S.), 7549 (N.S.), 7595 (N.S.), and 7596 (N.S.), with further modifications. Therefore, the application provisions of this Ordinance (at Article III, Section 1 above) [see now Section 86.603 (a) above] relate back to dates when said prior Ordinances were enacted or amended. Any decision on a project subject to the Interim Sensitive Lands Ordinance made on or after June 30, 1989 shall be based upon the regulations in the Resource Protection Ordinance."

Section 3. Effective Date and Publication. This ordinance shall take effect and be in force thirty days after the date of its passage, upon which date the San Diego County "Resource Protection Ordinance", as adopted by Ordinance No. 7631 and amended by Ordinances Nos. 7685, 7739, ~~and~~ 7968, and 9842 shall be superseded by this ordinance and be of no further independent force or effect. Before the expiration of fifteen days after its passage, a summary of this ordinance shall be published once, with the names of the members voting for and against the same, in a newspaper of general circulation published in the County of San Diego.

Attachment E
An Ordinance Amending
the Subdivision Ordinance

(Underline indicates addition)
(Strikeout indicates deletion)

DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING TITLE 8, DIVISION 1, _____ OF THE SAN DIEGO COUNTY CODE, RELATING TO _____

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1: Title 8, Division 1 of the San Diego County Code is amended to read as follows:

Section X: Section 81.306 is amended to read as follows:

SEC. 81.306. PLANNING COMMISSION AUTHORITY AND DUTIES FOR TENTATIVE MAPS.

(a) The Planning Commission's authority, as the advisory agency for tentative maps, shall be as follows:

(1) The Planning Commission is not authorized to approve, conditionally approve or disapprove a tentative map that is: (A) filed for concurrent processing with a General Plan amendment, specific plan, specific plan amendment or an application for a property rezone, that is required to be approved before the tentative map shall be approved or (B) proposing connection to the Rancho San Diego interceptor sewer line for the provision of sewer service and is not within the ~~Current Urban Development Area~~ Village Regional Category as shown by the San Diego County General Plan, ~~Regional~~-Land Use Element. For a tentative map covered by this subsection, the Planning Commission shall make a written report to the Board as provided in Government Code section 66452.1(a).

(2) For any tentative map not included in subsection (1) above, the Planning Commission is authorized to approve, conditionally approve or disapprove the tentative map and shall act pursuant to Government Code section 66452.1(b). In granting the authority under this subsection to the Planning Commission to approve, conditionally approve or disapprove these tentative maps, the Board, pursuant to Government Code section 66474.7, assigns its

responsibilities under Government Code sections 66473.5, 66474, 66474.1 and 66474.6 to the Planning Commission for these maps.

(b) Before any public hearing on an application for a tentative map, a revised tentative map or an extension for a previously approved tentative map, the Planning Commission shall provide notice that complies with the public notice requirements in Government Code section 66451.3.

(c) For each tentative map that comes before the Planning Commission for action, the Commission shall investigate the map and the improvements proposed to be constructed and installed in the subdivision or to serve the subdivision.

(d) As part of its investigation of the map and the proposed improvement the Planning Commission shall obtain and review the recommendations of: (1) the Director, the Director DEH and the Director DPW, with respect to the "design," as that term is defined in Government Code section 66418, of the proposed subdivision and the kind, nature and extent of the proposed "improvements," as that term is defined in Government Code section 66419, and (2) the chief of the local fire district where the proposed subdivision is located, or if there is no local fire district, the County fire official, with respect to fire hydrants, connections to be installed, fire control measures, improvements and compliance with SRA Fire Safe Regulations, 14 CCR sections 1270 et seq., or sections of a fire district's code or County Fire Code, related to subdivisions, when the State Board of Forestry has certified the applicable fire code as equaling or exceeding the State regulations.

(e) Whenever the Planning Commission approves or conditionally approves a tentative map pursuant to this section, it may prescribe the kind, nature and extent of the improvements to be constructed, installed or funded to serve the subdivision for the approved or conditionally approved tentative map. Where the Planning Commission does not prescribe the kind, nature or extent of the improvements to be constructed or installed, the improvements shall be constructed and installed in accordance with the San Diego County Standards.

Section X: Section 81.401 is amended to read as follows:

SEC. 81.401. DESIGN OF MAJOR SUBDIVISIONS.

All major subdivisions shall conform to the following design requirements:

(a) No lot shall include land in more than a single tax rate area.

(b) Every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is

submitted to the Board of Supervisors (Board) for approval, but if the Zoning Ordinance does not establish a minimum lot area for a zone, every lot shall contain a lot area of at least 6,000 square feet.

(c) Every lot shall front on a dedicated road, a road offered for dedication or a private road easement, whichever is required by section 81.402 or the conditions of approval of the tentative map.

(d) A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way line.

(e) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that fronts at the intersection of two dead end roads, shall have at least 33 feet of frontage measured at the right-of-way line.

(f) A panhandle-shaped lot shall have a minimum frontage of 24 feet on a dedicated road or private easement road, except where the panhandle portion of two panhandle-shaped lots are adjacent to one another, in which case each shall have a minimum frontage of 20 feet on a dedicated road or private easement road. Panhandles may not serve as access to any lot except the lot of which the panhandle is a part. The panhandle portion of a lot shall not be longer than two-thirds of the distance from the road on which the panhandle fronts to the rear lot line.

(g) A through lot shall not be allowed unless the property owner relinquishes vehicular access rights to one of the abutting roads. To relinquish access rights to a private road, the property owner shall dedicate a one foot access restriction easement to the County that runs the entire width of the lot fronting the private road easement. For a relinquishment of access rights to a public road, the property owner shall provide a "relinquishment of access rights" on the final map.

(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.

(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.

(j) Whenever practicable, a major subdivision of property approved for residential use shall be designed so that the front of any lot in the subdivision shall

not be facing a railroad right-of-way, a utility transmission line, an open flood control channel or a road shown on the ~~Circulation~~ Mobility Element of the County General Plan.

(k) Whenever practicable, the side and rear lot lines of a lot shall be located along the top of a man-made slope rather than at the toe or at an intermediate location on a slope.

(l) Bicycle routes shown on the County General Plan shall be included in the subdivision if the routes are reasonably related to the traffic caused by the subdivision. Whenever rights-of-way for roads are required to be dedicated in subdivisions containing 200 or more lots, the subdivider shall include bicycle routes, when necessary and feasible for the use and safety of the residents.

(m) A subdivider shall demonstrate that each lot within the subdivision has unobstructed access to sunlight to an area of not less than 100 square feet, falling in a horizontal plane 10 feet above the grade of the buildable area of the lot. The condition of unobstructed solar access shall be considered to be achieved when a specific area of not less than 100 square feet has an unobstructed sky view of the sun between azimuths of the sun at 45 degrees to the east and 45 degrees to the west of true south, when measured on the winter solstice.

(n) The design of the subdivision shall reflect non-motorized vehicle trails required by section 81.402(v).

(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.

(p) A subdivision shall be designed so that no lot shall be bisected by a road.

(q) A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement to serve as a through street connecting the subdivision to a street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future. If there is an irrevocable offer of dedication or rejected offer of dedication for a street on the adjacent property, the subdivision shall be designed

so that a street that serves a lot located on a subdivision boundary shall be able to connect to a street on an adjacent property if the County accepts the irrevocable offer of dedication or rejected offer of dedication. As used in this subsection, “feasible” means that construction of a through street is not limited by any of the following:

- (1) Topographical or other physical constraints.
- (2) Conditions that would result in a significant impact on the environment.
- (3) Utility easements or other similar title constraints.
- (4) Existing or planned adjacent uses that are incompatible with a road connection.

Section X: Section 81.402 is amended to read as follows:

SEC. 81.402. DEDICATION AND ACCESS.

No tentative map filed pursuant to this division shall be approved unless the map and its proposed conditions satisfy the following requirements:

(a) Where the property to be subdivided is located in an area identified in the County General Plan Land Use Element as an ~~Urban Residential designation 4, 5, 6, 7, 8, 9 or 10~~ Village Residential 2.9, 4.3, 7.3, 10.9, 15, 20, 24 or 30, a major subdivision shall provide access by one of the following:

- (1) Public roads dedicated in accordance with the San Diego County Standards.
- (2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not feasibly provide a current or future connection to another public road or another subdivision.

(b) Where the property to be subdivided is located in an area identified in the County General Plan Land Use Element as an ~~Urban Residential designation 1, 2 or 3~~ Village Residential 2, a ~~Non-Urban Residential Semi-Rural Residential designation, an Agricultural Rural Lands designation, or a Special Purpose designation 17, 18, 19, 20, 22, 23, 24 or 25~~ Public/Semi-Public designation, a

Federal/State Lands designation or an Open Space-Recreation designation, a major subdivision shall provide access by one of the following:

(1) On-site roads and off site roads in areas designated for ~~one-half acre or greater minimum parcels~~ 2 du/acre or fewer by the County General Plan and which will ultimately serve an estimated 750 to 2500 ADT. The subdivider shall offer these roads for dedication or obtain offers for dedication, in accordance with San Diego County Standards. When the County has not accepted a dedication for the road prior to approval of the final map or parcel map, the County may instead accept a private road easement not less than 40 feet wide, centered within the offered right-of-way, in accordance with San Diego County Standards for Private Roads.

(2) On-site and off-site roads that will ultimately serve more than an estimated 2500 ADT. The subdivider shall dedicate these roads or obtain offers for dedication in accordance with San Diego County Standards.

(3) In cases where subsections (1) or (2) do not apply, on-site or off-site private road easements at least 40 feet wide in accordance with San Diego County Standards for Private Roads if the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT and will not feasibly provide a current or future connection to another public road or subdivision. If the Director DPW is unable to make this determination based on the evidence available, the subdivider shall provide access by public roads dedicated in accordance with San Diego County Standards.

(c) For subdivision access roads, the property owner shall: (1) enter into a private road maintenance agreement with the County, on a form provided by the Director DPW, that requires the property owner to perform maintenance in perpetuity for each private road that is a subdivision access road and provides that the obligation to repair and maintain the roads shall be a covenant that runs with the land and is enforceable against all subsequent property owners or (2) when required by the Director DPW, dedicate for public use all subdivision access roads that meet San Diego County Standards for Private Roads. In that case, the roads shall be maintained by a permanent road division zone established pursuant to Streets and Highway Code section 1162.6.

(d) Where the property to be subdivided is located in an area subject to a major use permit or a specific plan, streets providing on-site and off-site access shall be designed to those standards necessary to implement the development density design and objectives of the applicable adopted major use permit or specific plan.

(e) Where the property to be subdivided is located in an area identified in the County General Plan Land Use Element as a commercial or industrial designation, streets providing on-site and off-site access shall be dedicated in accordance with San Diego County Standards.

(f) Notwithstanding subsections (a) through (e) above, where the property to be subdivided abuts property that could be further subdivided under the density allowed by the General Plan or could feasibly provide access to a property that could be further subdivided, the subdivider shall provide an analysis of the public road system within the proposed subdivision and that road system shall, where feasible and practicable, be public and be designed so as to extend roads to the boundaries of the property to provide through access from the subdivision to existing or future offsite roads, with the goal of improving circulation in the vicinity.

(g) Each dedicated road which a subdivider proposes on the subdivision boundary shall be at least 40 feet wide together with a strip of land one-foot wide on its outer edge which shall be offered to the County for road purposes and over which the property owner relinquishes access rights.

(h) Each dedicated road which a subdivider proposes to terminate at the subdivision boundary shall include a one-foot wide strip of land extending across the road at its point of termination at the subdivision boundary and shall extend across portions of the adjacent lots. The subdivider shall offer the one-foot strip to the County for road purposes and over which the property owner relinquishes access rights.

(i) Each dead-end public road easement shall include a cul-de-sac that complies with San Diego County Public Road Standards. Each dead end private road easement shall include a cul-de-sac that complies with San Diego County Private Road Standards.

(j) Where it is necessary to extend a road beyond the boundaries of a subdivision to provide adequate circulation or fire protection for residents of the subdivision, the subdivider shall acquire the necessary easements at the subdivider's expense. The subdivider shall dedicate or offer these easements for dedication to the County when required by this section and shall improve the easements in accordance with San Diego County Standards for Public Roads or with San Diego County Standards for Private Roads, whichever is applicable.

(k) Where the property to be subdivided is bounded by any water body such as a lake, estuary, lagoon or river, the subdivider shall provide a street along the water body or other public access.

(l) Where the Director DPW determines a drainage facility or flood control facility is necessary for the use of lot owners or for the protection of lots, the subdivider shall provide adequate rights-of-way for these facilities and shall offer the rights-of-way for dedication to the County or other public entities. These facilities and rights-of-way shall be shown on the tentative map.

(m) Where the Director DPW determines it is necessary to extend a drainage facility or flood control facility beyond the boundaries of a subdivision for adequate drainage or flood control needs, the subdivider shall acquire the rights-of-way necessary to construct and install these facilities at the subdivider's expense and dedicate them to the County or the San Diego County Flood Control District. These rights-of-way shall provide for construction and installation of these facilities in accordance with San Diego County Standards.

(n) Where the Director DPW determines it is necessary to extend a sewer system beyond the boundaries of the subdivision, the subdivider shall acquire and provide all necessary easements and rights-of-way to accommodate the sewer system extension.

(o) The subdivider shall offer to dedicate land for park purposes, pay fees in lieu of dedication or do a combination of both, pursuant to sections 810.101 et seq.

(p) The subdivider shall offer to dedicate the necessary rights-of-way for bicycle routes in accordance with San Diego County Standards, under either of the following circumstances:

(1) When bicycle routes shown on the County General Plan pass through or abut the subdivision and the routes are reasonably related to the traffic caused by the subdivision.

(2) When a subdivider is required to dedicate rights-of-way for streets in subdivisions containing 200 or more lots and one or more bicycle routes are necessary and feasible for the use and safety of the residents.

(q) If a tentative map is subject to a condition that the subdivider dedicate an interest in real property outside the boundaries of the subdivision, the tentative map shall also be subject to the condition that the County shall not issue a grading permit pursuant to the tentative map unless one of the following occurs:

(1) Interests in real property have been acquired by the subdivider or the public agency concerned, in a form satisfactory to the Director DPW.

(2) The Board has agreed to acquire the interests in the real property.

(r) Where an off-site access road to a residential subdivision will not provide access to an on-site road to be maintained by the County or a permanent road division zone and the Planning Commission has determined that the cost to acquire the off-site access is unwarranted considering the location, traffic volume or use of the proposed subdivision, the subdivider may in lieu of dedication or an offer of dedication, obtain access via a private road easement at least 40 feet wide. In that case, before map approval, the subdivider shall obtain a certificate from a Title Insurance Company acceptable to the County, certifying that the subdivider and the subdivider's successors have a permanent road easement for access to the subdivision.

(s) In an area referred to in subsection (b) above, the subdivider shall offer to dedicate to the County, any private off-site or on-site road proposed to be private when the Director DPW determines that a high probability exists that the private road may need to be brought into the County-maintained system at some future date.

(t) All utility easements which the subdivider acquires after the tentative map has been approved shall be subordinated to any dedications to the County that the subdivider is required to make as a condition of the tentative map approval, except for major transmission facilities, mains and lines, as determined by the Director DPW.

(u) If any part of a trail corridor, as that term is defined in the Community Trails Master Plan (CTMP) appendix H, is located on the property to be subdivided, the subdivider shall prepare a trail route study to determine the specific location of the trail or pathway within the trail corridor and the type of trail or pathway to be constructed. The trail route study shall be prepared to the satisfaction of the Director DPR. The route study shall apply the trail design and locational criteria and the design and construction guidelines in the CTMP. The subdivider shall offer to dedicate a trail or pathway easement on the alignment specified in the trail route study if: (1) the trail route study the County approves concludes that all or part of the trail or pathway should be located in the trail corridor or portion thereof that is on the property to be subdivided and (2) there is the necessary rough proportionality between the required dedication and the impacts of or benefits to the proposed subdivision. The trail or pathway shall be for pedestrians, equestrians and bicycles.

Section X: Section 81.605 is amended to read as follows:

SEC. 81.605. MASTER PARCEL PLAN REQUIRED.

An application for a minor subdivision located in an area designated in the Land Use Element of the County General Plan as an ~~Urban Residential, Estate Residential or Multiple Rural Use~~ Village Residential 2, 2.9, 4.3, 7.3, 10.9, 15, 20, 24, 30 or Semi-Rural Residential 1 classification that proposes the creation of three or more parcels and which could, under applicable General Plan requirements, be further divided into five or more parcels, shall be accompanied by a master parcel plan (MPP) unless the MPP is waived by the Director pursuant to section 81.606. The MPP shall provide, in concept, the design of the future lots allowed by the General Plan for the area of the proposed minor subdivision and the general location of future on-site and off-site streets and improvements for the initial subdivision of land and all successive subdivisions. Only those improvements and dedications of right-of-way necessary for the initial division of land, however, shall be required to be shown on the MPP.

Section X: Section 81.610 is amended to read as follows:

SEC. 81.610. AUTHORITY TO APPROVE A TENTATIVE PARCEL MAP.

(a) The Board shall have the authority to approve, conditionally approve or disapprove a tentative parcel map that proposes connection to the Rancho San Diego interceptor sewer line for the provision of sewer service and is not within the ~~Current Urban Development Area~~ Village Regional Category as shown by the San Diego County General Plan, ~~Regional~~ Land Use Element.

(b) The Director shall have the authority to approve, conditionally approve or disapprove all other applications for a tentative parcel map and for these applications, the Board assigns its responsibilities under Government Code sections 66473.5, 66474, 66474.1 and 66474.6 to the Director.

Section X: Section 81.701 is amended to read as follows:

SEC. 81.701. DESIGN OF MINOR SUBDIVISION.

Except as otherwise provided in this chapter a minor subdivision shall conform to the lot design requirements in section 81.401. Section 81.401(q) shall only apply to a minor subdivision in a "~~Rural Development Area~~ Regional Category," as that term is used in the County General Plan.

Section X: Section 81.703 is amended to read as follows:

SEC. 81.703. DEDICATION REQUIREMENTS FOR STREETS SHOWN ON THE COUNTY GENERAL PLAN ~~CIRCULATION~~MOBILITY ELEMENT.

A subdivider's offer of dedication for a minor subdivision for each right-of-way for a street shown as prime arterial, major road, boulevard, ~~recreational parking community collector~~, ~~rural mountain collector road~~, ~~rural collector~~, ~~town collector~~ or light collector or minor collector on the County General Plan ~~Circulation~~Mobility Element shall comply with the following requirements:

(a) The subdivider shall dedicate 30 feet of right-of-way from the centerline of a street governed by this section to the boundary line of each lot of the subdivision which abuts the street. The dedicated right-of-way shall be shown on the parcel map.

(b) The specific location of the centerline of every street governed by this section, as established by the Director DPW, shall be shown on the parcel map.

(c) The full width of every street regulated by this section shown on a parcel map shall be identified by a line drawn at the appropriate location and labeled "limit of proposed street widening." The distance in feet on each side of the centerline of a street shall be as provided in the County Public Road Standards, based on the type of street required.

(d) A street setback line as defined in section 51.302(p) is established on each side of and parallel to the centerline of every street shown on the County General Plan ~~Circulation~~Mobility Element, except in multiple residence zones, commercial zones and manufacturing zones. The distance in feet from the centerline of the highway to the street setback line shall be 20 feet plus the distance in feet referenced in subsection (c), above.

(e) Whenever any street is shown on a parcel map, the street setback line shall be shown at the appropriate location and labeled "street setback line."

Section X: Section 81.805 is amended to read as follows:

SEC. 81.805. CENTER LINES, RIGHT-OF-WAY LINES, PROPOSED ROAD WIDENING LINES AND BUILDING LINES.

If a street designated as a ~~collector highway~~, a major highway road or a prime arterial highway on the County General Plan Circulation Element is shown on a parcel map and a: (a) centerline, as defined in section 51.302(b), (b) right-of-way line, (c) proposed road widening line or (d) street setback line, as defined in

section 51.302(p), has been established with respect to that street pursuant to section 51.301 et seq., section 75.101 et seq. or this division, each of those lines shall be shown at the appropriate location on the parcel map and clearly labeled to identify its function.

Section X: This ordinance shall take effect and be in force thirty days after its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the _____ a newspaper of general circulation published in the County of San Diego.

DRAFT

Attachment F
Resolution of the Planning Commission
Concerning the General Plan Update

Attachment F

April 16, 2010
July 9, 2010

A RESOLUTION OF THE SAN DIEGO COUNTY)
PLANNING COMMISSION CONCERNING)
THE GENERAL PLAN UPDATE - GENERAL PLAN AMENDMENT (GPA))

ON MOTION of Commissioner _____, seconded by Commissioner _____, the following Resolution is adopted:

WHEREAS, pursuant to Government Code Sections 65350 et seq., a comprehensive update of the County of San Diego General Plan has been prepared in the Calendar Year 2010; and

WHEREAS, this comprehensive update of the County General Plan has been initiated by the County of San Diego consisting of the following:

- (1) New Land Use, Mobility, Housing, Conservation and Open Space, Safety and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;
- (2) Amendments to the Land Use Map;
- (3) Amendments to the Circulation Element (renamed Mobility Element) Map;
- (4) Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans;
- (5) Amendments to the Alpine, Central Mountain, Desert, , Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans; and
- (6) Amendments to the Zoning to achieve consistency with the Land Use Map amendments; and

WHEREAS, the Department of Planning and Land Use has made its detailed recommendations concerning the above items; and

WHEREAS, Applications have been filed to detach APNs 484-184-24-00 and 484-184-25-00 from the City of El Cajon pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000; and

Attachment F

WHEREAS, the San Diego Local Area Formation Commission (LAFCO) Board will take action on this Application for Detachment, and associated Reorganization, following the Board adoption of this resolution and approval of an agreement between the County of San Diego and City of El Cajon on the Tax Exchange; and

WHEREAS, the Department of Planning and Land Use recommends that the Planning Commission review and consider the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project; and

WHEREAS, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on the General Plan Update on the following dates:

November 6, 2009
November 19, 2009
November 20, 2009
December 4, 2009
February 19, 2010
March 12, 2010
April 16, 2010
July 9, 2010; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions:

1. Review and consider the information contained in the Environmental Impact Report on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its decision on the project.
2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that it reflects the Board of Supervisor's independent judgment and analysis.
3. Adopt the Findings prepared pursuant to CEQA Guidelines section 15091.

Attachment F

4. Adopt the Statement of Overriding Considerations prepared pursuant to CEQA Guidelines section 15093.
5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the comprehensive update to the County General Plan, as briefly described below and more specifically explained in Appendices 1, 2 and 3:
 - Appendix 1: General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise Elements
 - Appendix 2: General Plan Update Maps
 - 2A: Land Use Map (as amended July 9, 2010)
 - 2B: Mobility Element Network Map
 - Appendix 3: Community and Subregional Plans.
7. Take the following actions for APN 484-184-24-00 and APN 484-184-25-00, subject to approval of the Detachment by the LAFCO Board:
 - a. Include these parcels within the Lakeside Community Planning Area;
 - b. Apply General Plan designation of Village Residential 15; and
 - c. Apply a Variable Family Use Regulation Zone (RV) with a 6,000 square foot minimum lot size and a "B" special area designator.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

PASSED AND APPROVED by the Planning Commission of the County of San Diego, State of California, the 9th day of July 2010 ~~16th day of April 2010~~, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

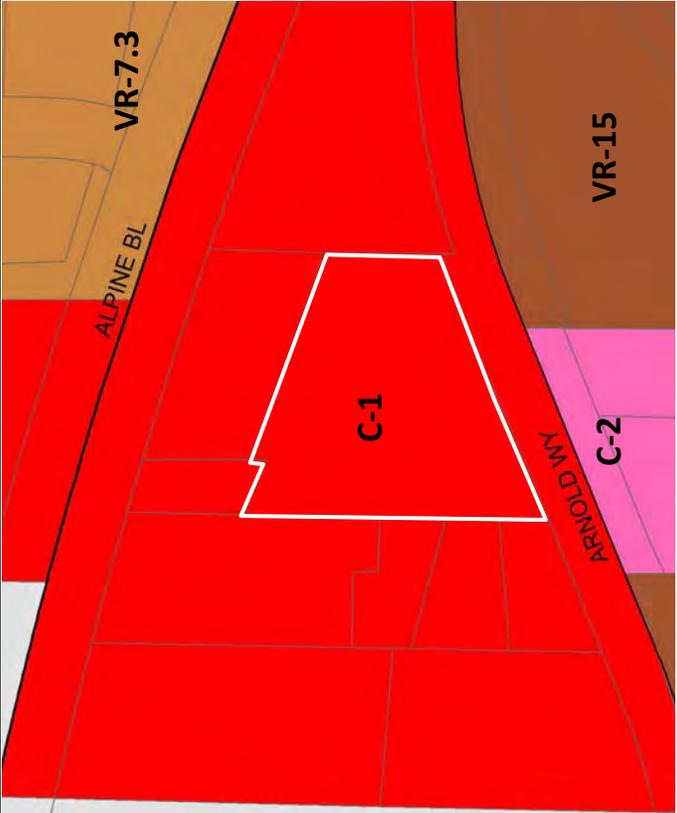
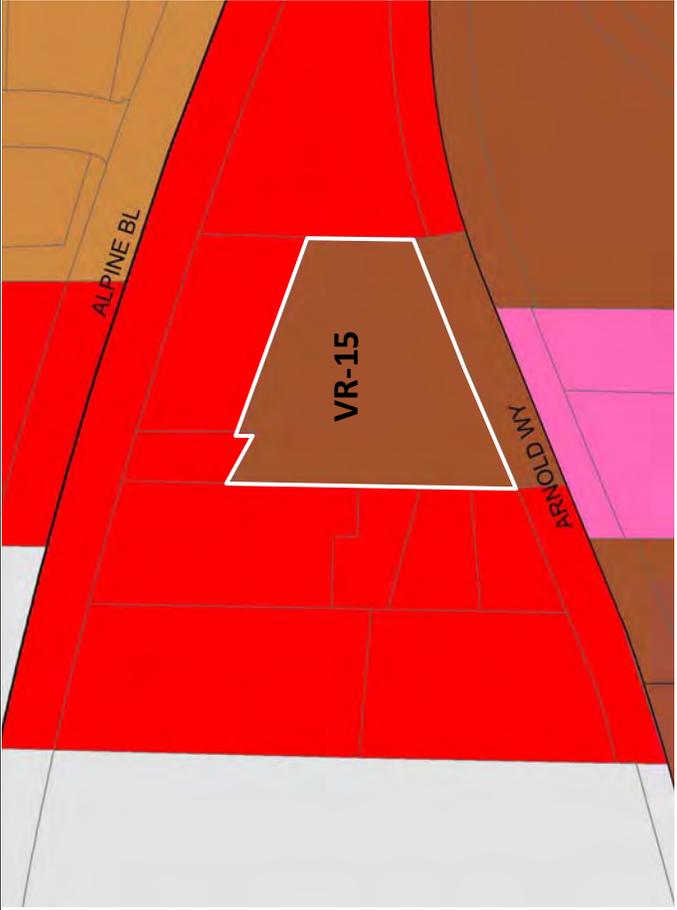
Attachment G
Staff Recommended
Land Use Map Changes

Attachment G – Staff Recommended Land Use Map Changes

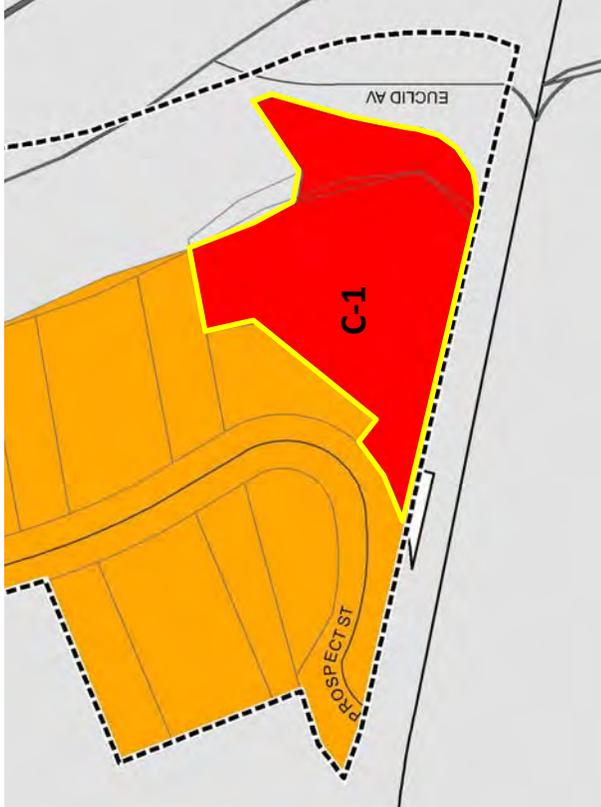
This attachment addresses staff-recommended changes to the Land Use Map, which was endorsed by the Planning Commission on April 16, 2010. These recommended changes are based on an analysis of community specific mapping issues identified by property owners when notified of zoning changes that were part of the zoning consistency review and Community Planning Group recommendations during their final review of proposed zoning changes.

The Planning Commission Recommended Land Use Map is available on the website at: http://www.sdcounty.ca.gov/dplu/gpupdate/pc_nov09.html

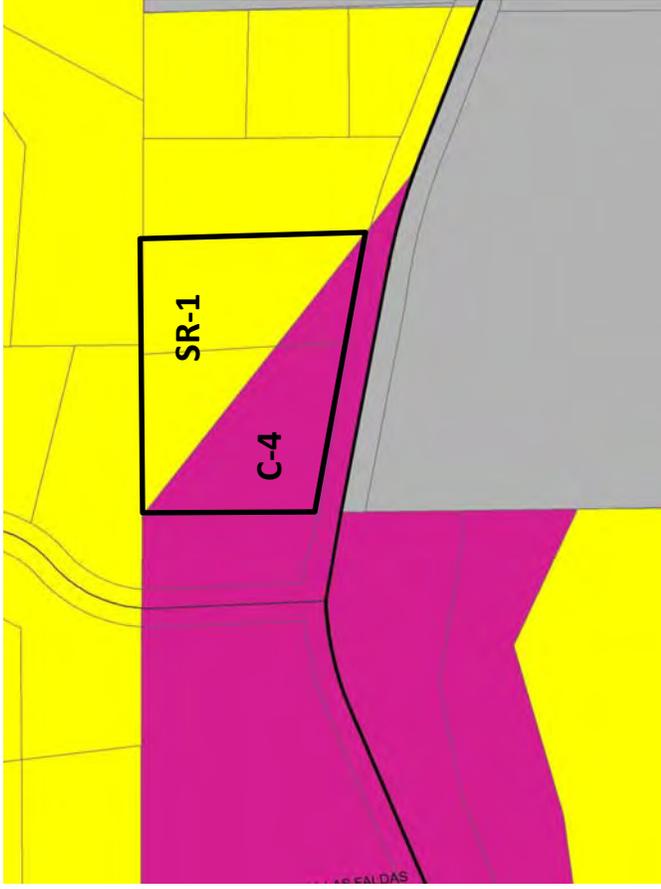
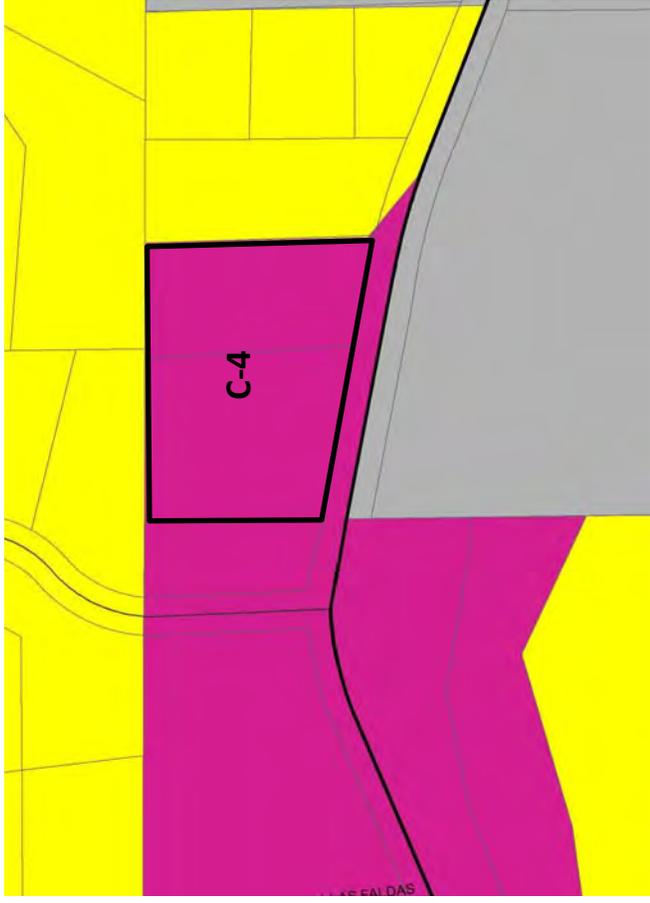
APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Alpine Single parcel, approximately one acre in size, within the Village and developed as a multifamily residential condominium [APN 403-220-41]</p>	<p>(C-1) General Commercial</p> 	<p>Village Residential 15 (VR-15)</p> 	<p>Property owners have raised concerns with a Commercial designation, which would allow commercial uses in a complex designed for residential use.</p>
<p>Planning Commission Recommended Map (April 2010)</p>	<p>Staff Recommended Change (July 2010)</p>		

**APPENDIX H
STAFF RECOMMENDED LAND USE MAP REVISIONS**

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>County Islands (Lincoln Acres) Two parcels, approximately 1.2 acres, inadvertently designated Village Residential 4.3 although they are already developed with commercial uses (gas station and car wash). [APNs 563-163-39, 41, 42]</p>	Village Residential 4.3 (VR-4.3)	(C-1) General Commercial	General Commercial designation is consistent with the current use on the sites, along with its location along a major four-lane road at a freeway interchange.
			
<p align="center">Planning Commission Recommended Map (April 2010)</p>		<p align="center">Staff Recommended Change (July 2010)</p>	

APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Jamul / Dulzura Two parcels totaling approximately two acres in the Rural village of Jamul with split designations applied diagonally across the parcels. [APNs 596-040-10, 28]</p>	<p>(C-4) Rural Commercial / Residential: Semi-Rural 1 (SR-1)</p>	<p>(C-4) Rural Commercial</p>	<p>As currently applied, the split designations make it difficult to develop them. A single Rural Commercial designation for both parcels is appropriate due to their location in the Village and along State Route 94.</p>
			
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>	

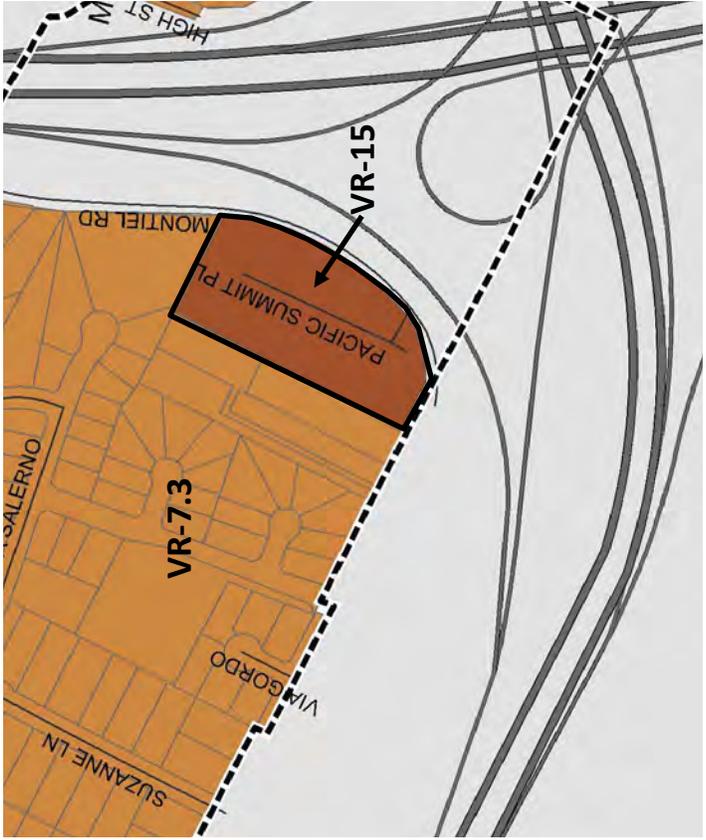
**APPENDIX H
STAFF RECOMMENDED LAND USE MAP REVISIONS**

General Plan Designation		Rationale for Staff Changes
Property Description	Staff Recommended Change	
<p>Lakeside Three parcels with a single family residential use split between the City of El Cajon and the unincorporated County. In February 2010, the City of El Cajon adopted a Resolution to detach the two parcels within its boundaries. [APNs 484-184-25-00 / 484-184-24-00]</p>	<p>Not included. [City of El Cajon designations: Commercial and 7.3 dwelling units/acre]</p>	<p>The San Diego Local Agency Formation Commission (LAFCO) and County are processing a Detachment and Reorganization of the Martin family property holdings (see Attachment X). To complete the County's role in this detachment, a Land Use designation and zone must be assigned, subject to approval of the detachment by the LAFCO Board. The proposed Land Use designation is the same as adjacent properties in the Lakeside CPA.</p>
		<p>Staff Recommended Change (July 2010)</p>
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>

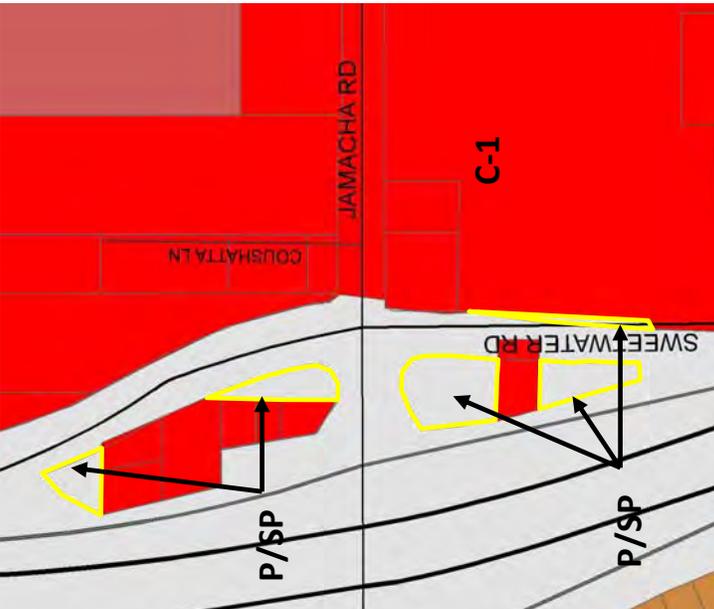
APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Lakeside Three parcels (Cox) GPA, approved by the Board of Supervisors in 2006, revised the Land Use designation for approximately one acre from (1) Residential 1 dwelling unit per 1, 2, 4 acres to (5) 4.3 dwelling units per acre. Due to this recent existing General Plan revision, the staff recommendation is to revise the Planning Commission Recommended Land Use Map for this one acre area to Village Residential 4.3. [APNs: 394-470-58, 59, 60]</p>	<p>Residential: Semi-Rural 4, 8, 16 (SR-4)</p>	<p>Village Residential VR-4.3 (VR-4.3)</p>	<p>Mapping correction to make parcel consistent with recent GPA.</p>
		<p>Staff Recommended Change (July 2010)</p>	<p>Staff Recommended Change (July 2010)</p>

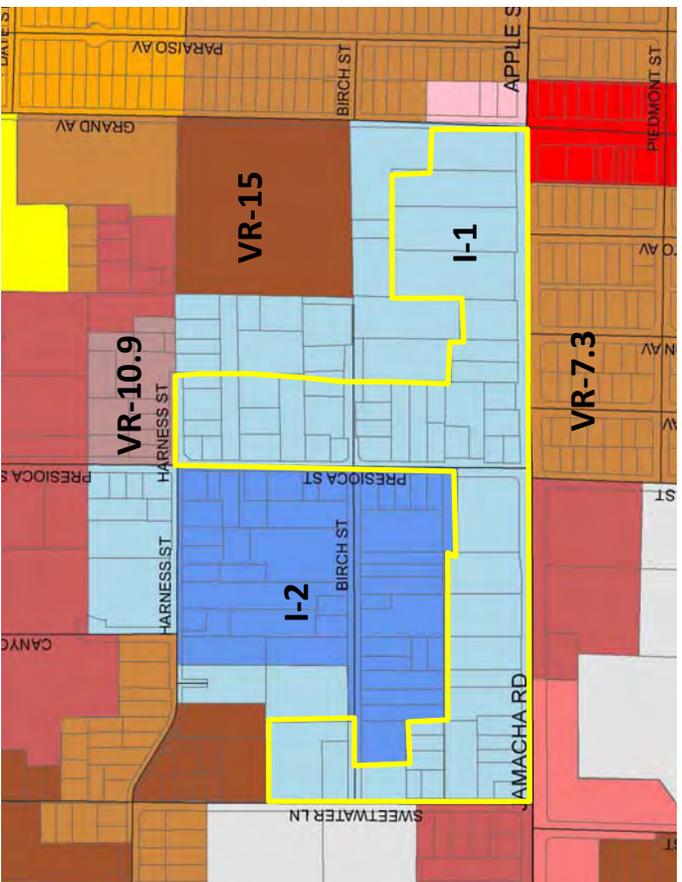
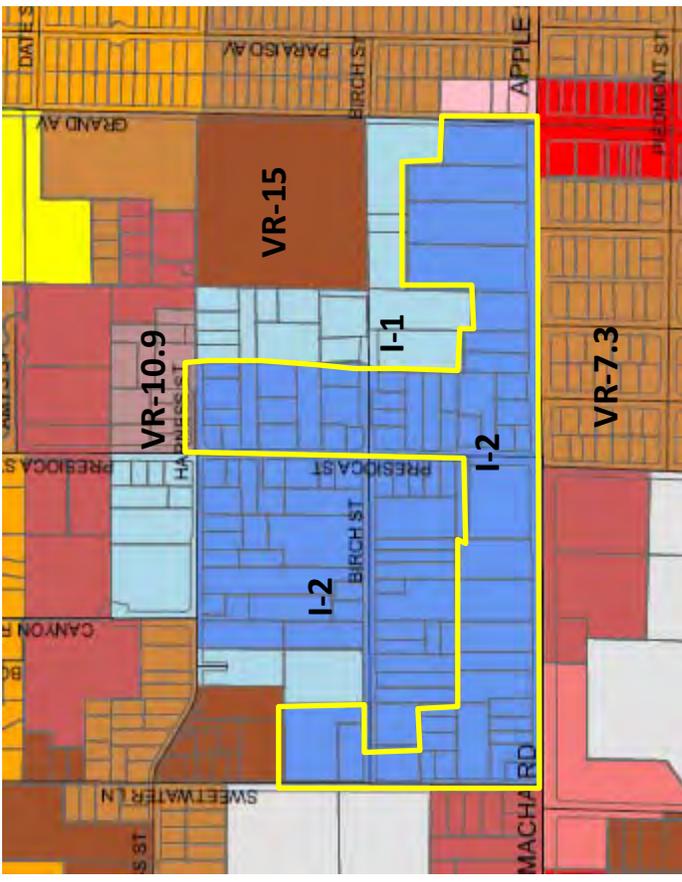
APPENDIX H
STAFF RECOMMENDED LAND USE MAP REVISIONS

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>North County Metro Single parcel with a GPA (Montiel) and Tentative Map (TM 5382) approved in 2006 to change its designation to (8) Residential: 14.5 dwelling units per acre. [APN 228-171-20-00]</p>	Village Residential 7.3 (VR-7.3)	Village Residential 15 (VR-15)	To apply a designation consistent with the 2006 GPA and TM approved in 2006.
			
<p>Planning Commission Recommended Map (April 2010)</p>	<p>Staff Recommended Change (July 2010)</p>		

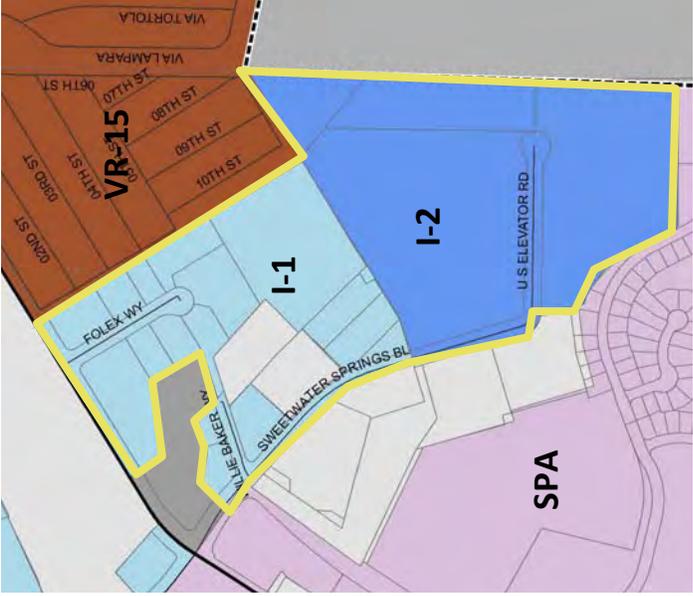
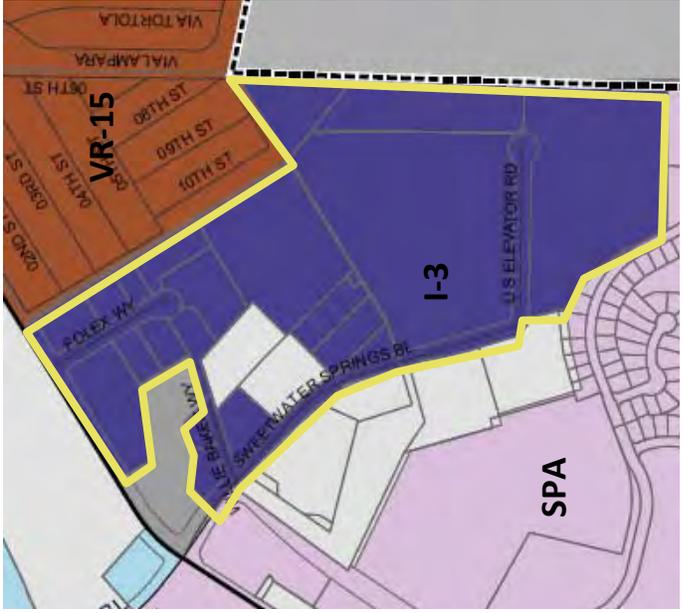
APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Spring Valley Five parcels along Sweetwater Springs Boulevard designated General Commercial under the existing General Plan, but inadvertently mapped as Public / Semi Public Facilities during development of the GP Update Land Use Map. [APNs 578-172-50,51, 584-511-20,21,22]</p>			<p>Mapping correction to retain Commercial on these privately held lands.</p>
<p>Planning Commission Recommended Map (April 2010)</p>	<p>Staff Recommended Change (July 2010)</p>		

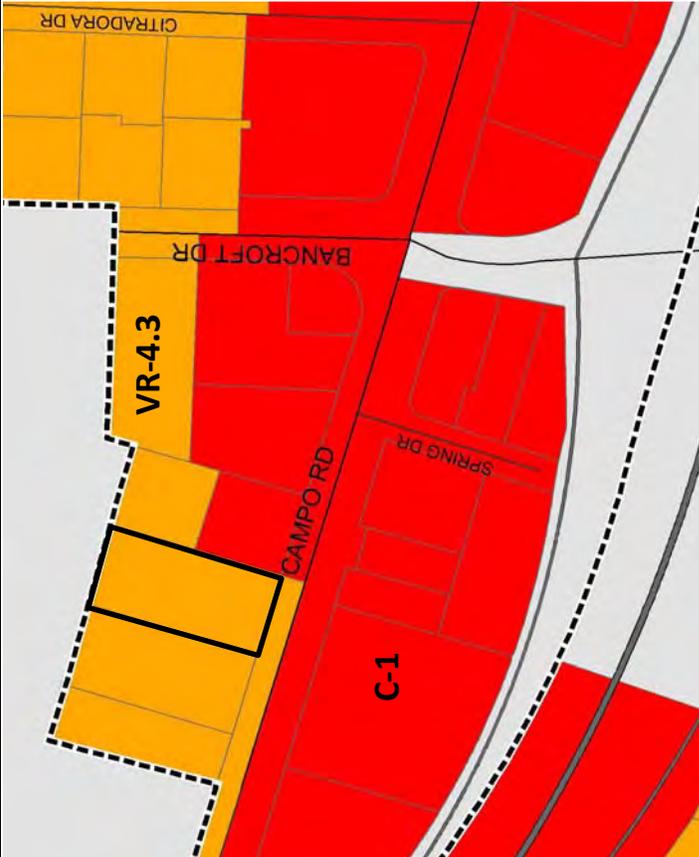
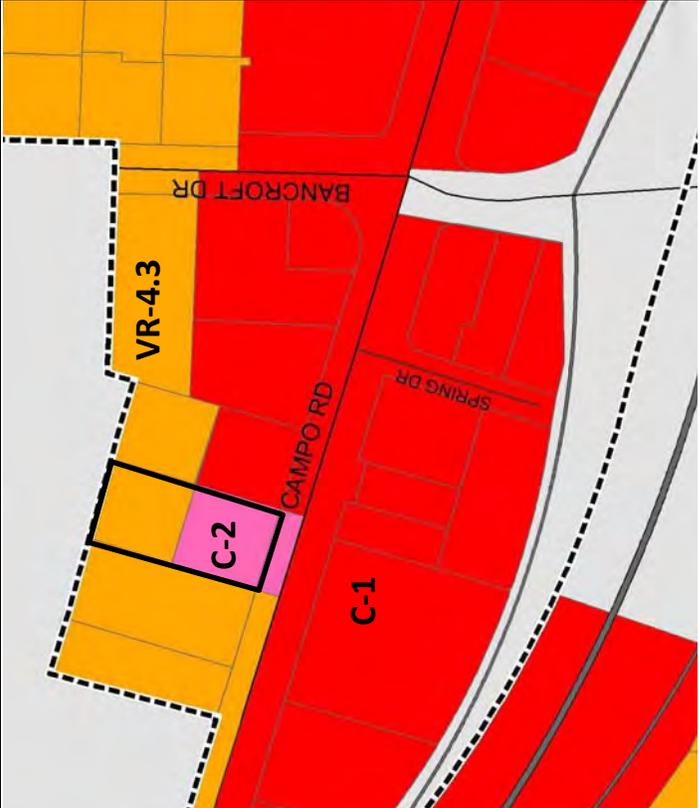
**APPENDIX H
STAFF RECOMMENDED LAND USE MAP REVISIONS**

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Spring Valley Approximately 30 acres, a total of 56 parcels that are currently designated General Impact Industrial on the Existing General Plan. Surrounded by residential and other industrial uses.</p>			<p>In response to requests from Spring Valley Community Planning Group and Property Owners to retain the M54: Medium Impact Industrial zoning, this land use change is required for consistency.</p>
<p>Spring Valley Approximately 30 acres, a total of 56 parcels that are currently designated General Impact Industrial on the Existing General Plan. Surrounded by residential and other industrial uses.</p>	<p>(I-1) Limited Impact Industrial</p>	<p>(I-2) Medium Impact Industrial</p>	
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>	

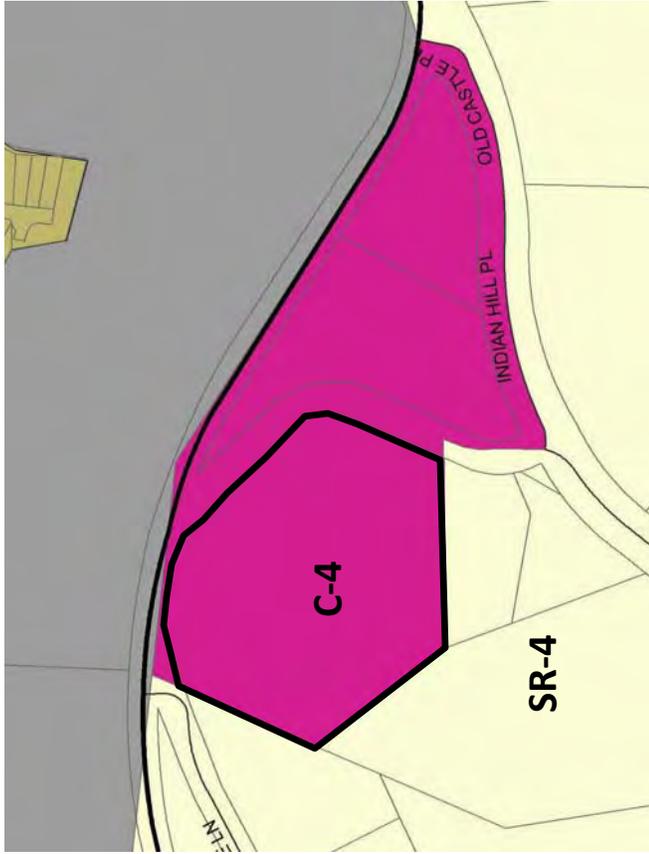
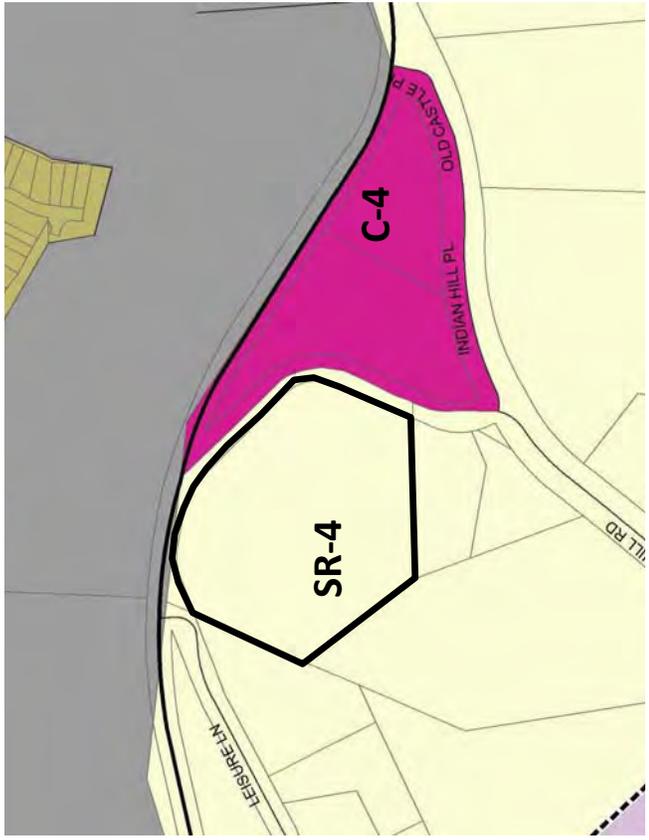
APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Spring Valley Approximately 60 acres that are currently zoned M58: High Impact Industrial, there are 20 affected parcels that are adjacent to open space, public lands that hold the Otay Water Districts Operations, and a mobilehome park.</p>		<p>(1-1) Limited Impact Industrial</p>	<p>In response to requests from Spring Valley Community Planning Group and Property Owners to retain the High Impact Industrial zoning, this land use change is required.</p>
	<p>(1-3) High Impact Industrial</p>		
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>	

APPENDIX H
STAFF RECOMMENDED LAND USE MAP REVISIONS

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Valle de Oro A single one-half acre parcel with an existing dental office designated (5) Residential 4.3 dwelling units per acre under the existing General Plan, but with split zones of C36: General Commercial and Single Family Residential. [APN 499-524-20-00]</p>		<p>(C-2) Office Professional / Village Residential 4.3 (VR-4.3)</p>	<p>Split residential/commercial designation acknowledges existing uses. Change is supported by the Valle de Oro Community Planning Group.</p>
<p>Valle de Oro A single one-half acre parcel with an existing dental office designated (5) Residential 4.3 dwelling units per acre under the existing General Plan, but with split zones of C36: General Commercial and Single Family Residential. [APN 499-524-20-00]</p>		<p>Staff Recommended Change (July 2010)</p>	<p>Staff Recommended Change (July 2010)</p>

APPENDIX G: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	General Plan Designation		Rationale for Staff Changes
	Planning Commission Map (April 2010)	Staff Recommended Change	
<p>Valley Center Mapping Correction – Single residential six-acre parcel was inadvertently mapped as Rural Commercial. [APN 172-120-17-00]</p>	<p>(C-4) Rural Commercial</p>	<p>Residential: Semi-Rural 4,8,16 (SR-4)</p>	<p>Mapping correction supported by both property owner and Community Planning Group.</p>
			
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>	

Attachment H
Persons, Organizations, and Public
Agencies that Provided Comments
on the General Plan Update
Draft Zoning Consistency Review

**ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS
ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW
Public Review Period: April 30, 2010 through June 1, 2010**

The following is a listing of the names and addresses of persons, organizations and public agencies that commented during this public review period, along with the staff response.
(Updated 06/21/2010)

Index	NAME	ADDRESS	Response
1	Yuima Municipal Water District	Lori A. Johnson lori@yuimamwd.com	Change incorporated into staff recommendation
COMMUNITY PLANNING & SPONSOR GROUPS			
2	Borrego Springs Community Sponsor Group	Abby King, Chair P.O. Box 1371 Borrego Springs, CA 92004	Changes incorporated into staff recommendation
3	Crest-Dehesa – Harbison Canyon – Granite Hills Community Planning Group	Wally Riggs, Chair wplanning@aol.com	The Department of Planning and Land Use (DPLU) thanks the Community Planning Group (CPG) for the comments and support of staff recommendations.
4	Descanso Community Planning Group	Michael A. Sterns, Chair P.O. Box 38 Descanso, CA 91916	DPLU thanks the CPG for the comments and support of staff recommendations.
5	Hidden Meadows Community Sponsor Group	Len Coultas, Chair 28628 Mountain Meadow Road Escondido, CA 92026	Opposition to the lot size reductions is noted; however the reductions are consistent with the General Plan land use densities recommended by the Planning Commission on April 16, 2010. Therefore, no changes to the recommendation are proposed. DPLU acknowledges the CPG's concerns. However, DPLU is not intentionally making existing businesses legally-non conforming, with the exception of uses within the Federal Emergency Management Agency (FEMA) mapped floodways. DPLU is also reviewing the Land Use designations near San Vicente Road; however, the density applied to this area has been on the General Plan Update Land Use Maps since 2002, and is not under consideration at this hearing.
6	Ramona Community Planning Group	Chris Anderson, Chair 15873 Highway 67 Ramona, CA 92065	DPLU thanks the CPG for the comments and support of staff recommendations.
7	San Dieguito Community Planning Group	Lois Jones Loikaj@earthlink.net	DPLU thanks the CPG for the comments and support of staff recommendations.
8	Valley Center Community Planning Group	Oliver Smith, Chair PO Box 127 Valley Center, CA 92082	DPLU thanks the CPG for the comments and support of staff recommendations.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
9	Astro Investments, Inc. (Represented by William J. Ward & Associates)	Michele Pai 4330 La Jolla Village Drive, Suite 330 San Diego, CA 92122	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
10	Ackermann, Kurt & Carol	ackermom@gmail.com	The letter opposes the General Plan designation of Rural Lands 40 for three properties and the loss of the ability to subdivide the lots. The parcels in question are 6, 8 and 10 acres, and under the existing General Plan are subject to an eight-acre minimum lot size; therefore, are currently not able to be subdivided. Nothing in the General Plan Update will prevent a property owner from building on an existing Legal Lot. The proposal for these properties is to change the zoning from S92: General Rural to A72: General Agriculture; therefore, staff is not recommending any further changes to land use designations.
11	Ashman, Ronald	Crew Engineering and Surveying 5725 Kearny Villa Road, Suite D San Diego, CA 92123	DPLU reviewed this property and proposed project and is under the opinion that the proposed General Plan land use designation and change in minimum lot size would not have an adverse effect on the development project which is currently being processed and is considered consistent with the General Plan land use designations and proposed zoning. Staff will respond to the property owners formally prior to the General Plan going to the Board of Supervisors for consideration. The proposed increase in lot size is due to a policy included in the Bonsall Community Plan that requires the lot size be no smaller than four acres for areas designated Semi-Rural 10 or lower.
12	Berkus, Dan	PH Escondido 70, LLC 4225 Executive Square, Suite 920 La Jolla, CA 92037	In response to the letter, the property in question that was modified by the Montiel Heights GPA, approved in Mar 2006, and the General Plan Land Use alternatives were not changed at that time to reflect the GPA. Attachment G Includes a proposed change to the Land Use Map to correct this mapping error.
13	Berman, Linda	2147 Raymond Avenue Ramona, CA 92065	DPLU notes that this concern pertaining to the proposed land use designation, Village Residential 15. The department has discussed this with the property owners and Community Planning Group, and is planning on a specific response prior to consideration of the General Plan Update at the Board of Supervisors.
14	Brown, William & Susan	suzieb@attoloba.net	DPLU has revised its zoning recommendation for the Pine Valley Condominiums to C34 Residential / General Commercial.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
15	Button, Gus D.	13012 Highway 94 Jamul, CA 91935	In response to this comment, and comments from the Jamul – Dulzura Community Planning Group the proposed zoning was revised.
16	Caldwell, Milt	P.O. Box 876 Borrego Springs, CA 92004	<p>The letter references properties in two locations along Palm Canyon Drive in Borrego Springs.</p> <ul style="list-style-type: none"> • APN: 141-384-33 & 34 – currently C42: Visitor Serving Commercial is not slated to have a zoning change from C42, but is proposed to have a General Plan land use change from Visitor Serving Commercial to C-5 Rural Commercial. The staff recommendation did not change for this property. • APN: 198-010-08-00 – Property is currently designated as Residential Commercial and 10.9 dwelling units per acre. The proposal is to as apply a C42, Visitor Serving Commercial zone, along with the Planning Commission recommended C-4: Rural Commercial designation. The initial recommendation for this area was C40: Rural Commercial, which does not allow for as many tourist-based uses by-right as C42 will.
17	Carroll, Bob	bobc@ddisposal.com	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
18	Crissman, George	2386 Primrose Avenue Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development.
19	Egge, Stewart & Janis	1964 Anna Lane Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
20	Engelke, Jim	587 Palm Canyon Drive, Suite 223 P.O. Box 507 Borrego Springs, CA 92004	In light of the request from Mr. Engelke, the building type in the area has been revised to "I", to allow for more flexible building types in the area in question.
21	Friedstedt, Jeffrey	328 Bellaire Street Del Mar, CA 92014	The proposed General Plan designation is Semi-Rural 10, which is not consistent with the C42: Visitor Serving Commercial that is predominantly for tourist oriented facilities and accessory uses.
22	Greco, Jeff et al (Sun and Shadows Homeowners Association)	jeff.greco@me.com	In response to the two letters from the Sun and Shadows Homeowners Associations, they and the adjacent properties are not proposed to be rezoned from the existing RC: Residential Commercial Use Regulation.
23	Hodges, Robert	robertdhodges@yahoo.com	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley; M52 is the zone that is consistent with the Limited Industrial Land Use designation that was recommended by the Planning Commission on April 16, 2010. Staff has since revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG. The County acknowledges that this is contrary to this letter supporting the change, and that many of the existing concerns of the property owners can be solved using the CC&Rs and property owners association.
24	Jackson, Jackie & Rosalina	1036 Gillespie Drive Spring Valley, CA 91977	Since this letter was submitted, staff has discussed the situation with Ms. Jackson and explained the proposal for her property to modify the amount of General Commercial from approximately 20,000 square feet to 10,000 square feet. The property owner and existing operations would not be adversely affected by this designation change.
25	Jimenez, Sandra	5453 S. 3400 West Roy, UT 84067	DPLU thanks Ms. Jimenez for her support of staff recommendations pertaining to zoning change in Santa Ysabel (North Mountain).
26	Kahn, Steve	Stevenkahn27@gmail.com	The letter opposes the proposed reduction in the residential density for a C36: General Commercial from 40 to 7.3 dwelling units per acre. The staff recommendation remains unchanged; however upon further review, the existing mixed use developments in the area appear to be at densities of 15 – 20 units per acre. A density of 40 dwelling units per acre is unattainable in the C36 zone, which requires residential uses to be accessory to a commercial use. The Valle de Oro CPG supports the change to 7.3 units per acre.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
27	Kluge, Robert	rkluge1@cox.net	The letter opposes the proposed reduction in the residential density for a C36: General Commercial from 40 to 7.3 dwelling units per acre. The staff recommendation remains unchanged; however upon further review, the existing mixed use developments in the area appear to be at densities of 15 – 20 units per acre. A density of 40 dwelling units per acre is unattainable in the C36 zone, which requires residential uses to be accessory to a commercial use. The Valle de Oro CPG supports the change to 7.3 units per acre.
28	Kosmas Family Trust	1831 Fourth Avenue, Suite B San Diego, CA 92101	The letter implies that the proposed zone change from S87: Limited Control to RU: Urban Residential will negatively affect the post office currently operating on the property; however, a post office is allowed under both zones with a Major Use Permit. If the post office does not have a Major Use Permit it would continue to be allowed as a Legally Non-confirming Use, as it would be operating today. There has not been opposition sent to the County from any of the businesses mentioned, who would still be allowed to operate under the legally non-confirming regulations (Zoning Ordinance Section 6850).
29	Kroesche, Eric D.	Five K General Partnership 57 The Point Coronado, CA 92118	This comment letter is in regard to the General Plan designation, endorsed on April 16, 2010, not the proposed zone change from S92: General Rural to A70: Limited Agriculture. Nothing in the General Plan Update would affect a property owner's ability to build on a legal lot.
30	Kroesche, Eric D.	S & K Land and Cattle Co. LLC 57 The Point Coronado, CA 92118	This comment letter is in regard to the General Plan designation, endorsed on April 16, 2010, not the proposed zone change from S92: General Rural to A70: Limited Agriculture. Nothing in the General Plan Update would affect a property owner's ability to build on a legal lot.
31	Legend Smelthing & Recycling, Inc. (Represented by Prairie Schwartz Heidel, LLP)	William Schwartz 401 B Street, Suite 2400 San Diego, CA 92101	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
32	Leochner, Larry	P.O. Box 1049 Clark, CO 80428	The letter is in opposition to the proposal, which appears to be the General Plan designation recommended by the Planning Commission on April 16, 2010. The proposal included in this staff report is for the zoning use regulation to change the zoning from S92: General Rural to A72: General Agriculture. Therefore, no changes to the land use designation are recommended as a result of this letter.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS
ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW
(Updated 06/21/10)

Index	NAME	ADDRESS	Response
33	Maly, Joshua	110 Calle Quinn Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development.
34	NNP-Stonegate Merriam Mountains, LLC (Represented by Allen Matkins Leck Gamble Mallory & Natsis LLP)	Jeffrey Chine 501 West Broadway, 15 th floor San Diego, CA 92101	Attached is a response letter from DPLU to the commenter.
35	Olson, Maureen	dwelsh@verticalinfill.com	DPLU thanks the commenter for their support of the densities recommended by the Planning Commission on April 16, 2010, and the associated proposed zoning near the Buena Creek Sprinter Station.
36	Powell, Steve	P.O. Box 823 Ramona, CA 92065	DPLU disagrees that the General Commercial recommendation for this property included a residential component. Staff does not recommend that the C34: Residential / General Commercial zone is appropriate or necessary for the site because of historical opposition from the CPG to that zone due to previous residential developments resulting from the C34 and C31: Residential / Office Professional zones.
37	Ries, Roger	American Legion Post 653 4515 Borrego Springs Road P.O. Box 2653 Borrego Springs, CA 92004	In response to this request and in consideration with the Borrego Springs Community Sponsor Group correspondence, the proposed zoning has been revised to a combination of C36 and C40.
38	Sowers, John	Lakeside Hills HOA P.O. Box 1883 Lakeside, CA 92040	The comment has been noted; however the recommendation remains unchanged. The referenced parcel's General Plan designation matches the rest of the development, and the proposal is to change the Use Regulation from Single Family Residential to Variable Family Residential and retain the minimum lot size, which is the same as the rest of the development. Other items, such as open space easements on the property would be addressed as project specific items.

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
39	Souza, Carolyn	iacs.1@sbcglobal.net	<p>The comment letter discusses proposed changes to five properties in Spring Valley.</p> <ul style="list-style-type: none"> APN: 281-122-21-00 – proposed change from M54: Medium Impact Industrial to A70: Limited Agriculture as a result of the designation of RL-20 to the portion of the property within the FEMA mapped floodway. The commenter submitted information which points to a different boundary and requests that only 0.7 acres of the site be designated as Rural Lands 20 and in the floodway, however the staff recommendation is based on the FEMA mapped floodway. APN: 281-271-12-00 – proposed change from C37: Service Commercial to C40: Rural Commercial. DPLU disagrees with the property owner’s assumption that this is a downzone and that it would have any negative effect on the properties value or use. C37 and C40 have the same enclosure regulations and generally the same uses allowed. APN: 281-130-12-00 & 281-301-09, 10 – These parcels are currently zoned C31: Residential Office Professional and are proposed to be designated Village Residential 7.3 units per acre and zoned RV: Variable Family Residential. The letter acknowledges that the storage uses are already considered legally non-conforming and C37 would not be consistent with either the existing Office Professional designation or proposed Village Residential designation.
40	Waite, Curtis	2382 Primrose Avenue Vista, CA 92083	<p>In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a “P” Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A “B” Special Area Designator was also applied to require a site plan for development.</p>
41	Warner, Kimi	P.O. Box 228 Rancho Santa Fe, CA 92067	<p>The Department thanks the commenter for their support of the residential density recommended by the Planning Commission for approval on April 16, 2010 and the associated proposed zoning for the properties in the Lakeside Community Planning Area.</p>
42	Wright & Company	Bill Wright 130 Garden Street Santa Barbara, CA 93101	<p>The proposed zoning was changed to Residential Commercial in response to this comment.</p>

ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW (Updated 06/21/10)

Index	NAME	ADDRESS	Response
43	Yale, Judith	1418 North Lake Shore Drive Chicago, IL 60610	The proposed General Plan designation is Semi-Rural 10, which was first established at hearings in 2005 and recommended for approval by the Planning Commission on April 16, 2010. SR-10 is not consistent with the M52: Limited Impact Industrial land use designation that is currently applied to the vacant properties. The proposal is to change the use regulation to RR: Rural Residential to be consistent with the SR-10 designation.
44	West Coast Iron (to Spring Valley CPG)	Don Detish	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
45	Wilson, C. W. (represented by Edward Benito)	Edward Benito	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.

From: Lori [mailto:lori@yuimamwd.com]
Sent: Monday, May 10, 2010 9:23 AM
To: Stiehl, Carl
Subject: Fw: APN 132-270-41-00

Hi Carl:

Per our phone conversation today, the Yuima Municipal Water District boundary adjusted with private property owner Daren House in 2001. There was 4.40 acres of our District watershed designated as Open Space Conservation lands that was boundary adjusted to Mr. House as rural agricultural lands A-70. Property owner House received a *Notice of Proposed Property Changes* stating the county proposes to change the 4.40 acre parcel, currently planted in avocados, to S80 zoning. As we discussed this should be consistent with his adjoining parcel #132-280-30 zoning of A-70.

Please review and confirm your concurrence with this.

Thank you for your anticipated assistance in this matter.

Lori A. Johnson
Director of Finance
Yuima Municipal Water District
(760) 742-3704
cell (760) 802-2692
(760) 742-2069 fax
lori@yuimamwd.com

CONFIDENTIALITY NOTICE: This communication and any attachments may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient. Unauthorized interception, use, review, copying, distribution, or disclosures prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are NOT the intended recipient, please notify the sender immediately by replying to this message and destroying the original and all copies. Thank you for your assistance.

BORREGO SPRINGS COMMUNITY SPONSOR GROUP
P. O. 1371
Borrego Springs, CA 92004

May 30, 2010

Devon Muto, Chief
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: General Plan Update Zoning Consistency Review

We have made a sizeable investment in determining, organizing, and expressing the will of the community for the future of Borrego Springs through our Desert Area Initiative and Community Plan. Our comments below address the fact that some of the changes proposed in your consistency review are at odds with the will and vision of the Desert Area Initiative and the Borrego Springs Community Plan.

Item 3Z in Table A:

Proposed change 3Z does not adequately prevent the possibility of future “strip/sprawl” stand-alone commercial development along Palm Canyon Drive West, which would undercut the intent of the Community Plan, and should be further studied to fully understand what uses the proposed C-40 use designator would permit for this important stretch of Palm Canyon Drive, and whether it is consistent with the Plan. The Zoning Use Matrix shows a very broad range of permitted uses under C-40, making it a “catch-all” commercial category, which would be inconsistent with the Community Plan and community wishes.

Since so much of this area is already dedicated to visitor services (lodging, RV, tennis, horse-riding, etc.) it may be better to choose something like C-42, Visitor-Serving Commercial to apply to the not-yet-developed parcels in 3Z. This would also support the Community Plan goal of strengthening the village core while also preserving the visitor appeal of this important entry route into the village.

Item 4Z on Table A:

One key principle expressed in the Community Plan is to prevent hilltop development, so as to preserve the visual experience of natural ridgelines in our area. Proposed changes 4Z/1L together encourage high-density clustered development and possible ridgeline development, as well as new access roads off Montezuma Grade and possibly in the Sun and Shadows / Church Lane area. A key principle expressed in the Community Plan is that all new development (aside from the construction of single-family homes on existing parcels) should be encouraged only on previously-disturbed lands, to preserve undisturbed desert native creosote-scrub habitat to

the greatest extent possible. A number of the proposed changes, 4Z, 1L, and 2L appear to encourage high-density development on what are now undeveloped parcels of undisturbed native desert scrub creosote habitat directly visible from our town center. Such development would fundamentally alter the character of downtown Borrego Springs and detract from the feeling of a village, replacing it with an “anywhere suburbia” feeling. This is exactly the type of land the Plan wants to direct development away from. We already have plenty of potential residential dwelling sites on our abandoned farmlands and other previously-disturbed lands.

We suggest that, rather than increasing allowable density in these areas, it should be substantially *decreased* so as to preserve the small-scale village character of the affected areas of the community while still allowing appropriate low-density residential development.

Item 10Z on Table A:

The Community Plan specifically calls for encouraging residential development *away* from the airport, not closer to it. The Plan suggests the airport area as the desired site for future light industrial and non-retail businesses (Stirrup Road is already fully developed for these uses), especially on previously-disturbed lands. The proposed change would increase the possibility of residential dwelling units across the street from the airport.

We recommend that the commercial and light industrial uses permitted under existing zoning be thoughtfully reviewed and allowed to remain in place south of Palm Canyon Drive across from the county airport.

Item 3L on Table B:

The Community Plan calls for new development to be close to downtown with the exception of the already disturbed lands in the north end of the valley. The proposed change on 3L appears to encourage high-density development far from the town center on undisturbed desert lands. We recommend that the density on this property be no greater than that proposed in 1L at 1 acre as increased density changes are inconsistent with the desire to focus development in the village core as recommended in our Community Plan.

I have had many comments from members of the public expressing their concern about the potential rezoning of their properties and a few comments in writing that are attached here for the record.

Sincerely,

Abby King, Chair
Springs Community Sponsor Group

Borrego

From: Wrplanning@aol.com [mailto:Wrplanning@aol.com]
Sent: Wednesday, May 12, 2010 11:40 AM
To: Stiehl, Carl
Subject: Cresr-Dehesa Zoning Consistency Review

Hi Carl,

The Crest-Dehesa et al planning group reviewed the Draft Zoning Consistency Maps for the Crest-Dehesa plan area at the meeting of May 10, 2010.

We found no inconsistencies in the areas marked for review.
Thank you for the opportunity to review the maps.

Regards,

Wally Riggs, chairman
Crest-Dehes Planning Group

Descanso Planning Group
PO Box 38
Descanso, CA 91916

To: Department of Planning and Land Use
Devon Muto, Carl Stiehl, Eric Lardy
From: Descanso Planning Group
Date: May 22, 2010
Re: **General Plan Update Zoning Consistency Review Descanso Planning Group's
Comments**

The Descanso Planning Group (DPG) reviewed the General Plan Update Zoning Consistency Review at the regular May 20, 2010 meeting and approved a motion to agree with staff recommendations as follows:

Zoning and/or minimum lot size changes: SW corner HWY 79/Viejas (Quonset hut) and E of Riverside/Viejas Grade (Grampa's Nursery) both from A70 to C40 use reg. (rural commercial); S of Viejas (portion of Merigan Ranch) from A70 to use reg. RR (SR-1) with minimum lot size from 2 acre to 1 acre and N of Viejas designated VR-2 with minimum lot size from 2 acre to .5 acre.

Thank you for adjusting the preliminary recommendation as we suggested.

Michael A. Sterns, Chair
619-659-3801

Hidden Meadows Community Sponsor Group
28628 Mountain Meadow Road
Escondido, CA 92026

May 28, 2010
Carl Stiehl
Planner, Department of Planning and Land Use
Carl.Stiehl@sdcountry.ca.gov

Dear Mr. Stiehl,

As requested by Mr. Muto in his cover letter regarding the General Plan Update Zoning Review, our Sponsor Group is responding with our comments. Since our first possible Sponsor Group meeting after receiving the material was last night, May 27, 2010, and your deadline for comments is one day later, we are delivering them via email only and would appreciate your reply to confirm receipt.

Referring to your letter and Zoning Consistency map A, we found that areas 1Z and 4Z were appropriate changes. We do, however, strongly oppose the changes to lots 2Z and 3Z and recommend that the zoning be left as it is, single family residential. This area is the gateway to the Meadows and the single most visible location, and high density building is totally inappropriate here.

In addition, we oppose any reduction in lot size requirements as reflected in the Zoning Consistency map B and Table B. This is a rural area and we are not seeking higher density. Particularly egregious is area 4L in reducing the lot size from 10 acres to 6,000 Sq. Ft.

These comments reflect the unanimous vote of our Sponsor Group. We will provide a copy of our minutes on request.

Sincerely,



Len Coultas, Chair

Cc Hidden Meadows Community Sponsor Group members
Cc Devon.Moto@sdcountry.ca.gov



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)803-2001

May 28, 2010

Devon Muto, Chief
Advance Planning
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: GP UPDATE DRAFT ZONING CONSISTENCY REVIEW MAPS AND COVER LETTER

The Ramona Community Planning Group (RCPG) reviewed the GP Update Draft Zoning Consistency Review maps dated April, 2010, and the cover letter dated April 28, 2010, at the meeting May 6, 2010.

Concerning the cover letter, the RCPG made the following motion:

MOTION: THE RCPG IS NOT IN AGREEMENT WITH THE STATEMENT FROM THE LETTER DATED APRIL 28, 2010, FROM DPLU REGARDING GP UPDATE ZONING CONSISTENCY REVIEW, PARAGRAPH 4,

“ALTHOUGH NOT COMMON, SOME PARCELS WITH EXISTING USES THAT ARE LEGAL AND ARE CURRENTLY IN CONFORMANCE WITH EXISTING ZONING REGULATIONS MAY NOT BE IN CONFORMANCE WITH SOME NEW ZONING REGULATIONS DUE TO THE CHANGES BEING PROPOSED UNDER THE GP UPDATE. IN SUCH CASES, THE USE WOULD BE CONSIDERED LEGAL NON-CONFORMING AND WILL CONTINUE TO BE ALLOWED IN ACCORDANCE WITH THE LEGAL NON-CONFORMING REGULATIONS IN THE ZONING ORDINANCE,”

BECAUSE IT IS IN CONFLICT WITH THE INTENT OF OUR MOTIONS OF MARCH 4, 2010, TO NOT REQUIRE ADDITIONAL CONDITIONAL NON-CONFORMING PERMITTING PROCESSES ON THESE LANDS.

The Motion **passed 13-0-0-2**, with 2 members absent.

Concerning the maps, the RCPG noticed a change that had occurred at some point between 2002 and the current maps. Lands that had been designated to be 1 dwelling unit per 4 acres are now

GP Update

May 28, 2010

shown as 1 dwelling unit per 10 acres. These lands are to the east and west of San Vicente Road and south of Hanson Lane. A map is attached to show how it was voted on in September 13, 2002, and the motion describing the action is also attached. The motion from May 6, 2010 is as follows:

MOTION: TO REITERATE AND SUPPORT INCORPORATING LANDS TO BE 1 DWELLING UNIT PER 4 ACRES (RS-4) RATHER THAN 1 DWELLING UNIT PER 10 ACRES (SR-10) FOR PROPERTIES ROUGHLY TO THE EAST OF THE RAMONA STREET ALIGNMENT, AND FOR THE RS-4 DESIGNATION TO DROP 2 PROPERTIES TO THE SOUTH AND CONTINUE EAST AS SHOWN ON THE ATTACHMENTS FROM SEPTEMBER 13, 2002.

The Motion passed 11-0-1-1-2, with 1 member abstaining, 1 member stepping down, and 2 members absent.

Sincerely,

Kristi Mansolf, Secretary

for CHRIS ANDERSON, Chair
Ramona Community Planning Group

Attachments (2)

Lardy, Eric

From: Lois Jones [Loikaj@earthlink.net]
Sent: Thursday, June 10, 2010 5:38 PM
To: Lardy, Eric
Subject: RE:
Attachments: Untitled Attachment

Hi Eric!

I forgot to send you the response from SDPG on the consistency review maps. We did not find anything more to comment on, other than those same issues we've already discussed – in particular in Harmony Grove, and it's my understanding you received comment from the EF/HG Town Council on the issues of concern.

The Planning Group had no further comments to the maps.

Sorry for the delayed response, but I am guessing you'd like some response for your files.

Regards,
Lois

-----Original Message-----

From: Richard Rudolf [mailto:richrudolf@sbcglobal.net]

Sent: Tuesday, June 29, 2010 8:36 AM

To: Wong, Jimmy; Citrano, Robert; Stiehl, Carl

Cc: Oliver Smith; Deb Hofler; James Chagala; Sandy Smith

Subject: Consistency Zoning VC

Last night the VCCPG approved the GPU Subcommittee Report and Recommendations regarding Consistency Zoning in VC, 12-0-0.

They also approved a motion requesting the county to work with the 3 floodway parcel owners (now represented by attorney Ken Lounsbury) to provide Due Process regarding the General Plan Land Use designation change from Industrial to SR-2, resulting in zone change from M-54 to RR, 11-0-1 (Rudolf Abstaining).

They also failed to pass a motion supporting the Jim Chagala request to change the C-34 to C-36 on the Weston North Village property, 4-6-2 (Bachman and Rudolf Abstaining—Secretary Hofler has the correct language for all the Motions and the votes). The latter vote was (as will be explained more fully in the MInutes) mainly for lack of process and time.

If you need more than this to work on your report for the 7/9 PC meeting, please contact Secretary Hofler directly.

Richard Rudolf
Chairperson VCCPG GPU Committee
richrudolf@sbcglobal.net
760-749-0662

LAW OFFICES OF
WILLIAM J. WARD & ASSOCIATES
ATTORNEYS AT LAW
THE PLAZA LA JOLLA VILLAGE
4330 LA JOLLA VILLAGE DRIVE, SUITE 330
SAN DIEGO, CALIFORNIA 92122-6203
TELEPHONE (858) 453-5033
FACSIMILE (858) 453-0876

May 20, 2010

VIA U.S. MAIL AND EMAIL

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91977-1637

**Re: The General Plan Update and proposed property changes for
APN 578-200-50-00**

To Whom It May Concern:

This office represents Astro Investments Inc., the property owner of the above-referenced parcel and West Coast Iron, the lessee of the same parcel. Our clients oppose the proposed property changes which are outlined in the Notice of Proposed Property Changes dated May 4, 2010. My clients operate a business on the property manufacturing structural steel, which is an industrial operation performed in an unenclosed area. The operations cannot be performed in an enclosed structure. My clients have operated this business for more than 30 years on this same parcel and gainfully employs over 50 persons for this business.

The changes proposed could completely prevent the manufacturing of structural steel and force the business to close. Specifically, the proposed changes of the land use designation and zoning use regulation for the above-referenced parcel would mandate that only light industrial operations may be performed on the land and all operations would have to be performed within enclosed buildings. Structural steel cannot be created in this fashion and requires a substantial amount of land for manufacturing outdoors. A new property, of the right size and with the proper zoning regulations which allow this type of manufacturing would be extremely difficult to locate and purchase, if not impossible. Consequently, the Department of Planning and Land Use's General Plan Update and proposed property changes to the above-referenced parcel would mandate the dismantling of the business currently operating on the property, cause the loss of numerous jobs, and constitute a taking of my clients' property and business interests.

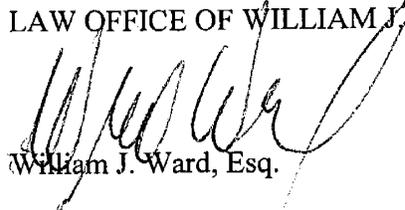
LAW OFFICES OF
WILLIAM J. WARD & ASSOCIATES

County of San Diego
Spring Valley Community Planning Group
May 20, 2010
Page two (2)

Therefore, my clients must oppose these changes and request that this issue be included in the Spring Valley Community Planning Group & Design Review Board's comments to the Department of Planning and Land Use which will be submitted on May 29, 2010. Further, we request that the General Plan Update not be passed in its current state, and if said changes do go forward, that my client's existing business be exempted from the new regulations and allowed to continue their operations in the same fashion as they have been for the past 30 years. Please contact my office at your earliest convenience to discuss these issues.

Very Truly Yours,

LAW OFFICE OF WILLIAM J. WARD & ASSOCIATES



William J. Ward, Esq.

cc: Astro Investments, Inc.

Wong, Jimmy

From: Josie Ackermann [ackermom@gmail.com]
Sent: Wednesday, June 02, 2010 12:41 PM
To: DPLU, gpupdate
Subject: Concerning Proposed Property Changes

To Whom It May Concern:

We object to the changes being proposed regarding changing Land Use Designation and Use Regulation, specifically to our three parcels, and to our neighborhood in general. We object to being restricted to only 1 dwelling per 40 acres, up from 1 dwelling per 4, 8, or 20 acres depending on slopes. Many people, including us, would like to build homes on our properties for our grown children or grandchildren. This new regulation would be a major invasion of our property use rights and our original intentions of purchasing our rural properties. Please take into consideration our lifelong dreams and plans before restricting our rights and invading our personal lives. We appreciate your thoughtful consideration. Thank you,

Kurt and Carol Ackermann

Property Assessor Parcel Numbers: 240-141-39-00, 240-141-38-00, and 240-141-16-00.

**CREW ENGINEERING
AND SURVEYING**
5725 KEARNY VILLA ROAD, SUITE D
SAN DIEGO, CALIFORNIA 92123
(858) 571-0555
Fax (858) 571-0562

May 28, 2010

County of San Diego
Department of Planning and
Land Use
5201 Ruffin Road, Suite B
San Diego, CA. 92123

Attn.: Eric Lardee, GPU Planner

Ref.: T.P.M. 21150/ Env, Log No. 91-02087A, Yuan Family Trust Lot Split, Old River
Road, Bonsall area, A.P.N. 126-120-35-00 (J.N. 1354)

Eric,

This writing is memorialize our recent discussion regarding the above referenced parcel and to request, on behalf of the owner, an exemption from the proposed plan and zone change recently noticed to the property owner.

As we discussed we have been processing a tentative parcel map application with the property owner for some time now. It appears that although your group communicates generally with the regulatory planning division no specific communication has been had regarding this site and the input and direction which has been accumulating from the application and pre application efforts and our own forward planning efforts with the project biologist. During our recent phone conference you indicated that you would check on the project specifics with our project planner Don Kraft (originally it was Heather Kwaitkowski). Please check with Valerie Walsh and Ashley Gungle as they were involved with our batching meeting and pre submittal meetings with DFG and DFW.

We do not have an overall density issue, however due to wildlife agency direction and input, the center assessors parcel should have its designation switched with the Westerly assessors parcel to be consistent with the direction the application was sent.

We would be happy to meet with you to review the application documents at your earliest convenience. We will endeavor to follow up with the local community planning group for their input. Unfortunately the notice sent to the owner in Florida was dated 5-4-10 which was the day before their most recent meeting so we did not have a reasonable amount of time to attempt to have them agendize and consider this site individually.

May 28, 2010
continued
(J.N. 1354)

If you need anything else or if you have questions ,please contact me directly.

Respectfully Submitted,
Crew Engineering and Surveying

A handwritten signature in cursive script that reads "Ron Ashman".

Ronald C. Ashman
Civil Engineer/ Land Surveyor

FREQUENTLY ASKED QUESTIONS***Why am I receiving this notice?***

This letter is to inform you that the County of San Diego's General Plan (GP) Update may result in a change of land use designation and/or zoning for your property located in the unincorporated portion of San Diego County. A zoning consistency review is being accomplished as part of the General Plan Update to ensure the zoning of a property is consistent with the General Plan after its adoption.

What is the General Plan Update?

A comprehensive update of the General Plan for the unincorporated areas in San Diego County was begun by the County Department of Planning and Land Use (DPLU) in 1999 and is in its final stage moving toward adoption. On April 16, 2010, the County Planning Commission endorsed the land use map that is bringing about the change to your property. This land use plan, along with the other components of the GP Update, is scheduled to go to the County Board of Supervisors for adoption in fall 2010. The land use map endorsed by the Planning Commission on April 16th is available on the County web site at:

http://www.sdcounty.ca.gov/dplu/gpupdate/pc_nov09.htm

Where can I get additional information on the General Plan Update?

Additional information on the GP Update is available:

- On the County Web site at: <http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>.
- Through e-mail at: gpupdate.DPLU@sdcounty.ca.gov.
- By phoning Department of Planning and Land Use staff members at 358-694-2488.

Hard copies of all documents are available for purchase at the Department of Planning and Land Use Project Processing Counter located at:

5201 Ruffin Road, Suite B
San Diego, CA 92123-1658

Why was my particular property changed?

Most likely, a property change has occurred to fulfill the guiding principles and objectives of the General Plan Update, which are to improve the County's current General Plan by balancing growth with the need to limit traffic congestion, protect the environment and reduce the need to expand infrastructure and essential services. The Update would accomplish that in part by redistributing 20 percent of future growth to western unincorporated communities with established infrastructure such as roads, fire protection and sewer services. These changes were coordinated through an extensive public outreach process that took place over the past 10 years and involved numerous community planning and sponsor group meetings and Planning Commission and Board of Supervisor hearings.

How can I show my support / objections to the proposed changes?

1. Contact your community planning or sponsor group (if available) as they are being asked to provide comments to the Department of Planning and Land Use (DPLU) by May 29th. Information on planning and sponsor groups is available on the County Web site at: <http://www.sdcounty.ca.gov/dplu/CommunityGroups.htm>
2. Contact DPLU staff members at 358-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
3. A County Planning Commission hearing to address these property changes has been tentatively scheduled for July 9, 2010 at the DPLU offices in Suite B on Ruffin Road. The public is welcome to attend this hearing and give public testimony or send a letter to the Planning Commission prior to this hearing. To receive notification for this and other GP Update hearings and meetings, contact 358-694-2488 or sign up through the web site at the link below.
<http://www.sdcounty.ca.gov/dplu/gpupdate/contact.html>

PH Escondido 70, LLC

4225 Executive Square Suite 920, La Jolla California 92037

June 8, 2010

Honorable Chairwoman Pam Slater-Price and Members of the Board
County Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway, Room 335
San Diego, CA 92101



**RE: COMMENTS ON DRAFT SAN DIEGO COUNTY GENERAL PLAN UPDATE
TM5382 (APN NO. 228-171-20)**

Dear Honorable Chairwoman Pam Slater-Price and Members of the Board:

On behalf of Paragon Management Company, LLC, please accept the following comments on the County's Draft General Plan Update (GPU).

We are the owners of a piece of property located at 1310 Montiel Road (APN No. 228-171-20), for which we have an approved Tentative Map (TM5382).

Under the current General Plan, the subject property is designated for "(8) Residential, 14.5 dwelling units per gross acre." However, the draft land use map provided on the County's web site indicates this designation would be changed to "Village Density Residential, 7.3 dwelling units per acre" with approval of the GPU. The proposed change to the land use designation for the property would effectively result in a reduction in allowable density by nearly 50% and cause our approved Tentative Map to be inconsistent with the updated General Plan. Our approved TM5382 was subjected to a full environmental analysis pursuant to CEQA, which determined that the density allocated to the site by the TM (14.0 dwelling units per gross acre) would not result in substantial impacts to the environment or surrounding community.

While we recognize that the most appropriate time to raise issues over the site's proposed land use change was during Planning Commission hearings on the GPU, we were not afforded such an opportunity as we only recently acquired TM5382 from the previous land owner in early 2010. Unfortunately, the previous land owner was not following the GPU process and was unaware of the site's proposed designation, and therefore did not provide comments during the Planning Commission hearings. However, we believe that our preferred land use designation should be supported by County staff, given the County's prior approval of TM5382, and would request that the Board of Supervisors make the revision to the designation of this parcel as part of its hearings on the GPU.

To reiterate, we respectfully request that the Board apply the "(VR-15) Village Residential, 15 units per gross acre" designation to the site, which is the closest

PH Escondido 70, LLC

4225 Executive Square Suite 920, La Jolla California 92037

designation to the site's existing General Plan designation, to ensure that the current approved TM5382 would remain in compliance with the updated General Plan

Thank you in advance for your consideration of this request.

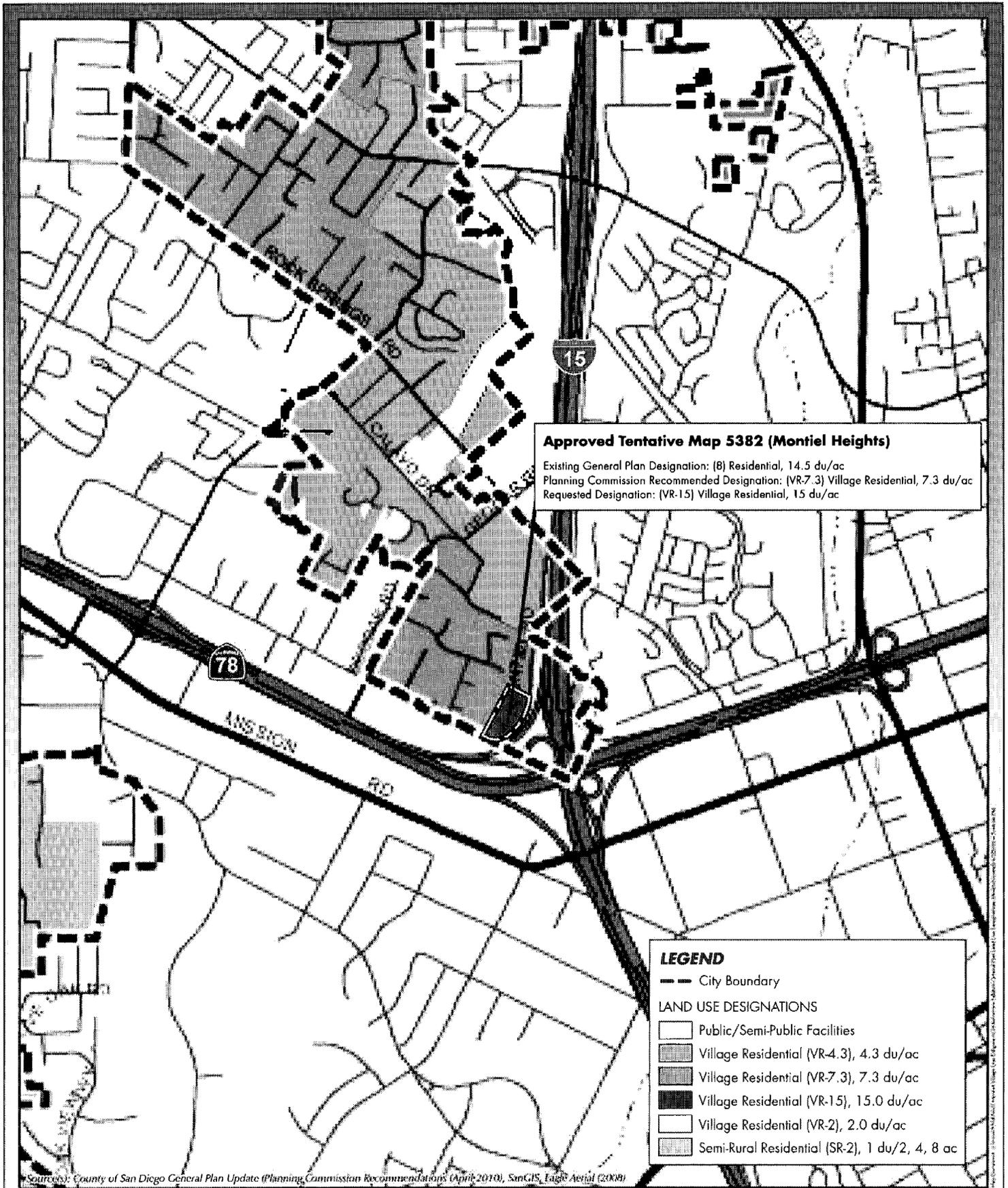
Sincerely,



Dan Berkus
PH Escondido 70, LLC
Paragon Management Company, LLC

CC: Honorable Chairwoman Pam Slater-Price
Honorable Supervisor Bill Horn
Honorable Supervisor Dianne Jacob
Honorable Supervisor Greg Cox
Honorable Supervisor Ron Roberts
Devon Muto, Department of Planning and Land Use
Thomas J. Pastuszka, Clerk of the Board

Attachment: Exhibit: "Request for Modification to General Plan Land Use Designation – Montiel Heights"



MONTIEL HEIGHTS

DATE 06/03/2010



**Request for Modification to
General Plan Land Use Designation**

Linda Berman
2147 Raymond Ave
Parcel Number 282-213-06-00
Ramona, Ca. 92065
May 14, 2010

Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, Ca. 92123-1668

Subject:
Notice of Proposed Property Changes

Dear Mr Muto,

We received a Notice of Proposed Property Changes recently. I would like to express my concerns with the proposed changes.

Other than the obvious problems of lack of decent public transportation and a lack of adequate medical facilities for high density dwellings, the rezoning of Kelly and Raymond streets is more than a bad plan. We have lived on Raymond Ave. for 16 years now, and the flooding problems this area is prone to keep getting worse with every new development. IE: Stater Brothers, Denny's, Stars Gas Station, Auto Zone, Row houses on Kelly, and the latest being CVS Pharmacy. Each time the ground is paved over with concrete or asphalt the water that would have soaked into the ground becomes runoff. Now you propose that we cover huge amounts of the remaining land by putting in high density housing. Unless the flooding problem between the area bounded by Ramona Street to the east, Rotanzi Street to the west, Raymond Ave to the south and Main St to the north, is fixed there should be no rezoning of this area or any adjacent area.

Please find included with this letter, letters and pictures from residents and businesses in the affected area who have experienced continued increasing flooding problems.

Thank You for your consideration on this matter

V/R



Linda Berman

Enclosed:

Letters with Photos - Iris Kilpatrick, Dianne & Michael Eckhart, Linda & Jerry Berman.

Letters - Marguerite Campaniotte, Peter Williams, Nancy and John Przybylski, Dianne Weiler, Gary & Patricia Stapp, Amy Arena, Michael & Grace McGee, Denise Steen



Notice of Proposed Property Changes

May 4, 2010

BERMAN JEROLD B&LINDA A

2147 RAYMOND AVE
 RAMONA CA, 92065

*Devon
Moto*

Property Assessor Parcel Number
282-213-06-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
<i>General Plan</i>		
Land Use Designation	3-RES	VR-15
<i>Zoning</i>		
Use Regulation	RR2	RV
Lot Size ¹	.5AC	6000
Building Type ²	K	C
Special Area Regulation ³	-	B
<i>Notes:</i>		
1 – Number indicates required net lot area in square feet unless acres (ac) are specified.		
2 – Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf		
3 – Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
<i>Current General Plan and Zoning</i>		
GP Designation	3-RES	Residential: 2 units per acre
Zoning Use Regulation	RR2	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.
<i>Proposed General Plan Update</i>		
GP Designation	VR-15	Village Residential: 15 dwelling units per acre
Zoning Use Regulation	RV	Variable Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.

Address any comments or questions to: 858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
Provide Assessor Parcel Number with all correspondence

Sunday, May 16, 2010

My name is Iris Kilpatrick and my husband and I have resided at 2138 Kelly Ave. in Ramona for over a decade. A small ditch runs through the middle of our back yard which has helped to drain water during the rainy season. At first, it was like a little creek after a rainstorm but over the years with the development and pavement of land in our area, it has entirely flooded, threatening our home and our neighbors' homes. Please have a look at the attached photos.

Your mission statement is *"To enhance the safety and livability of communities through the efficient application of land use programs that balance growth and conservation."*

I have three issues that I would like for you to consider before rezoning this area:

1. Increased risk for flooding
2. Increased fire risk and inability to effectively evacuate
3. Increased traffic and accidents on Highway 67

FLOODING RISKS

According to a report by the U.S. Congress's Office of Technology Assessment, "despite recent efforts, vulnerability to flood damages is likely to continue to grow." The factors cited include

- growing populations in and near flood-prone regions
- the loss of flood-moderating wetlands
- increased runoff from paving over soil
- new development in areas insufficiently mapped for flood risk
- the deterioration of decades-old dams and levees

FIRE RISKS

In October 2007 Anne Krueger wrote in the Union Tribune “

Fighting their way through ashy, smoky winds, Ramona residents were stuck in gridlock traffic last night as they tried to flee a rapidly advancing wildfire.

Ramona's Main Street and all of its side streets were filled with cars, trucks and horse trailers after officials issued a mandatory evacuation order for Ramona and nearby San Diego Country Estates as the fast-moving flames of the Witch fire headed toward the area of more than 36,000 people. “

A quote from a resident trying to evacuate during the Witch fire:

“We got our RV loaded up and ready. At 8pm the smoke, which had mostly stayed north of us, started to fill the air around us. At 9pm we started off with the RV, my son's car and my wife driving her car. Immediately we got stuck in a huge traffic jam with everyone trying to get out of town. It took us over 4 hours to get out of Ramona and down to La Jolla. That was very frustrating to say the least. The CHP finally started using both lanes of Hwy 67 as southbound and from that point on the traffic was at least moving.”

Sunday, May 16, 2010

TRAFFIC AND HIGHWAY 67 ACCIDENT RISKS

The Reeves Law Group in their article, **"Yet another Accident on Route 67 Kills San Diego Woman"** (January 2010)

That particular stretch of Route 67 has seen more than 3 dozen accidents over the past decade. CHP records show that there have been 58 accidents on Route 67 that have occurred along a single one-mile stretch. Most of these occurred just after the eastbound lanes merge into one from two separate lanes. All in all, there have been more than 900 accidents along the entire highway over the past 10 years. Residents believe that the design of the road encourages speeding and racing. Motorists are constantly racing each other, especially at the spot where the merge appears.

When one particular road is the scene of more than 900 accidents, it's fair to assume that the design of the road either contributes to accidents, or encourages unsafe driving practices by motorists. How many more people have to die on Route 67 before enhancements are made? To be fair, the CHP does conduct increased patrols on the highway, but more measures are needed.

These are legitimate concerns. Please reconsider zoning plans to align with your Mission Statement.

Best regards,

Iris Kilpatrick

Iris Kilpatrick
2138 Kelly Ave.
Ramona, CA 92065
(760) 788-3755



PHOTOGRAPH BY [unreadable]

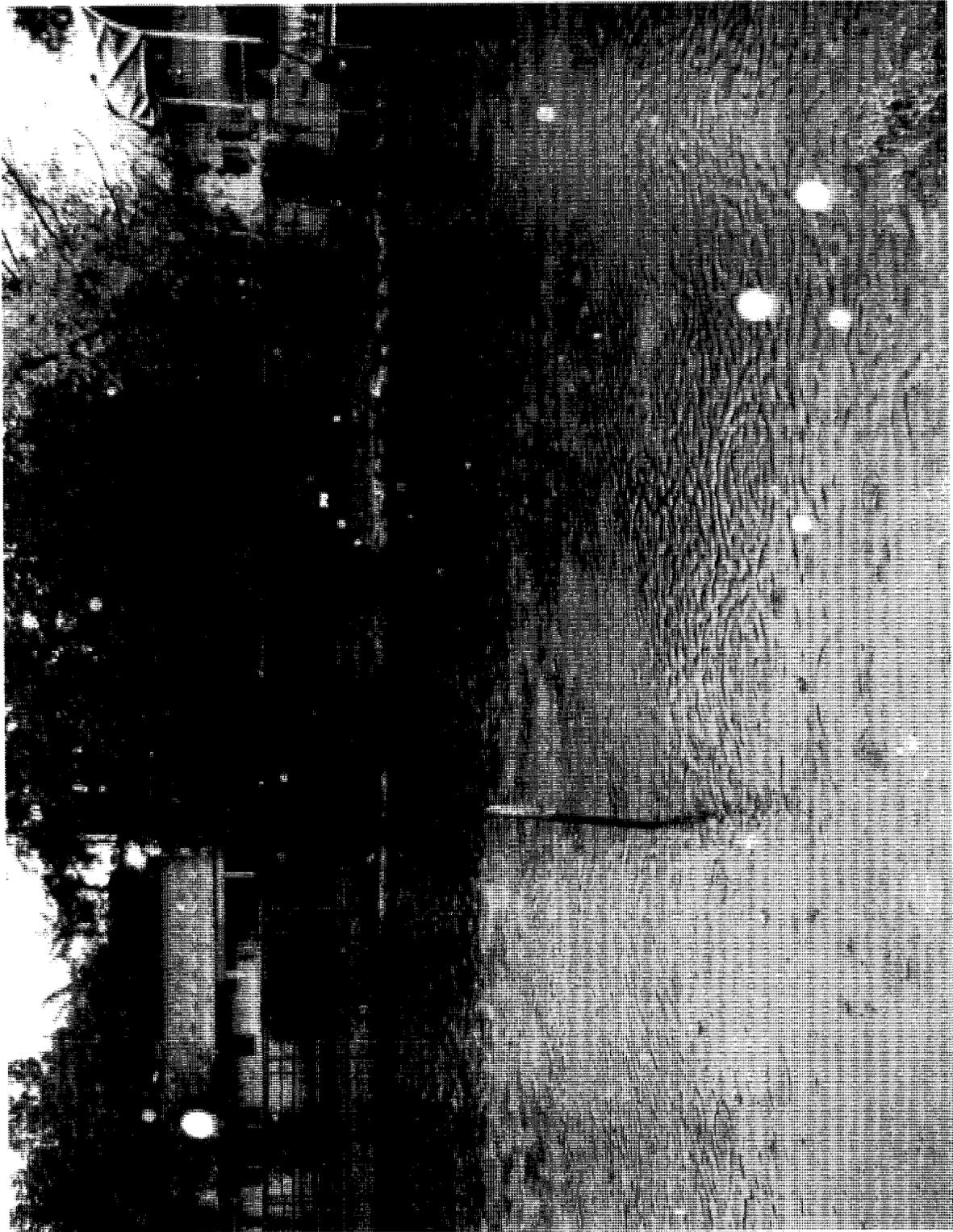


100
100
100





197
197
197





May 18, 2010

We have lived here for 17 years. We have never had the kind of water problem we have now. When we first moved in we had what was called a seasonal stream. We would get a little bit of water coming through our yard, but it would have to rain a lot. With all the building they are doing in town and our neighborhood we now have a destructive river with just a little rain. We think rezoning our neighborhood would be a big mistake and only cause more flooding. The county needs to address the water problem before letting anymore building go on. Please reconsider your plans to rezone our area.

Michael P. Eckhart

Diana J. Eckhart

2126 Kelly Ave

Linda Berman
2147 Raymond Ave
Parcel Number 282-213-06-00
Ramona, Ca. 92065
May 14, 2010

Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, Ca. 92123-1668

Subject:
Notice of Proposed Property Changes

Dear Mr Muto,

We received a Notice of Proposed Property Changes recently. I would like to express my concerns with the proposed changes.

We have a very serious flooding issue in this area. The flooding problems this area is prone to keep getting worse with every new development. IE: Stater Brothers, Denny's, Stars Gas Station, Auto Zone, Row houses on Kelly, and the latest being CVS Pharmacy. Each time the ground is paved over with concrete or asphalt the water that would have soaked into the ground becomes runoff. Now you propose that we cover huge amounts of the remaining land by putting in high density housing. I am not sure why the flooding issue has not been addressed each time a commercial building has been permitted. It seems to me that the Vernal Pool issue only gets brought up and used as an excuse when it's convenient.

I have a suggestion: Run the water from Ramona St. out to Main St. underground or in an engineered concrete drainage ditch similar to that used on Rowley St. or the Drainage channel that runs through Escondido. Please find attached current pictures of the ditch that runs along Kelly Ave. from Ramona St. to Letton St. This is grossly inadequate for the volume of water this area gets.

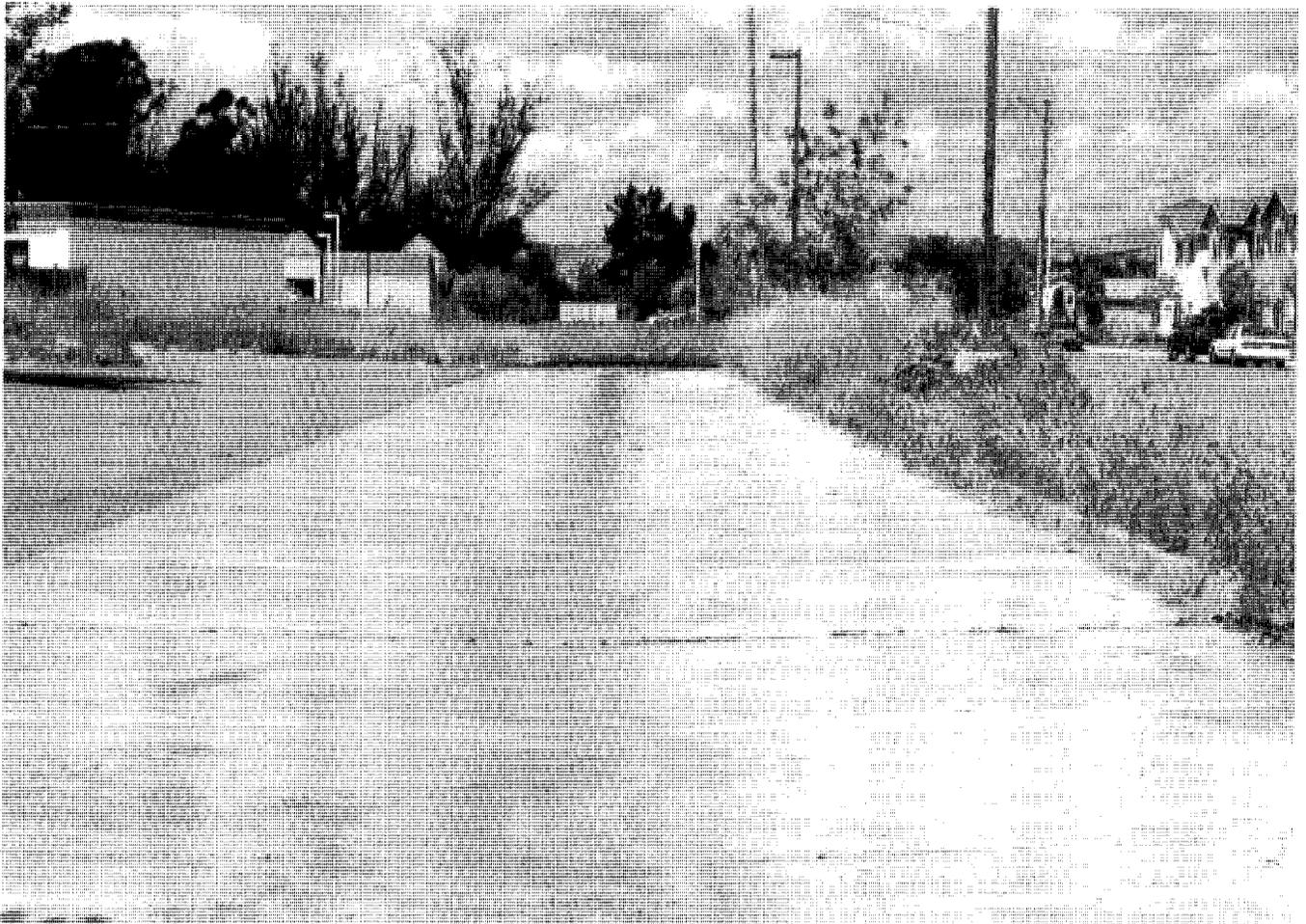
In my opinion, and that of my neighbors and fellow residents of the affected area, it has been irresponsible planning to continue to build in this watershed area without addressing the flooding problem. The county does not seem to have a problem requiring businesses to make improvements to the streets when a commercial building is put in IE: The Potbelly Shop & CVS Pharmacy. The county has only required new construction to be built above grade keeping them out of the flooding and making it worse for the existing residents. Let's fix this problem before it ends up in court.

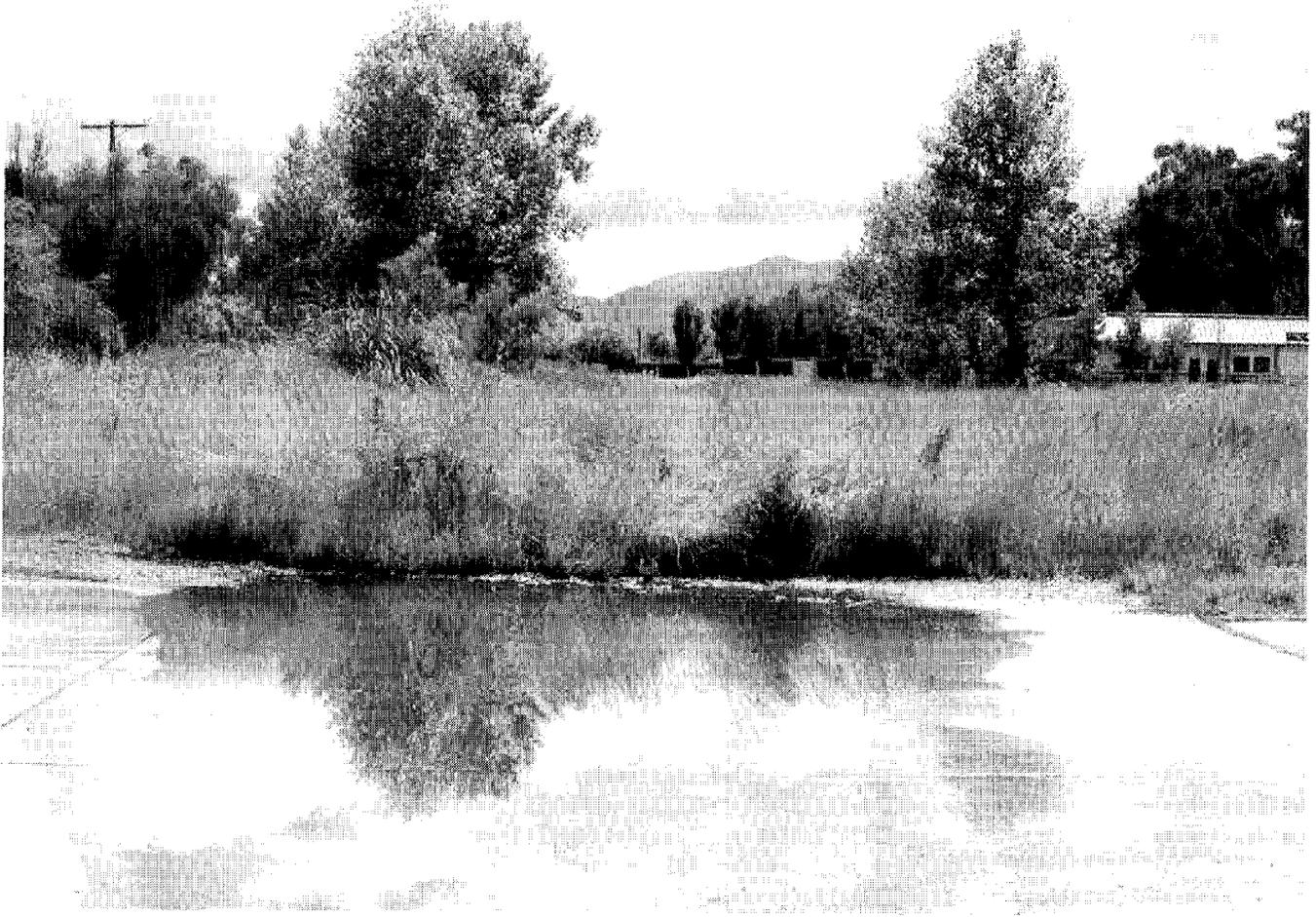
I propose a building moratorium for anything other than single family dwellings within the area bounded by Ramona St to the east, Rotanzi St to the west, Raymond Ave to the south and Main St to the north until this flooding issue is corrected

Thank You for your consideration on this matter

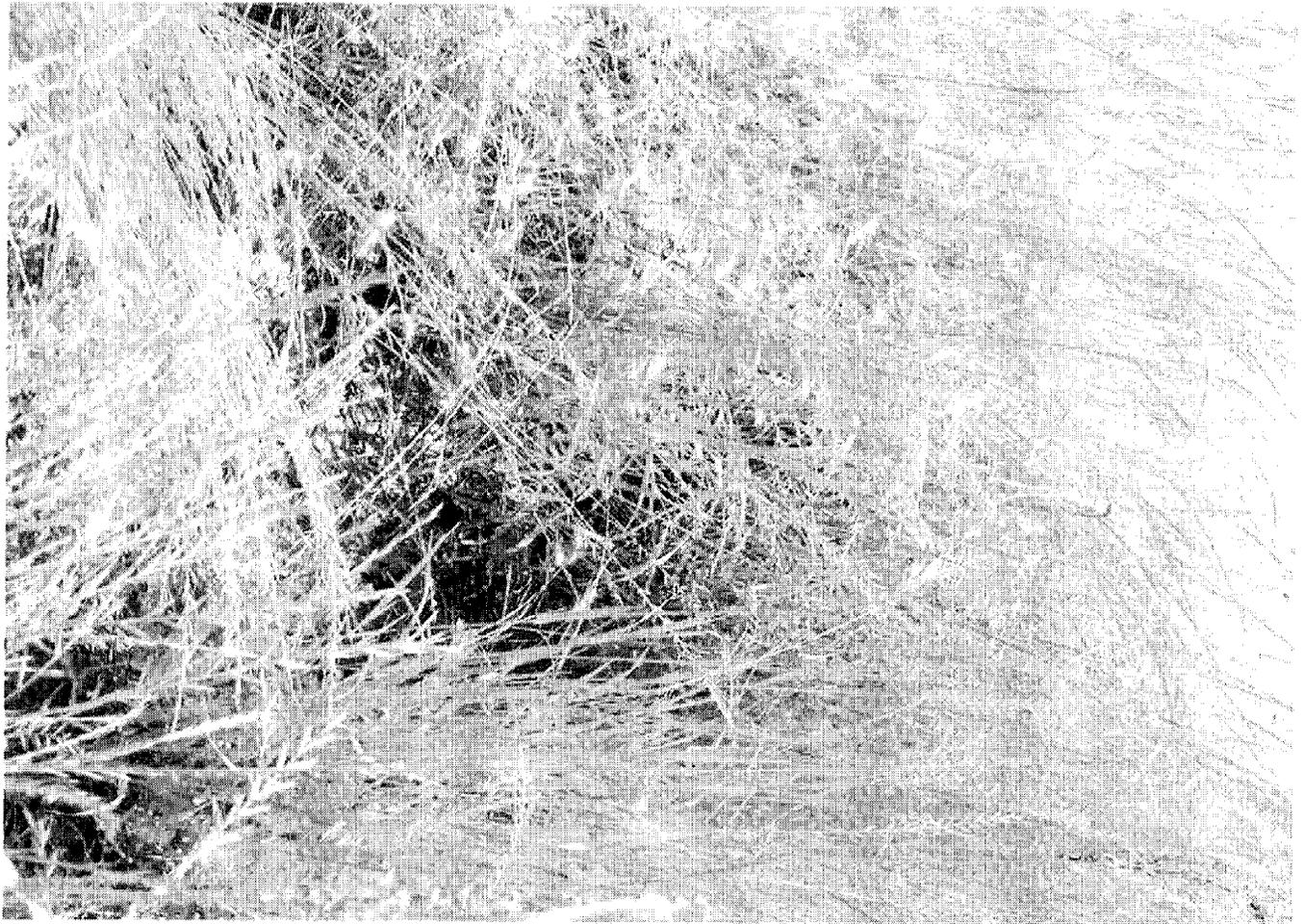
V/R

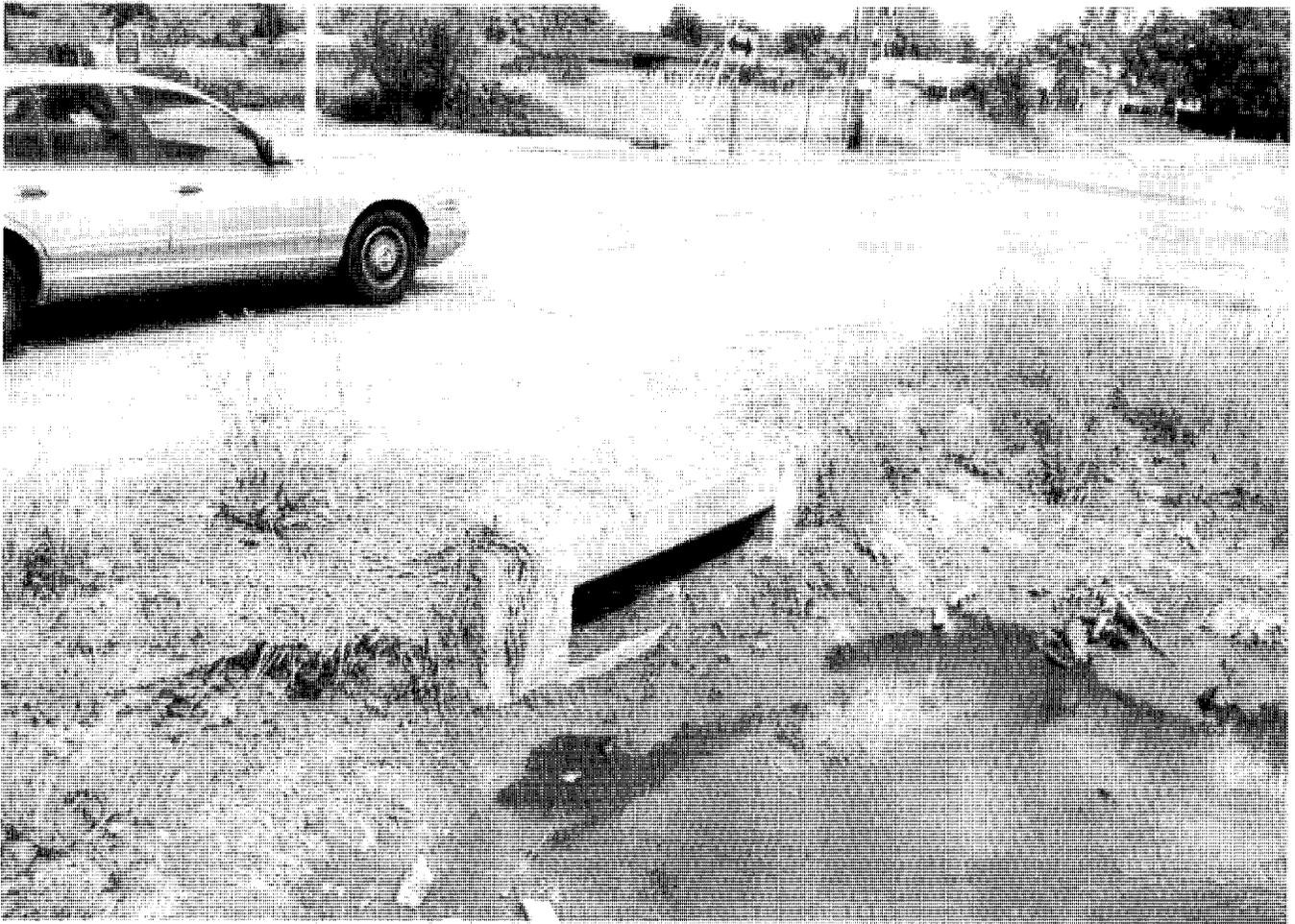
Linda Berman













May 17, 2010

To Whom It May Concern:

I live at 2042 Raymond Ave in Ramona and have been told by my neighbor that the zoning in the area that I live in has been changed without any of the residents being informed.

The new zoning will allow multiple dwellings on a small acreage of land, thus increasing the density of housing in this area.

The area of zone change is prone to flooding, and if building is done in that area, the surrounding areas, including my property will have increased flooding.

I sincerely ask that you reconsider the zoning change until such time as the county can add some type of drain system to alleviate the flooding that occurs every winter.

Our side streets become impassable during the winter months due to the flooding with no drain system. Even Main Street is flooded during winter due to the poor maintenance from the county.

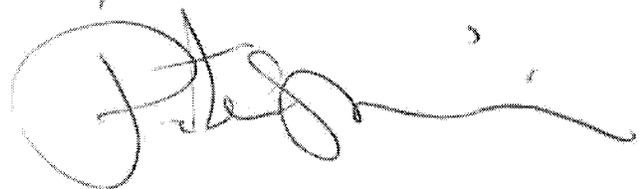
Thank you for your consideration in this matter.

Marguerite Companiotte

A handwritten signature in cursive script that reads "Marguerite Companiotte".

5-17-10¹⁻²⁰⁹

I Peter S Williams Have owned my house At 1404 Raymond ave, Ramona, CA 92065, Since April of 2003. Before the Condo complex on Kelly Ave was Built I never had a problem with Crime until Oct 31st 2009 when a group of young men Broke into my car by Busting out a window, and stole my Laptop and GPS out of my car. Along with myself there are a few neighbors with the same problem around me within a 1 mile radius. And a over amount of Speeders going well over 50 mph. on my road. Along with more flooding than usual as well. The re-zone issue should be shut down now. Any questions please call me at 858-922-2601. Thanks

Peter Williams


To Whom It May Concern:

I recently received information in the mail regarding zoning changes to my and adjacent properties. These changes would increase the living structures per acreage. One of the reasons given for why these changes may occur is to limit the need to expand infrastructure.

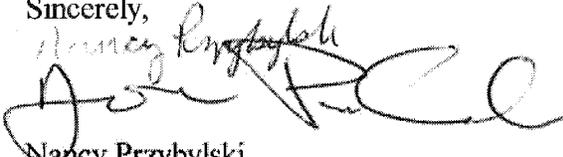
Our town already is in need of road expansions to alleviate the daily congestion of work traffic in and out of Ramona that backs up for miles. Not to mention when there is an emergency like an accident or evacuation during wildfires that stops traffic completely. I have seen more fatalities in the 12 years I have been driving highway 67 than the 15 years I drove freeways 8 and 94. There are potholes that are created by the first rains of the season and stay there until they have dried up in late spring or early summer.

The sewer system mentioned must not include drainage. We flood every year, many people own sump pumps to pump the water down the street a little further to the next house. Building apartments would create more runoff from the paved parking lots and sidewalks. Drive through Ramona during a heavy rain and see the flooded streets and yards. Covering up the open space yards would create flooding that much faster with no place for the water to run to. I drive through flooded streets for weeks after these rains, sometimes months hitting potholes along the way.

Then of coarse there is the issue of not enough water. I am restricted on how much water I can use for my single family home dwelling on half an acre because of the water shortages in Ramona. Apartments will only add to the problems we already have.

Maybe we should be focused on fixing some of the problems we already have rather than creating more. You can't have small town infrastructure and big town housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Przybylski". The signature is written in a cursive style with a large, sweeping initial "N".

Nancy Przybylski
John Przybylski
2061 Raymond Ave
Ramona, CA



DIANE WEIDLER
Resident Manager
760-370-1096 Pager

760-440-0161

760-440-0494 Fax

1811 Raymond Ave.
Ramona, CA 92065

Dianaw@hobanmanagement.com

05/17/10

As resident manager of The Raymond Ritz Apartments, I have to deal with the flooding of our parking lot area. Even the lightest drizzle will not drain properly. All the tenants and approximately 56 vehicles have to move to a safe area away from any area prone to flooding usually along Raymond Ave., but not all cars fit. At the center of the drive area reaches up to two feet deep. This causes a big traffic jam and is a real safety hazard for the three school buses that pick up on Raymond Ave. One of the school busses is a special needs bus with a wheel chair ramp. This has become a really difficult situation for our property management company since there is nothing we can do about it.

After the rain stops the water level will stay high for another day and it takes three to four days to completely come down. The parking lot smells because of all the dirty water, trash, and even dead fish. This clean up job costs our company over \$1,200 per year. Maintenance has to shovel out all the mud and then power washes the entire parking lot. Also re-striping our parking lot has to be done every year since the sand and water rub off the striping quickly.

When showing our property to prospective residents, I have to mention the flooding problem and hope it does not turn them away. Raymond Avenue can not afford any growth until the drain is properly built.

A handwritten signature in cursive script, appearing to read "D. Weidler".

Diana Weidler
Resident Manager
Raymond Ritz Apts.

Gary and Patricia Stapp

2132 Raymond Ave

Ramona Ca 92065

To whom it may concern,

We want to voice our concerns to the proposed property zone change. We have lived in on Raymond Ave for 30 years. As new developments have moved in we have seen an increase in flooding problems.

During rainstorms Hunter, Julian, Letton, and Ramona streets are all closed from flooding. Our only access to Main Street during these times is from Pala St.

The flooding has also increased into our back yard. Water is standing two inches deep where it never had gathered before. We are on septic and during big storms our toilets no longer flush.

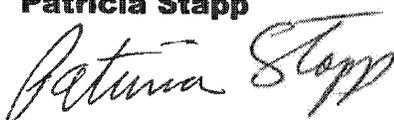
We have also seen a large increase in traffic on Raymond Ave. People are using Raymond to bypass Main to take their children to school or as an alternate route to Main during high traffic hours. Building apartment complexes will greatly increase the problem. We may require a stop light at the corner of Raymond and Ramona streets to handle the traffic from the schools and the shopping center.

We believe the flooding and traffic flow need to be addressed before building more multi unit complexes in our neighborhood.

Gary Stapp



Patricia Stapp



1 - 213

Amy Arena
John Kerr
2161 Raymond Ave
Ramona Ca.92065

We have been residents in this home since April of 2001 and feel the re-zoning of this neighborhood would negatively affect this area. The draining of rain water is a huge problem that has not been addressed adequately. It involves a neighborhood effort to keep homes from flooding and adding apartments has great potential to make this matter worse.

Re-zoning would add so much traffic to these already crowded streets. The frequent car accidents on HWY. 67 already cause problems on the back streets.

No Re-Zoning! Please!

Amy Arena
5/16/10

May 17, 2010

To Whom It May Concern:

My wife and I have resided at 518 Hunter St @ the corner of Raymond Avenue in Ramona, California for 31 years. We object to any rezoning due to the flooding between Main Street and Raymond Ave and between Raymond and Rowley Street. The flooding conditions are severe every year and the creek on Hunter Street always overflows. This requires road closures. Concrete culverts are required to correct these conditions.

Sincerely,

Michael W. McGee
+ Grace Jane McGee
518 Hunter Street (PO Box 1801)
Ramona, Calif 92065

Y. Denise Steen
2154 Kelly Ave
Ramona, CA 92065-3016
(760)789-3246

Assessor's Parcel No 282-213-15-00

May 15, 2010

Dept of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123-2488

RE: The General Plan update

Dear Sir or Madam:

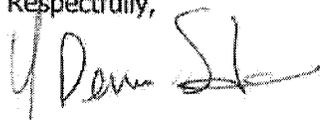
I urge you to reject the General Plan Update currently under consideration as it relates to changing our designation from Rural Residential to Village Residential. The proposed change would increase density from 2 dwelling units per acre to 15 dwelling units per acre. While I support the effort to balance growth, protect the environment and reduce sprawl, the current proposal assumes the infrastructure exists to support such an increase. This is simply not true.

Access to Ramona is primarily via Highway 67 – an undivided two lane highway which is inadequate to serve the needs of the current residents. Witnessed by daily traffic backups in and out of town. This highway has an history of cross-over fatalities and is sometimes closed as a result of traffic collisions and wildfires. To the north and south are equally inadequate routes plagued by the same history of fatalities and closures due to wildfire. (Wildcat Canyon Road to the south and Highway 78 north to San Pasqual Valley)

Another issue, specific to the area from Ramona Street to Hunter Avenue is flooding. Seasonal streams overflow their banks, flood the roads and have caused road closures on Hunter Avenue. This area is unsuitable for the type of development the Rural Village designation would represent.

Until the issues of inadequate flood control and access roads are address this proposal is simply unsuitable for the unincorporated area known as Ramona.

Respectfully,


Y. Denise Steen

From: Susan [mailto:suzieqb@attglobal.net]
Sent: Thursday, May 20, 2010 6:05 PM
To: Stiehl, Carl
Subject: RE: Proposed Property Changes

Carl,

We agree with you that the entire property (APN-410-112-28) needs to have the same designation. The fact of the matter is the property is being used for residential purposes with some commercial. The C36 zoning use regulation is unacceptable. We wish to express our objection to this regulation and would like to have C34 instead. Properties need to be zoned according to their use not what other properties in the area are zoned. C34 is the most appropriate zoning that we can see for our usage. The building type W should be replaced with L, for broader coverage, or C.

I spoke with the Chairman of our Pine Valley Planning Group, Vern Denham. He said he would want the designation changed to the appropriate one C34. He asked me to have you call him about the matter.

If the Planning Commission has designated Rural Commercial to this property, do they need to make an exception for our residences having more than 2 to an acre?

We would hope that the aim of the General Plan is to be correct and accurate. **APN 410-112-28 is residences**, with some commercial.

The land use designation and the zoning should reflect this fact!

Please forward our concerns to the Department of Planning and Land use.

Sincerely,
William and Susan Brown
APN 410-112-28-11

From: Stiehl, Carl [mailto:Carl.Stiehl@sdcounty.ca.gov]
Sent: Thursday, May 20, 2010 9:56 AM
To: suzieqb@attglobal.net
Subject: RE: Proposed Property Changes

Susan,

The entire underlying property (APN 410-112-28) is 2.8 acres. Approximately 2 acres is currently zoned C36 and approximately .8 acres is currently zoned RS. The area that is zoned RS is east of the private road that runs through the property. All of the condos, looking at the condo map, are currently located in the C36 zoned 2 acres. The current RS zoned area would only allow one dwelling unit with the existing building type "C" over that area. All of the condos should be located within the existing C36 area as the existing zoning allowed for the lodge. However, the existing building type "W" does not allow for residential buildings in the C36 area. I will comment about this later in the email. In the existing General Plan, all 2.8 acres is designated General Commercial. Therefore, there is currently a consistency issue as RS is usually not a consistent zone with a General Commercial designation in the existing General Plan. In the new General Plan all 2.8 acres is designated Rural Commercial. The Rural Commercial designation is also now recommended by the Planning Commission at an earlier hearing this year, so staff will not be recommending any changes to this designation.

The new General Plan and departmental policies encourage that properties should not be split zoned. Therefore, as the existing GP had General Commercial designated for the property and the new GP has Rural Commercial designated for the property staff is recommending that the .8 acre portion be zoned C36, General Commercial zone. This is because General Commercial zone (C36) is currently the existing zone over the other 2 acres of the property and the other commercial properties in the area fronting on Old Highway 80 are zoned C36. A spot zone of another zone not found in the area for the property may not be appropriate.

All of that said, one option for the entire property could be C34, although, there is no C34 in Pine Valley and we could have spot zone issues as well as issues with the Pine Valley Planning Group regarding C34 zoning. C31 is not really an option as that should be in Office-Professional designated areas. Of course, as the property is designated Rural Commercial, other zones, such as residential zones are not an option. Another problem with the existing zoning is the "W" building type. The building type should be changed to match what is on the ground; to recognize the condos as a building type allowed in the zone.

I think the options are C36 over the whole property with a revised building type or C34 over the whole property with a revised building type. We will need input from the Pine Valley Planning Group on these issues before staff can make a recommendation regarding the property to the Planning Commission this summer.

Please let me know what you think,

Thanks,

Carl Stiehl

Land Use Environmental Planner || > Advance Planning

County of San Diego > Department of Planning and Land Use

5201 Ruffin Road | Suite B | San Diego | CA | 92123-1666 | Mail Stop 0650

T.858.694.2216 F.858.694.3373

From: Susan [mailto:suzieqb@attglobal.net]

Sent: Wednesday, May 19, 2010 4:16 PM

To: DPLU, gpupdate

Subject: Proposed Property Changes

DPLU Staff,

Re: Assessor Parcel Number---410-112-28-11

You have proposed changing our property designation from 13-GC to C-4 and from RS2 to C36.

13-GC to C-4

This property is a residential condo. The 13-GC land use designation does not apply here at all. Our property is amongst 41 other residential condos. We are also in the midst of commercial properties. We feel that the C-4 Designation could work except that we have 42 condos on 2-1/2 acres, and an exception would have to be made to the 2 units per acre. We were formerly Pine Valley Lodge. Now all the lodges are individually owned residences.

RS2 to C36

This designation is totally inappropriate for our property. Residence is the primary use of this property. We don't want to have to get a major use permit to live at our property. A more appropriate designation would be C-31/Residential and Commercial or even C-34/ General Commercial and Residential, as there are commercial properties in the area. Have you considered these?

I realize the General Plan is being revised for future growth, but that is precisely why a mixed Commercial/Residential designation is more appropriate.

Please let us know your opinion of our objections and what we should do to get a better land use and zoning regulation.

Thank You,
William and Susan Brown

Gus Button
13012 Highways 94,
Jamul, CA 91935
May 22, 2010

County of San Diego
Department of Planning and Land Use
5201 Ruffing Road, Suite B
San Diego, CA 92123

Attention: Mr. Jimmy Wong, Land Use Environmental Planner

Dear Mr. Wong,

This letter is in response to the Notice of Property Changes, dated May 4, 2010 (copy attached), which states that a portion (approx. 1/3 acre) of my property located at 13012 Highway 94, Jamul, (PN # 596-040-10) is being rezoned from commercial to residential as part of the proposed General Plan Update (GPU). I strongly object to this change as it will split-zone my property leaving my existing home, partly on commercial and partly on residential zoning, and the existing office building required for business operations entirely on residential zoning. (Please see attached map). Furthermore, the zoning change will adversely impact the value of the property and limit my ability to obtain financing for improvements and planned future business. Apparently the proposed zoning line was drawn diagonally through my property without regard to the existing land use conditions and without giving me the opportunity to comment on the changes prior to the adoption of the proposed GPU by the Planning Commission, in April, 2010.

Therefore, I am requesting that the proposed GPU be revised to restore the current zoning on my entire property, prior to the Board of Supervisors action on the GPU. At our meeting of May 17, 2010, you indicated that in order to consider a reversal on the zoning change, I needed to seek the concurrence of the Jamul Dulzura Planning Group. I attended their meeting of May 18th and presented my case to them. The group passed a motion, by unanimous vote, to support my request to keep the current zoning on my property. This action is reflected in their meeting minutes to which you probably have access.

Thank you for your consideration to my request; I will be looking forward to your response.

Sincerely,


Gus D. Button

Milt Caldwell
P.O. Box 876, Borrego Springs. CA 92004
Cell: 760.415.9409 fax: 866.844.4811 e-mail: miltcaldwell@aol.com

June 8, 2010

San Diego County Planning Commission
San Diego County DPLU staff members
Borrego Springs Sponsor Group
Mr. Bill Horn, San Diego County Supervisor

RE: proposed change of zoning Palm Canyon Drive, Borrego Springs, Ca. to C-4

specifically APN#141-384-33 allowing up to 7.3 res. units per acre
141-384-34
198-010-08 allowing up to 10.9 res. units per acre

These 3 parcels are on Palm Canyon Drive in the area currently zoned for residential use or commercial use.

This is one of few roadways with sewers, which is ideal for semi dense condominium development as opposed to areas where septic tanks would be used.

Palm Canyon Drive is a wide roadway less impacted by more ingress and egress to condominiums than many residential streets.

This area is within current response time required for fire protection. (Much of our residential area is not.)

This area has been encouraged to be for tourist serving purposes in the past due to it's location near the visitor center of the state park, hiking trails and walking distance to the commercial town center.

Condominiums can be used for rentals for snowbird and tourist serving use.

Condominium living is good for seniors who wish not to be responsible for the exterior maintenance of a single family home.

Seniors in condominiums in this location will be within walking distance of town center

Seniors in condominiums in this area would be within quick response time by our fire department in emergencies.

Our community is largely an area for 2nd homes, visitor and tourist use, and a retirement area chosen by seniors.

Changing the zoning to C-4 only allowing 2 residential units per acre is not in the town's best interest here.

Borrego Springs is not short of land zoned for general commercial use to the East on Palm Canyon Drive where there never has been an encouragement of tourist serving uses instead of general commercial services.

As owners of the 3 parcels referenced above, our plan looking to the future is and has been for condominium development. We are opposed to the proposed change of zoning to C-4, limiting that to 2 residential units per acre. This is not only bad for our interests but it is bad for the communities future development.

Thank you for your consideration,

Milt Caldwell



DIANNE JACOB

SUPERVISOR, SECOND DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

June 7, 2010

Serving the cities of:
El Cajon
La Mesa
Lemon Grove
Poway
Santee

Serving the communities of:

Agua Caliente
Allied Gardens
Alpine
Barrett
Blossom Valley
Bostonia
Boulevard
Campo
Canebrake
Casa de Oro
Crest
Cuyamaca
Dehesa
Del Cerro
Descanso
Dulzura
Eucalyptus Hills
Fernbrook
Flinn Springs
Granite Hills
Grantville
Guatay
Harbison Canyon
Jacumba
Jamul
Julian
Lake Morena
Lakeside
Mount Helix
Mount Laguna
Pine Hills
Pine Valley
Potrero
Ramona
Rancho San Diego
San Carlos
San Pasqual
Santa Ysabel
Shelter Valley
Spring Valley
Tecate
Tierra del Sol
Vallecitos

Serving the Indian reservations of:

Barona
Campo
Cosmit
Ewiiapaayp
Inaja
Jamul
La Posta
Manzanita
Santa Ysabel
Sycuan
Viejas

Mr. Bob Carroll
bobc@ddisposal.com

Dear Mr. Carroll:

Thank you for your e-mail regarding your concern with impacts that would be imposed on your business with the proposed change in zoning under the General Plan Update. I appreciate you sharing your thoughts with me on this matter.

In order to be as helpful as possible, I have taken the liberty of forwarding a copy of your e-mail to Walt Ekard, Chief Administrative Officer for the County of San Diego. I have asked him to review your e-mail and respond back directly to you.

In addition, I can assure you that when this matter comes before the Board of Supervisors, I will give careful consideration to the points raised in your e-mail and all other information before reaching a decision.

Again, thank you for writing. If I can be of further assistance, please feel free to contact me or Adam Wilson of my staff at (619) 531-5522, or via my web site at www.diannejacob.com.

Sincerely,

DIANNE JACOB
Supervisor, Second District

DJ:aw

cc: Mr. Walt Ekard, Chief Administrative Officer, w/ attachment

1 - 222

Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

Jacob, Dianne

From: Bob Carroll [bobc@ddisposal.com] **Sent:** Thu 5/27/2010 3:23 PM
To: Jacob, Dianne
Cc:
Subject: SWEETWATER SPRINGS BLVD. ZONE CHANGE
Attachments:  DDI DIANNE JACOB ZONE58.pdf(26KB)

Hello, Ms. Jacob,

Please accept the attached on our behalf.

Thank you,
Bob

Bob Carroll
Data Disposal, Inc.
(619) 585-0184
bobc@ddisposal.com

DATA DISPOSAL, INC.

2555 Sweetwater Springs Blvd., Suite D
Spring Valley, CA 91978
(619) 585-0184

May 27, 2010

Supervisor Dianne Jacob
County Administration Center
1600 Pacific Highway
San Diego, CA 92101

Dear Ms. Jacob,

Please accept this letter on our behalf regarding the potential area change in Zoning from M-58 to M-52 which will have a direct effect on our business operations.

First, may I request your indulgence in providing a little background information?

The Carroll family has been residing in Spring Valley since 1970. Jim Carroll, the family patriarch, married Georgia Luthe in 1974. The Luthe's had been living in Spring Valley since 1946. I graduated from Monte Vista High School in 1973, and my three children graduated from the same in 2004, 2006 and 2007. As a matter of fact, you met my oldest son, Galen, at an East County Economic Development Council's Regional Occupational Program Industrial Technology awards dinner at Taylor Guitars in 2004.

Our roots have not been restricted to simply living in Spring Valley. The family has a significant investment in this community as well.

Jim Carroll, founded Data Disposal, Inc. in 1984 and, along with a number of local citizens, started Valle de Oro Bank in 1986. Carmel Business Systems, Inc. was incorporated in 1990. Today, the original Valle de Oro Bank building is now a Bank of the West, but the memories of our local community bank "done good" remain positive and strong. Both Data Disposal and Carmel are still operating having been a business presence in Spring Valley for over 25 years.

Data Disposal and Carmel employs nine people. Eight are residents of Spring Valley. Historically, both companies have consistently hired from the local community. In these days of environmental concerns and traffic issues, how rare is it a business' willingness to rely on the local populace so evident.

Data Disposal, Inc.

Supervisor Dianne Jacob

May 27, 2010

Page Two

In 2007, with our businesses reaching a bursting point at their location off Campo Road, we began the process to relocate. Four areas were researched: Kearney Mesa, El Cajon, Otay Mesa and Spring Valley. While an admission must be made the primary desire was Spring Valley, credible considerations had to be made relative to the other areas.

The move to our present location at 2555 Sweetwater Springs Blvd. occurred in May 2007. This move proved to be one of our better decisions. By nature of our business, document destruction/recycling, it was critical we had a viable means of processing our customers' product while realizing an efficient means of rotating equipment and supporting containers. This facility afforded us the ability to successfully address all our operating issues and remain in Spring Valley. One could not ask for a better situation.

Spring Valley is our home and our place of work.

Presently, there is an effort to change the Zoning requirements for our area from M-58 to M-52. Such a change will have a detrimental effect on our operations. The irony is that we have been in discussions with our landlord, Fred Wratlaw, to expand our operation. The reality is that we may have to consider relocation.

El Cajon is a viable alternative, but logistically cumbersome due to available locations near freeway access. Kearney Mesa, despite the present economic climate, remains costly and logistically burdensome. Otay Mesa is the only true legitimate choice, just not optimum. We hope to stay in Spring Valley.

Ms. Jacob, this past year has been brutal on small business. Instead of staying focused on keeping our business open and our people employed, we have had to deal with innumerable restrictive and costly actions enacted by the State of California. Now, we face a dubious effort from a minority intent on further restricting the successful operation of our businesses.

Please accept this appeal on our behalf to consider the overall and long term effect of this Zoning change. On behalf of the Carroll family and our employees, we hope you are able to influence a decision that keeps the Zoning of this area as is.

Thank you for your time and considerations.

Sincerely,



Bob Carroll
President

Hello, Department of Planning and Land Use!

This message is an objection to the "Notice of Proposed Property Changes" letter dated May 4, 2010. The parcel number of the affected property is 217-041-19-00.

Executive Summary:

Briefly stated, the proposed change seeks to halve the minimum parcel size from 10,000 square feet to 6,000 square feet and to double the density of dwellings from 7.3 units per acre to 15 units per acre. It seeks to loosen the nature of allowable buildings to support higher density development.

Increasing the development density will have a negative effect on the infrastructure by increasing traffic, increasing the demand for water and power, and by increasing the number of incidents requiring intervention by law enforcement.

The best solution to accommodate anticipated population growth is to create a spacious new self-contained city, not by jamming people closer together in higher density areas.

Traffic Congestion:

Traffic is already subject to frequent delays due to inadequate capacity, especially during peak commuting hours. Adding additional transportation requirements that will occur with higher density development will make the problem worse. Our regional planning agency, the San Diego Association of Governments, has no plan to provide additional road and freeway capacity in the regular lanes where it is needed the most. They have no plan to provide relief for existing congestion let alone future congestion that will occur with normal population growth.

This is also a public safety issue. During the recurring fires that occur in the County the roads have ground to a standstill, preventing evacuation from the danger. Just recently, massive public opposition to the "Merriam Mountain Development", which had an inadequate evacuation plan, led the County Supervisors to reject the project.

Insufficient Utilities:

Water is already in short supply and is currently subject to strict restrictions such as restricted watering days and the prohibition of ornamental water fountains. Then there is the very real possibility of a crumbling support infrastructure that will not be able to handle the increased water and power demands that occur with higher density development. The City of San Diego, for example, has experienced numerous water main breaks in the past decade or so. These problems are partially due to the excessive demand caused by high density development.

Electricity is also in short supply; leading to brown-outs, black-outs, and "rotating outages" (also known as intentional black-outs). The existing electrical distribution system is likely nearing capacity and would not be able to handle the additional power demand that would accompany higher density development.

High Density Causes Increase In Stress And Crime:

High density living increases the incidents of interpersonal conflict which results in an increased need for intervention by law enforcement. This effect has been seen at a nearby high-density complex in the 2250 block of Primrose Avenue, located less than a half-mile from the property subject to the "Proposed Property Change". The correlation between higher density and increasing conflict was documented in the February 1962 issue of Scientific American in an article entitled "Population Density and Social Pathology".

More recently in December 2005, San Diego Magazine quoted Dr. Robert Bonakdar, director of pain management at the Scripps Center for Integrative Medicine on the same topic: "For people who have to go to high-density areas, it's getting worse and worse. I see a lot of patients who are about to leave the area because they can't deal with the number of people moving here."

Suggested Development Plan:

One good place for future growth would be the Lake Henshaw area. It is served by two existing freeways (SR-76, SR-79), has an existing large business (an Indian casino), and residential areas (mobile home parks). A forward-looking plan would rezone the area as a new city for residential, commercial, and industrial areas. Put in the necessary utilities (water, sewer, power, data), widen the highways to handle projected growth, and provide incentives to private industry to build a spacious, environmentally-friendly, self-sufficient town. This would meet the need to plan for growth while maintaining our quality of life in balance with nature.

Conclusion:

Increasing housing density will cause a host of other problems to occur, problems that could be avoided by designating a new area for development. San Diego County is only 20% settled, leaving lots of space for low-density, environmentally-friendly development to accommodate the expected increase in population. Laying out an entirely new self-sufficient city to accommodate the expected influx of 1,000,000 people expected to arrive by 2050 is the ideal response to the situation.

Do not attempt to solve the projected housing shortage by overstressing the infrastructure, degrading our quality of life, increasing the incidence of crime, and interfering with our ability to travel. Higher density is the wrong way to address the problem. Expansion into unsettled areas is the proper way to plan for the future.

Statement Regarding the Proposed Property Changes:

** Do not change the Land Use Designation in my area to VR-15. Leave it at 6-RES.

** Do not reduce the Lot Size in my area from 10,000 square feet to 6,000 square feet.

** Do not change the Building Type in my area from "L" to "C".

Sincerely,

George Crissman
2386 Primrose Avenue
Vista, California 92083
Parcel Number 217-041-19-00

Lardy, Eric

From: janisegge1@cox.net
Sent: Friday, June 04, 2010 4:23 PM
To: DPLU, gpupdate
Subject: proposed property changes

Attn: Eric Lardy

I (we the neighbors) object to the proposed property changes. This will bring our property value down. It will bring crime, traffic, and noise into our neighborhood as it is one mile down the road. We DO NOT want it zoned for duplexes, apartments, institutional residential care uses or any other housing except single family home. This is what is in our neighborhood and this is how it should stay. Single Family houses.
Janis Hadfield-Egge and Stewart Egge 1964 Anna lane vista ca 92083
property assessor parcel number 183-1151-15-00

May 27, 2010

Devon Muto, Chief
Advance Planning
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123



Re: General Plan Update Zoning Consistency

Dear Mr. Muto:

This is a request to add properties to your Staff Recommended Zoning Changes. The Borrego Springs Sponsor Group is forwarding certain changes in response to your April 28 letter. Please consider adding the following to that list.

The properties are those properties in south Borrego Springs immediately across from Borrego Resort (La Casa del Zorro). The property was purchased coordinated with your VR-7.3 Land Use Designation allowing for 4 dwelling units according to that plan. We are asking that you designate zoning that is consistent with the Land Use designation.

The property faces the highway (Deep Well Trail) and is not appropriate for single family residences. The property is immediately adjacent to commercial land uses on the north and east. Plans for a 4 plex condominium are well under way for the property.

This zoning designation has been presented to the Sponsor Group. Generally speaking, the lots facing the highway are larger and are appropriate for multi-family zoning.

I appreciate your consideration.

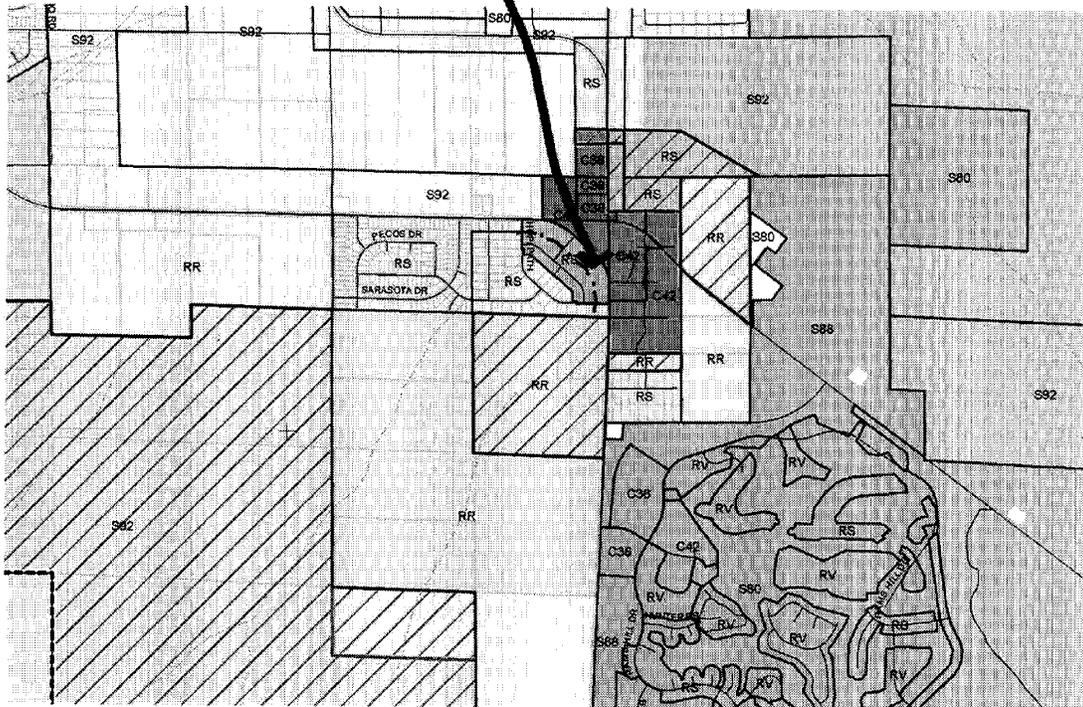
Sincerely,

Jim Engleke
ARCHITECT-PLANNER
587 Palm Canyon Dr, Ste. 223
Borrego Springs, CA 92004
(760) 767-1283
jengleke@juno.com

CC, Borrego Springs Sponsor Group chair / vice chair

LOTS FACING COMMERCIAL (NOT S.F.)

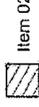
RM



ZONING



Legend



Item 02
5' PACTEL ESMT #2
BR5691 P288 O.R.

YR-7.9

7.9 du/A

.62 ACRES

4.53 du

4 plan Combs

NOTE: Easements, depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The user assumes all responsibility for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

MAP NO. 3207
SHEET No. 3 OF 9 SHEETS

DEEP WELL TRAIL

TILIS ROE

SEC. 23

SURVEY NO. 596

ROAD

BOUNDARY OF SUBDIVISION

SE 1/4 SEC. 22, T11S, R6E, S31M

Center of Sec. 22
T11S, R6E, S31M
Pd. Com. Map
Wind 2.3.1889 No. Record.

LA CASA

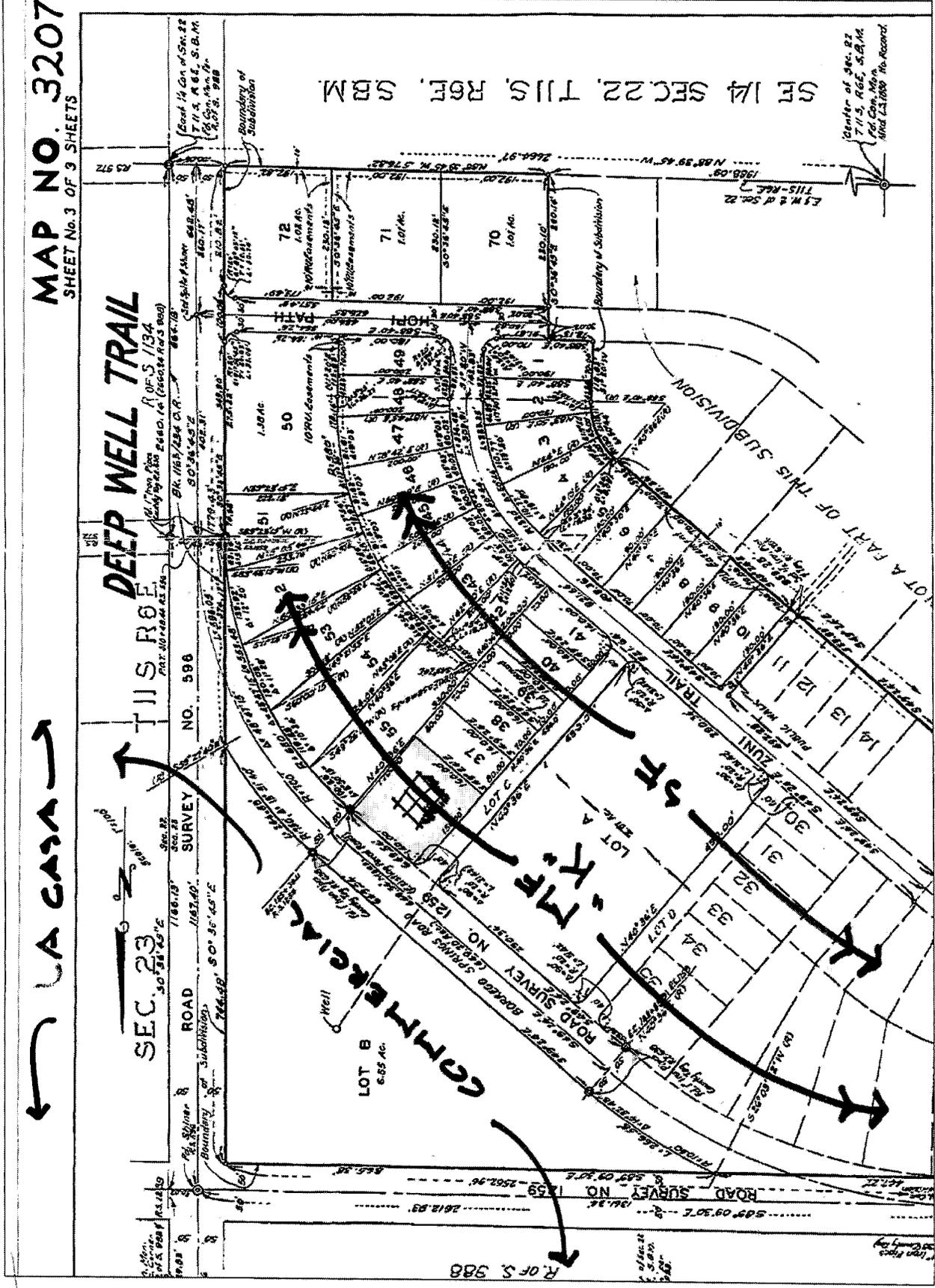
COMTE REAL ALCAZAR

LOT A

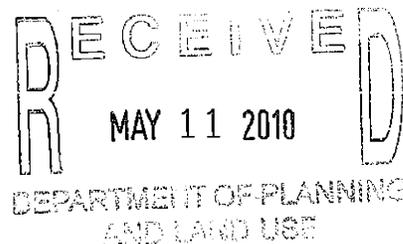
LOT B

LOT C

FORRELO



Jeffrey H. Friestedt
328 Bellaire Street
Del Mar CA 92014
760-533-1095



May 10, 2010

San Diego County Planning Commission
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego CA 92123-1668

Reference: Parcel #199-030-08-00

To Whom It May Concern:

This week I received the attached letter of "Notice of Proposed Property Change" and I am writing to protest. This 2 acre property is directly across the road from the Borrego Springs Airport and as such, has no residential values. No one wants to live on a busy road across the street from any airport.

I purchased this property 05/09/2005 for commercial development and actually have had some interest from a local tree service recently. The only proper use for all the property directly across from the airport is commercial and I urge you to leave the present 26-VSC designation in place.

Sincerely,



Jeffrey H. Friestedt
Property Owner

Enclosure



**County of San Diego
Department of Planning and Land Use**

5201 Ruffin Road, Suite B
San Diego, CA 92123-1668
Information: (858) 694-2488
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

Notice of Proposed Property Changes

May 4, 2010

FRIESTEDT JEFFREY H&MARY J

Property Assessor Parcel Number
199-030-08-00

328 BELLAIRE ST
DEL MAR CA, 92014

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
<i>General Plan</i>		
Land Use Designation	26-VSC	SR-10
<i>Zoning</i>		
Use Regulation	C42	RR
Lot Size ¹	-	-
Building Type ²	C	W
Special Area Regulation ³	-	-
Notes: 1 – Number indicates required net lot area in square feet unless acres (ac) are specified. 2 – Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf 3 – Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
<i>Current General Plan and Zoning</i>		
GP Designation	26-VSC	Visitor-Serving Commercial: Areas reserved for commercial recreation and visitor-serving uses catering primarily to tourists and vacationers. Limited range of goods/services such as transient lodging, entertainment and certain types of retail sales.
Zoning Use Regulation	C42	Visitor Service Commercial: Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.
<i>Proposed General Plan Update</i>		
GP Designation	SR-10	Semi-Rural 10: 1 dwelling unit per 10 or 20 acres [slope dependent]
Zoning Use Regulation	RR	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.

Address any comments or questions to:
858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
Provide Assessor Parcel Number with all correspondence

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Attention: Eric Lardy

Subject: Notice of Proposed Property Changes for General Plan Update
along Sun and Shadows Drive, Borrego Springs

Dear Mr. Lardy,

I appreciate your quick response to my phone message and feel that the resulting conversation was informative as well as productive. After several discussions with homeowners in the Sun and Shadows P.U.D., The members of the Sun and Shadows Board of Directors feel that it is necessary and appropriate to submit this letter to you for inclusion in the planning and rezoning process. Although it has no direct bearing on the issue at hand, you may be interested to note that Sun and Shadows was one of the first P.U.D. s in California. Each homeowner owns the individual home and lot upon which it is located and also has a shared interest in the common area.

Most, but unfortunately not all, Sun and Shadows Homeowners Assn. members received a Notice dated May 4, 2010 with proposed changes to the zoning in our neighborhood from RC (Residential Commercial where residential uses predominate) to C-4 (small scale commercial/civic development, small office).

BACKGROUND

The Sun and Shadows residential area is located west/adjacent to Sun and

Shadows Drive, one block south of Palm Canyon Drive. The two-acre property includes a central pool surrounded by 15 homeowners in 8 buildings of tastefully designed and maintained single-family units joined at the garages.

The current zoning along Sun and Shadows Drive (RC) conforms to the existing General Plan. This unique property has been fully developed as a residential community since 1962. Our neighbors along Sun and Shadows Drive in the two acre block north of the Association facing Palm Canyon Drive include 14 owners (or renters) in similar but individually owned (There is no H.O.A.) single family double units attached at the garages. They too have been a residential community since the 1960's with same plan designation.

There is vacant land on both sides of Palm Canyon Drive from Sun and Shadows Drive east towards downtown to Country Club Road (approximately 1/8 mile) and beyond that on the north side of the road to the Center Mall.

WHAT DO WE RECOMMEND?

We respectfully request that the proposed General Plan for the residential property immediately west/adjacent to Sun and Shadows Drive from Palm Canyon Drive south to its terminus (approximately 2 full blocks or 4 acres) comprised of 30 residential units in a historical residential setting retain the RC zoning designation based on:

1. The existing General Plan designates the 2 blocks in the area west/adjacent to Sun and Shadows Drive south (from Palm Canyon Drive) to its terminus as RC.
2. Sufficient vacant land is available east of Sun and Shadows Drive both

sides of Palm Canyon Drive to downtown Borrego Springs for any development that could be anticipated for the life of the proposed General Plan.

3. The 2 blocks west/adjacent to Sun and Shadows Drive have been fully developed residential use since 1962.

Thank you for considering our recommendation to NOT change the zoning designation for the property WEST/ADJACENT ALONG SUN AND SHADOWS DRIVE but to allow it to CONTINUE IN THE RC ZONING designation in the proposed Plan.

Please feel free to contact any of us if you require additional information. Also, please add us to appropriate notification lists so that we will be advised of hearings or meetings and can participate in this ongoing process to the maximum degree possible.

SUN AND SHADOWS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Jeff Greco, President
jeff.greco@me.com
530-848-6864

Peggy Poitras, Treasurer
pegpoitras@shaw.ca

Carol Black, Secretary
cblackgolf@hotmail.com
503-329-2841

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Attention: Eric Lardy

Subject: Addendum to Notice of Proposed Property Changes for General
Plan Update along Sun and Shadows Drive, Borrego Springs

Dear Mr. Lardy,

5-27-2010

Members of our Home Owners Association Board of Directors recently had the opportunity to participate in a Borrego Springs community planning sponsor group meeting. The discussion and shared information was very interesting and has caused us to decide to express our support for the community plan concepts (including concepts which would address the need to establish and maintain low density residential zoning in the area immediately south of the Sun and Shadows property) and to ask that you make the following modification to our previous letter.

Since the Sun and Shadows community as well as the additional residential development to our immediate north and between our community and Palm Canyon Drive are completely Residential and are built out, our desire would be to change the zoning of our community to a solely Residential designation with existing density. While we have no standing to speak for the adjacent property between Sun and Shadows and Palm Canyon Drive, this property is an obvious Residential development and should have zoning which reflects this fact.

As there is no doubt that Sun and Shadows is a built out residential community, to designate these 2 small parcels as solely residential would have no detrimental effect on larger plans for the community but would simply recognize the reality that people have established homes on these properties. The continued quality of life of our community residents must be taken into consideration as this process moves forward. The Sun and Shadows Board of Directors intend to be actively engaged with the sponsor

group to insure that the concepts included in the community plan become part of the county plan for our area.

We appreciate the efforts of all involved in this process and hope that the county of San Diego will take the desires of our unique desert community into serious consideration when finalizing the county plan. It is desirable and critical for the County to have community “buy in” before a plan is put in place.

Thank you,

The Board of Directors of the Sun and Shadows Home Owners Association.

Jeff Greco
Carol Black
Peg Poitras

June 21, 2010

Spring Valley Community Planning Group
P.O. Box 1637
Spring Valley, CA 91977-1637

Dear Spring Valley Community Planning Group,

Thank you for offering Spring Valley residents and business owners the opportunity to comment on the County's General Plan Update Zoning Consistency Review. I am the President and owner of Action Marketing, one of several businesses located in the Mount Miguel Commerce Community business park (the "Business Park"). I am also Vice President of the Mount Miguel Commerce Community Owner's Association and a member of its Board of Directors.

I have withheld my opinions in numerous public forums out of respect for neighboring property owners whose concerns I both respect and understand. However, I do strongly support the proposed rezoning to M52 (Limited Industrial) for the Business Park. For the reasons described in detail below, and consistent with the draft General Plan Update ("GPU"), I encourage the Spring Valley Community Planning Group (the "Community Planning Group") to continue in its support of rezoning the Business Park from M58 to M52.

As requested by sub-committee member Skip Flynn, as well as by Eric Lardy of the Department of Land Use and Planning ("DPLU"), enclosed are copies of the following governing documents of the Business Park:

- Restated Declaration of Covenants, Conditions and Restrictions for Mount Miguel Commerce Community, A Commercial-Industrial Common Interest Development (CC&Rs)
- Architectural and Landscape Standards for the Business Park

With the prior endorsement of both the Community Planning Group and County staff, the Planning Commission has recommended that the County designate the Business Park for "Limited Industrial" use in the General Plan Update. This designation was thoughtfully recommended following more than ten years of research, expert consultation, and input from the local communities. This designation will take final form when the County votes to adopt the General Plan Update later this year. The M52 (Limited Industrial) zoning designation is the only available zoning designation that implements this General Plan Update recommendation. More importantly, retention of the current M58 (High Impact Industrial) zoning would conflict with the recommended General Plan designation in an irreconcilable way.

M52 zoning is sure to be well received among most Business Park owners and our Spring Valley neighbors. The primary concerns of Folex Company, as the original developer of the Business Park, were the general appearance of the Business Park, being good neighbors, creating a pleasant and safe work environment, and maintaining strong resale values. These are my concerns as a business owner as well. M52 zoning would advance all of these interests by permitting "low nuisance" industrial uses that are generally contained within enclosed buildings. (See County Zoning Ordinance, § 2520.)

Furthermore, the governing documents for the Business Park already impose restrictions that are similar to the M52 zoning. The Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs), which were approved by over 80% of the Business Park owners in November 2008, require that each lot be used only for industrial or commercial uses that conform to the Spring Valley Design Guidelines and to the Business Park's Architectural & Landscape Standards (which are largely based on the Design Guidelines), and prohibit any lot from being used in a manner not expressly allowed under

those Design Guidelines or Architectural & Landscape Standards absent the express prior consent of the Business Park's Architectural Committee.

The CC&Rs also require that the exterior of buildings and other improvements within the Business Park be maintained by owners in good order and repair and "in an attractive condition." The Design Guidelines wisely promote the "Elimination of Blight", which includes "structural deterioration and disrepair, trash and/or excessive open storage accumulations in years, and various forms of visual clutter." (Design Guidelines, p.6). While certain owners in the Business Park are not in compliance with these standards as a result of their existing M58 uses, clearly the objective of over 80% of the Business Park owners in approving these CC&Rs was to conform current and future uses closer to M52.

The Business Park's governing Association and its officers have endeavored to enforce compliance with the CC&Rs and other rules. Enclosed, for your information, are copies of the following:

- Letter to County of San Diego, DPLU, dated July 25, 2007, sent by counsel to Folex Company, the original developer of the Business Park and currently an owner of two lots, advising DPLU of "serious concerns about existing, potential unlawful uses on the Property which include operation of an impound lot." **(Pgs 7-8 of "MM-Encls.pdf")**
- Code Enforcement Information Forms submitted on November 30, 2007 to the Community Planning Group's Code Enforcement Representative regarding non-compliant uses within the Business Park, and subsequent e-mail correspondence sent between January 2008-May 2009 seeking resolution of the reported matters. **(Pgs 9-20 of "MM-Encls.pdf")**
- Letter from Architectural Committee of the Business Park, dated January 30, 2008, to one of its business owners regarding non-compliance with the CC&Rs in the submission of defective site plans. **(Pgs 21-23 of "MM-Encls.pdf")**

The Community Planning Group can be assured that several owners in the Business Park and members of its Board of Directors intend to continue the efforts evidenced by the above documents, and to diligently pursue compliance with all applicable documents and rules. M52 zoning would not only promote compliance with the Business Park's governing documents, it would also promote compatibility with the large residential community located just east of the Business Park, as it would generally prohibit the establishment of new heavy industrial uses that bring offensive noise, odors, activities, or unsightliness to the community and its residents. Indeed, for just this reason, the General Plan Update states that the "Limited Industrial" designation is appropriate "for areas in close proximity to residential development," such as the Business Park. (Draft General Plan Update, p.3-15, 16.) Similarly, the Design Guidelines support the proposition that industrial districts should not coexist with residential districts. (Design Guidelines, p.5).

In contrast, retention of the M58 (High Impact Industrial) zoning would be inconsistent with the Limited Industrial General Plan Update designation, the surrounding environment, and the original and continuing vision of the Business Park. M58 zoning is the most intense industrial zone described in the County's zoning ordinance. The County acknowledges that uses allowed in the M58 zone have "moderate to high nuisance characteristics" (County Zoning Ordinance, § 2580) and therefore should not be located in proximity to residential or commercial uses (Draft General Plan Update, p. 3-16). Uses permitted in the M58 zone, such as storage of inoperable vehicles and heavy equipment, scrap operations, swap meets, petroleum refining, and manufacture of explosives and radioactive materials are not harmonious with the surrounding environment and land uses. The few M58 uses currently existing in the Business Park, such as a tow lot and a junkyard, are a serious blight to the community and subject its residents and business owners to views of unsightly, inoperable vehicles and unreasonable noise at all hours of the day and

night. These incompatible uses will only continue to grow in number and severity if M58 zoning continues to apply.

I note there have been some suggestions that a “compromise position” of M54 zoning should be adopted, and submit that adoption of M54 zoning would not change anything because the uses permitted under the M54 zone are essentially the same as those allowed under the M58 zoning and therefore would continue to expose the community to blight.

I understand that, if the M52 rezoning is adopted, those Business Park owners engaged in M58 uses will be “grandfathered in” and thus will be entitled to continue this use. As a result, adopting M52 zoning will not be an overnight fix. Nevertheless, I encourage the Community Planning Group to support the Limited Industrial zoning designation that implements the County’s long term vision of beautification for Spring Valley.

As a business owner, I can appreciate that many decisions require thoughtful debate. The decision to zone the Business Park to M52, however, seems to clearly tip in favor of rezoning. It is my understanding that current uses of the land will not be disrupted. The reality is that no owner or tenant currently in the Business Park will be restricted or forbidden from running their business or making a living if the property is rezoned. This decision is merely a vote in favor of a long term vision for Spring Valley.

In summary, please consider that rezoning the Business Park to M52 will increase property values and beautify Spring Valley, will remain consistent with your previous recommendations to the County regarding land use, and will not cause harm to or displace any current business owners or tenants.

I appreciate your time in considering these measures and your service to Spring Valley.

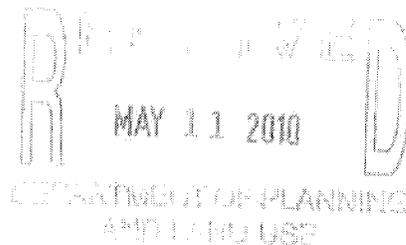
Sincerely,

Robert Hodges
President
Action Marketing, Inc.

1036 Gillespie Dr.
Spring Valley, CA 91977

May 10, 2010

RE: Parcel Number 584-510-08-00



Dear Sirs,

I am writing in reference to the Notice of Property Changes dated May 4, 2010 for Property Assessor Parcel Number 584-510-08-00. My husband and I are very upset that the county is proposing to change the zoning of our land from Commercial (6-RES) to Village Residential (VR-7.3). The short notice of this proposal does not allow us adequate time to research the financial implications to us of such a zoning change. It is of concern to us that owners of the properties adjacent to ours have not received such a notification. It appears that only our property has been identified for this proposed zoning change.

We purchased this property to provide us retirement income and ultimately to have as an inheritance for our children. The proposed zoning change would pose a financial hardship on our household as it would impact our current rental contract.

We respectfully request the DPLU reconsider this proposed zoning change or at least postpone the proposed change to allow us as property owners to further research the financial implications to our family. We look forward to your replay.

Sincerely,

Rosalina & Jackie Jackson, Trustees
Jackson Family Trust 3-8-06

Lardy, Eric

From: Victoria Bryan [victoriabryan@ymail.com]
Sent: Thursday, June 03, 2010 5:30 PM
To: DPLU, gpupdate
Subject: Response to Notice of Proposed Property Changes

DPLU Staff;

I am responding in regards to the notice I've received on Proposed Property Changes. The Property Assessor Parcel Number is 248-046-01-00. I am in full support of this change and want to make my position known on this matter. Thank you Sandra Jimenez - 5453 S 3400 W, Roy UT, 84067

Lardy, Eric

From: Steven Kahn [stevenkahn27@gmail.com]

Sent: Friday, June 11, 2010 9:24 AM

To: Lardy, Eric

Subject: proposed density changes - spring valley, ca.

Mr. Lardy

Thank you for your time in reviewing this e-mail correspondence in reference to the proposed change in density in the Spring Valley area.

I have recently reviewed your departments letter with the proposed changes and I feel the dramatic change to the allowed zoning may be a detriment to our area.

My family has owned property in Spring Valley for nearly 40 years, and I feel the future values of many property owners within this area may be adversely effected by these changes.

Please accept this as a request to review the proposed change from 40 units per acre to 7.3 as a dramatic shift to affect values in the area. Please consider a more modest change, possibly to 20 units per acre with a case by case review of any future permit requests.

Thank you for your time on this matter,

Sincerely,

Steven Kahn
619-992-7368

Lardy, Eric

From: rkluge1@cox.net
Sent: Tuesday, June 08, 2010 12:50 PM
To: Lardy, Eric
Subject: Opposition to proposed property zoning changes

Parcels in question:
501-177-01-00
501-177-02-00
501-177-03-00

Dear Mr. Lardy,

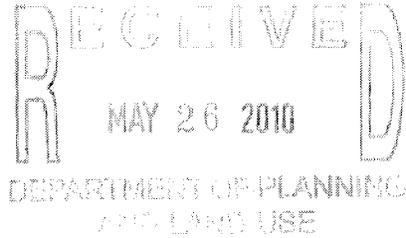
I am opposed to the proposed change in the density designator to 7.3 from 40. Reducing the density would be inconsistent with 2 buildings within 2 blocks of the above parcels and therefore inconsistent with the surrounding community.

I believe one of the buildings has an approximate density of 20 and the other 24. I believe a density of 22 would harmonize with the surrounding community. I ask you to please make this change.

Sincerely,

Robert Kluge B.S. D.D.S.

1 - 247
JOHN KOSMAS
ATTORNEY AT LAW
T.A. KOSMAS BUILDING
1831 FOURTH AVENUE, STE. B.
SAN DIEGO, CALIFORNIA 92101
(619) 238-0491
FAX (619) 238-0492



May 25, 2010

Mr. Jimmy Wong
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California, 92123-1666

In Re: Opposition to Proposed Property Changes
Property Assessor Parcel Number 564-030-12-00

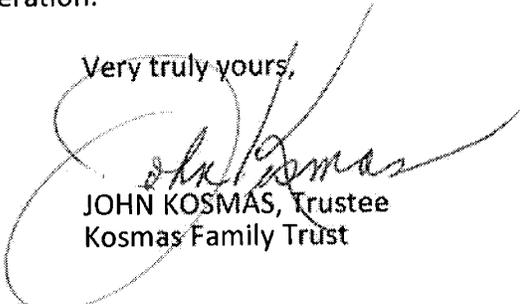
Dear Mr. Wong:

I am now in receipt of a NOTICE OF PROPOSED CHANGE to the zoning designation of the above referenced property. While the property is currently designated S87, the current proposal is to change the zoning designation to RU. This site has been in use by the US Postal Authority for the last eighty (80) years. It services approximately 2500 residences and numerous businesses including, but not limited to, Qualcomm, Northrop Grumman, Cardinal Health and General Dynamics. Within a one block radius on Granger Avenue, there is a tortilla factory, an auto mechanic, a beauty shop and a Church, in addition to several drinking and dining establishments. To be candid, to change this property to a RU designation, will reduce the monetary value and, more critically, the ability to continue and operate as a Post Office.

As an aside, on March 5, 2010, I sent your office a copy of an Order of Decree of Distribution, dated December 7, 1951. In response, I received a letter from your department, dated March 17, 2010, indicating you have no record of the legal description for this parcel. On page three (3) of this Order, however, there appears a legal description of the subject property. I am therefore uncertain where the confusion lies. Nevertheless please review your files so that this matter may be resolved.

Thank you for your anticipated courtesy and cooperation.

Very truly yours,



JOHN KOSMAS, Trustee
Kosmas Family Trust

S & K LAND AND CATTLE CO. LLC.
57 THE POINT
CORONADO, CALIFORNIA 92118
619.429.7820

MAY 19 2010
DEPARTMENT OF PLANNING
AND LAND USE

5/17/10
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd.
Suite B
San Diego, Calif. 92123-1668

We have received a notice of proposed property changes for the following properties:

- 114-070-01-00
- 114-070-16-00
- 114-070-26-00
- 114-020-04-00
- 114-030-05-00

The notice states that the Planning Commission is recommending a General Plan change in zoning from the current 18-MRU to RL-80. After attending the Hearing on April 18th it appears that many of the landowners are opposed to the change. The Five K General Partnership is **opposed** to the change for the following reasons:

1. Some of the parcels outlined above are less than 80 acres.
2. The change in zoning effects the value of the property, which amounts to an "illegal taking" of these properties
3. There is no material benefit to the County for the change in zoning, and may result in unintended consequences of lower assessments and lower property taxes.
4. We are concerned that the wording of the document would allow the county to declare the properties part of the multiple species conservation corridor, which would impact our cattle grazing operation.
5. The proposers of this zoning change are not stakeholders for these properties, and while the changes look good on a grid, the impact to property owners is grave.

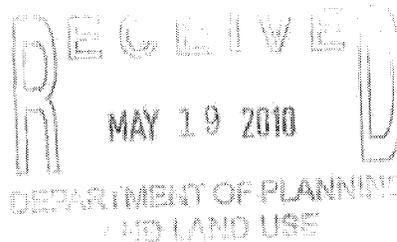
Please reconsider the zoning changes for these properties, and leave them in their original zone of 18 - MRU,

Sincerely,


Eric D. Kroesche
Manager S & K Land & Cattle Co. LLC

cc: file
SD Farm Bureau

Five K General Partnership
57 The Point
Coronado, Calif. 92118
858-530-1193
Eric Kroesche General Partner



5/17/10

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd.
Suite B
San Diego, Calif. 92123-1668

We have received a notice of proposed property changes for the following properties:

- 114-070-38-00
- 114-070-32-00
- 114-030-04-00

The notice states that the Planning Commission is recommending a General Plan change in zoning from the current 18-MRU to RL-80. After attending the Hearing on April 18th it appears that many of the landowners are opposed to the change. The Five K General Partnership is **opposed** to the change for the following reasons:

1. Some of the parcels outlined above are less than 80 acres.
2. The change in zoning effects the value of the property, which amounts to an "illegal taking" of these properties
3. There is no material benefit to the County for the change in zoning, and may result in unintended consequences of lower assessments and lower property taxes.
4. We are concerned that the wording of the document would allow the county to declare the properties part of the multiple species conservation corridor, which would impact our cattle grazing operation.
5. The proposers of this zoning change are not stakeholders for these properties , and while the changes look good on a grid, the impact to property owners is grave.

Please reconsider the zoning changes for these properties, and leave them in their original zone of 18 - MRU,

Sincerely,

Eric D. Kroesche
General Manager

A handwritten signature in black ink, appearing to read "Eric D. Kroesche".

cc: file
SD Farm Bureau



PRAIRIE SCHWARTZ HEIDEL, LLP

WWW.PSHLAWYERS.COM

TIMOTHY K. GARFIELD
 LYNNE L. HEIDEL
 LAUREL LEE HYDE
 ROBIN M. MUNRO
 MICHAEL W. PRAIRIE
 WILLIAM J. SCHWARTZ, JR.
 KEVIN P. SULLIVAN

ASSOCIATED COUNSEL
 OMAR T. PASSONS

WRITER'S EMAIL:
 WSWHARTZ@PSHLAWYERS.COM

May 28, 2010

VIA EMAIL

Eric Gibson, Director
 Department of Planning and Land Use
 County of San Diego
 5201 Ruffin Road, Suite B
 San Diego, California 92123-1666

Re: General Plan Update and Rezoning of Legend Smelting & Recycling, Inc.
 Property in Spring Valley Community Planning Area

Dear Mr. Gibson:

We recently have been retained to represent Legend Smelting & Recycling, Inc. (Legend) with regard to the General Plan Update and zoning consistency efforts being undertaken by the County. The Legend site is located at 2520 Sweetwater Springs Boulevard in Spring Valley, in the immediate vicinity of the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard.

Currently the site is fully employed with industrial uses which are consistent with the existing General Plan designation of "High Impact Industrial" and the existing M-58 High Impact Industrial zoning on the property. This designation and zoning apply to a significant number of other properties adjacent to the Legend property.

The proposed General Plan Update designation for Legend's property is "Limited Impact Industrial" and the current zoning proposal would downzone the property to the M-52 Limited Impact Industrial zone. Our client was not aware during the processing of the General Plan Update that the reduction in General Plan designation from "High Impact Industrial" to "Limited Impact Industrial" would have such a serious effect on the operations taking place on the subject property. This effect has now been made clear in the proposed zoning to M-52. Inasmuch as our client has a continuing industrial use on the property, we are urging that no changes be made either to the General Plan designation or to the zoning on the property.

While we recognize that the proposed General Plan and zone changes would not immediately prevent Legend from continuing its operations, the company would be under the continuing cloud and scrutiny of becoming a legal nonconforming use. This would have a substantial adverse impact on the operations on the property, both presently and into the future.



Mr. Eric Gibson
May 28, 2010
Page 2

Thank you for your consideration of this request. We understand that the Planning Commission has previously taken action on the land use designation for this property. However, we will continue to make our case in this matter before the Board of Supervisors at its hearings later this year. We do intend to appear at the Planning Commission hearings on zoning consistency, which we understand are scheduled for July 9, 2010, and continue to pursue our request for retention of the M-58 zoning.

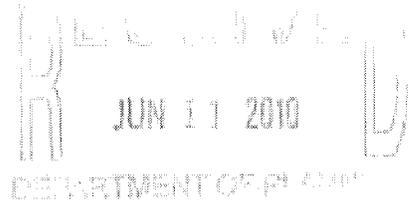
Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Schwartz, Jr.", with a long horizontal flourish extending to the right.

William J. Schwartz, Jr.

WJS:mam

cc: Mr. Mark Sasko, Legend Smelting &
Recycling, Inc. (via email)
Mr. Paul Leary, Legend Smelting &
Recycling, Inc. (via email)
Mr. Devon Muto (via email)
Mr. Eric Lardy (via email)



June 7, 2010

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1688

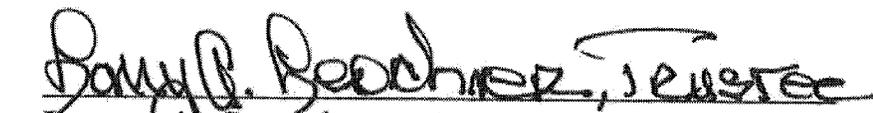
RE: Parcel # 242-010-23-00

Dear Sirs:

I am the Trustee of the above property and have received your "Notice of Proposed Property Changes". This property has three excellent building sites. Your proposal would limit the buildings that could be placed on the property to only one site.

I am opposed to the proposal.

Sincerely,


Larry A. Leochner, Trustee

Lardy, Eric

From: Joshua Maly [maly.joshua@gmail.com]
Sent: Friday, June 04, 2010 12:01 AM
To: DPLU, gpupdate
Subject: Notice of Proposed Property Changes #183-151-15-00

Property Assessor Parcel Number 183-151-15-00

Eric Lardy,

I am in ***opposition*** of this Property Proposal. I do ***NOT*** want to see this pass. We moved in to the new houses on Calle Quinn because of the single family environment. With the proposed changes would give access to **multi family dwellings**. **Apartments** will be included in this along with **Low Income housing and Rehab Centers**. With this change **Crime rate will increase**. They cannot control the crime that happens now. Look at our property for proof!!!! **Property Value will decrease** with the proposed changes. **Increased traffic** and foot traffic with the *insufficient* sidewalks this close to the school is dangerous and *incomplete planning*. If this is something good there would be dates for the meetings where we could show support, this is kept under wraps and planned around long weekends and holidays for why? Hmmm?????? sounds familiar...

Joshua Maly
110 Calle Quinn
Vista, CA. 92083

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
501 West Broadway, 15th Floor | San Diego, CA 92101-3541
Telephone: 619.233.1155 | Facsimile: 619.233.1158
www.allenmatkins.com

Jeffrey A. Chine
E-mail: jchine@allenmatkins.com
Direct Dial: 619.235.1525 File Number: 246637-00002/SD744827.01

Via Email/US Postal

May 18, 2010

Eric Gibson, Director
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

Re: General Plan Update Zoning Consistency Review

Dear Mr. Gibson:

We are writing on behalf of Newland Real Estate Group, LLC and its affiliate, Newland National Partners, L.P., the managing member of NNP-Stonegate Merriam Mountains, LLC, which owns or controls approximately 2,300 acres known as Merriam Mountains (the "Property"). We have reviewed the proposed Initial Draft Zoning Consistency Review April 2010 ("Map") for the Twin Oaks Valley Area, and submit these comments for your consideration.

Our client only recently began commenting on the GPU, focusing instead on the Merriam Mountains project application, which the Department of Planning and Land Use ("DPLU") and the Planning Commission supported. As you know, that project application was "grandfathered" under the existing General Plan. Because the Board of Supervisors voted to deny the project, we are now compelled to comment upon the GPU and the associated Zoning Consistency Review. We share many of the overarching concerns expressed by other property owners and business organizations, such as the San Diego County Building Industry Association, with regard to the GPU and the associated environmental impact report, but this comment letter focuses specifically on the proposed zoning consistency review.

It is our understanding that the Property currently contains a host of zoning classifications, including A-70 (limited agriculture), C-36 (general commercial), M-52 (limited impact industrial), RR-25 (rural residential, with 4-acre use minimum), RR-5 (rural residential, with 2- to 4-acre use minimum), S-82 (extractive use), and S-92 (general rural use). Based on our review of the applicable Map, the recommended zoning for the majority of the Property is Rural Lands (RL-40), with some of the acreage adjacent to the freeway zoned for Office Professional and General Commercial. The proposed rezoning would have a profoundly negative effect on the Property, and raises serious concerns from a legal perspective (most notably, a possible regulatory taking). In addition, we must question whether this forced "down-zoning" really represents good planning

sense. For example, we do not believe that creating an island of commercially designated land near the freeway, surrounded by very low intensity rural uses, is the best use of the Property.

As recently explained in our April 14, 2010 letter to the Planning Commission, we believe it makes much more sense for the General Plan Update to designate some portion of the Property adjacent to the commercial land as Village Residential. This would allow for compatible, step-down development and would prevent the creation of an isolated commercial block. The Village Residential designation lends itself to designs compatible with adjacent uses and promotes sound planning consistent with smart-growth principles.

As to the remainder of the Property, we requested that the Planning Commission consider the Semi-Rural Residential (SR-4), 1 du/4, 8, 16 acres designation, the closest possible GPU designation to that which currently applies to the Property. We were asking, in effect, simply to maintain the status quo for the portion of the Property which is neither Village Residential nor Office Professional and General Commercial.

We reiterate that same approach would be appropriate here. Rather than "down-zoning" nearly all of the Property, a better approach would be to rezone some land adjacent to the commercial zones as Village Residential, and the remainder of the Property as Semi-Rural Residential (SR-4). Those zoning classifications would be the closest to the current General Plan, and would be consistent with the request we made to the Planning Commission last month. More importantly, those classifications would make the most sense from a legal and planning perspective.

We believe that the Property is uniquely affected by the GPU given recent events and the circumstances that surrounded the Merriam Mountains project. The Map we have reviewed would unfairly punish our client, and we urge DPLU to reconsider prior to moving forward with the proposed zoning consistency review.

We appreciate the opportunity to comment on the Map. If you should have any questions, please do not hesitate to contact me.

Very truly yours,



Jeffrey A. Chine

cc: Board of Supervisors (via email)
Planning Commission (via email)
Ms. Chandra L. Wallar, General Manager/Deputy Chief Administrative Officer (via email)
Mr. Michael L. Rust (via email)
Mr. Joseph L. Perring (via email)
Mr. Gordon D. Youde (via email)
Mr. Greg Bielli (via email)



County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

June 2, 2010

Allen Matkins Leck Gamble Mallory & Natsis LLP
501 West Broadway / 15th Floor
San Diego, CA 92101-3541
(Attn: Jeffrey A. Cline)

General Plan Update Zoning Consistency Review

Dear Mr. Cline,

The Department of Planning and Land Use (DPLU) appreciates your review of the General Plan (GP) Update and the associated Zoning Consistency Review and acknowledges your concerns for the proposed rezoning shown for the Merriam Mountains property on the Initial Draft Zoning Consistency Review Map (April 2010) for the Twin Oaks Valley Planning Area. Since the GP Update is proposing to remove residential density from zoning and address it only in the General Plan land use designations, your concerns appear to be focused on the proposed GP Update land use map, rather than the underlying zoning changes that are only intended to ensure that the zoning is consistent with the GP Update land use map designation changes. Therefore the concerns expressed in your letter are with the General Plan land use map designations recommended by the Planning Commission on April 16, 2010, rather than the zoning changes made solely to be consistent with the land use designations.

DPLU disagrees that the proposed land use map designation changes to the Merriam Mountains property do not represent "good planning sense". When considering the guiding principle and goals and policies of the GP Update, the subject property has been assigned land use designations and densities that are reasonably attainable when environmental and physical concerns are considered. The proposed Rural Lands 20 designation for a majority of the property is consistent with the constraints of the property. The property has significant physical constraints, particularly steep slopes greater than 25 percent. The density assigned is consistent with the primary objective of draft GP Update Guiding Principle 5, Ensure that development accounts for physical constraints and the natural hazards of the land. The Rural Lands densities are also consistent with draft Land Use Element Policy LU-6.8, Development Conformance

with Topography, which requires development to conform to the natural topography and to limit grading and to Policy LU-9.2, Density Relationship to Environmental Setting, which directs lower densities to areas that contain steep slopes and other environmental constraints.

The proposed land use map is also a result of Guiding Principle 10, which establishes the objective to recognize community and stakeholder interests while striving for consensus. While both staff and the Twin Oaks Valley Sponsor Group initially supported a Rural Lands 40 designation over the majority of the property, a Rural Lands 20 designation resulted during the 2003-2004 Planning Commission and Board of Supervisor GP Update hearings on residential densities. The Sponsor Group, along with environmental interests, has advocated its position for a Rural Lands designation for the Merriam Mountains property throughout the GP Update planning process. Therefore, based on the physical and environmental constraints, along with an effort to build consensus, DPLU continues to recommend a Rural Lands 20 designation under the GP Update for the majority of the Merriam Mountains property, rather than Village Residential and Semi-Rural densities that are suggested by your letter.

DPLU also disagrees that the designations proposed in the GP Update land use map would constitute a regulatory taking and "unfairly punish" your client. The County of San Diego is not denying any economically viable use of a property. There is no legal right established to retain a land use or intensity designation placed on a property. As discussed above, the GP Update uses established criteria that assigns density based upon characteristics of the land and this has been accomplished through a very inclusive public planning process.

In addition, the changes to the GP Update land use map proposed in your letter, such as Village Residential densities adjacent to the commercial areas and Semi-Rural 4 for the remainder of the property are not appropriate this late in the planning process. The land use map has evolved from a multiple year planning process involving many stakeholders, including the Twin Oaks Valley Sponsor Group and representatives from GP Update Steering Committee and Interest Group. These groups have held numerous meetings and have worked in the development of the GP Update guiding principles and goals and policies, along with the land use map, since early in the process. Subsequently, these principles on which the land use map is based have been endorsed by the Board of Supervisors and Planning Commission in public hearings. The result has been a draft General Plan land use map, endorsed by the Planning Commission on April 16, 2010, that has evolved from this public process and that responds to these guiding principles and goals and policies.

DPLU appreciates your input and participation in the General Plan Update process. If you have further questions or comments, please do not hesitate to contact Devon Muto at 858-694-3016 or devon.muto@sdcounty.ca.gov.

Sincerely,

ERIC GIBSON, Director
Department of Planning and Land Use

EG:RC:

CC: Board of Supervisors
Planning Commission
Chandra Wallar, Deputy Chief Administrative Officer

May 13, 2010

To: County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

From: Maureen Olson
Cactus Flower LLC

Re: Notice of Proposed Property Zoning Change

To Whom It May Concern:

I own four parcels of land (APN's: 184-181-01,-03,-22,-33) near the City of Vista, but in an unincorporated area within the County of San Diego. On May 4, 2010, I received a notice from the County of San Diego that my property's zoning is proposed to be changed via the approval of the San Diego County General Plan. This zoning will change the density allowable on my property from 2-RES to VR-30, and increases the allowable density from 1 unit per acre to 30 units per acre.

As a long time land owner, I am writing this letter in support of the change proposed within the General Plan update. It is my belief that it is only logical for properties such as mine, which are located adjacent to the new Sprinter light rail system, to be utilized more effectively with higher density housing. The County recently spent \$477,000,000 to create a mass transit system. It is only logical to develop housing adjacent to this transit system to increase ridership and to reduce traffic.

Thank you,

Maureen Olson
H and P Sales
2022 Victory Dr. Vista, Ca. 92084
cell 760 458 5450
office 760 727 2614 x 200

From: Steve Powell [mailto:woodcresthomes@cox.net]
Sent: Wednesday, May 12, 2010 9:16 AM
To: Stiehl, Carl
Cc: carol@realestateramona.com; Muto, Devon
Subject: CORRECTED email

I'm resending this email due to a directional error on my part; sorry for the confusion. Steve Powell

Hi Carl,

Thanks for speaking with me this afternoon in regards to the proposed zone changes for APN #'s: 282-130-19, 20, 21, 22, 23, 24 & 25. As discussed these properties are currently zoned RV15 and are located between Day St. to the west, 16th St. to the east and front La Brea St. in Ramona. The May 4th DPLU letter that was sent to all affected property owners indicates that the proposed zone change would change the RV15 designation to C36. This new designation would only benefit a commercial developer if they were to assemble all of these properties in addition to the properties that are located directly to the ~~south~~ north that front Main St. between 16th and Day St. In doing so that developer would be able to plan a "Big Box" shopping center similar to that across the street (Stater Bros.) - However if such a developer never assembles all of those properties or any one of the individual properties that currently front Main St. gets developed all of the property owners that front La Brea St. would be left hanging with worthless property due to the fact that there would be no demand for commercial property fronting La Brea Street.

I understand that the Planning Commission endorsed the Ramona Community Planning Groups recommendation for this zone change. Nevertheless I believe that it was with the understanding that there would be a residential component option that would protect the value of those properties in case the Main St. properties get developed first and or an assemblage never happens. As we discussed it seems that a C34 designation would be more appropriate in this particular case for this particular block. It is my understanding that this designation would support a master planned commercial project if that is the way things were to go and at the same time protect the use of the property that fronts La Brea St. if a master planned commercial assemblage never happens.

I would really appreciate any feedback you could provide in regards to this option. Please feel free to contact me at any time if you would like to discuss.

Thanks for your time,

Steve Powell

Day Street Development, LLC

Woodcrest Homes Inc.

Ramona KMA, LLC

LB Village Investments, LLC

Stonecrest Development Inc.

P.O. Box 823

Ramona, CA 92065

o: 760-789-5493

f: 760-787-9854

c: 760-271-9400

Email: woodcresthomes@cox.net

Request for Zoning Change With Operations and Facilities

Submitted by
The American Legion Post 853
4515 Borrego Springs Rd.
P. O. Box 2653
Borrego Springs, CA 92004—2653

By:
Roger Ries, Commander
760-533-5730
David McCleerey, Past Commander
760-767-3570
714-504-6672

TABLE OF CONTENTS

- I. FORWARD & PURPOSE.....2
- II. EXECUTIVE SUMMARY.....2
- III. USES SOUGHT AND THEIR PURPOSE.....3
 - A. LODGE.....3
 - B. MULTIPURPOSE ROOM.....4
 - C. RESTAURANT.....4
 - D. BAR.....4
 - E. BOY SCOUTS.....4
 - F. RECREATIONAL VEHICLE OPERATIONS.....5
 - G. SWIMMING POOL.....5
 - H. STORAGE FACILITY.....5
- IV. PLOT MAP.....6

I. Forward & Purpose

The American Legion Post 853 in Borrego Springs, California operates a Legion Club on property that is not zoned for club use. Moreover, the mission of the American Legion (Legion) includes service to the community at large. Part of that service usually entails a public meeting facility, for service clubs and social events. The zoning on the two parcels currently being purchased by the American Legion Post 853 (Post 853) does not permit a community public use facility's operation.

The purpose of this request is to have two parcels, now zoned C-42, rezoned to facilitate the continued accomplishment of the missions of the American Legion and better serve the interests of the community. Also, it appears that a Special Use permit might be required to operate a campground/RV park. The business plan of Post 853 assumes a change to the current zoning will not restrict the development of an RV facility.

II. Executive Summary

The American Legion was founded following World War I. Its mission was to serve veterans, as it remains today. As Legion Posts developed in cities across America, it became evident that as a community entity, its mission would broaden to include community service. Post 853, in Borrego Springs, has adopted the service role of Legion Posts everywhere to the extent it has had the ability to do so. Current zoning, if strictly enforced, would terminate Post 853 operation. It also would prohibit development of the scope of service operations envisioned by Post 853's membership.

The Borrego Springs Legion grew from an informal veterans' association in 1997. Soon after the formation of Post 853 in 1998, the property now inhabited by the Post (Tax P No. 200-05-12) was purchased. The doublewide mobile home residence was converted to a clubhouse which began operations in 1999.

No due diligence was undertaken prior to the purchase. Actions were taken, based on verbal assurance, that the zoning was correct for the operation.

Three years ago, the County of San Diego notified Post 853 of its various code and zoning violations. Although Post 853 has invested considerably in the 14 acre parcel (six sewer bonds are owned by the Post), the membership resolved to obtain a parcel zoned for a lodge in the heart of town. A parcel of less than two acres was purchased opposite the circle community park, just off Via Sureste. This property, a combination of three lots, adjoins a property already owned by Post 853. There is considerable resistance to the construction of a Legion Post in a mixed-use area, including:

- an existing commercial food operation,
- members of the general public, who publish their concerns in the local press and,
- a majority of Post 853's members.

Post 853 respectfully requests a change in zoning that will permit:

- Lodge
- Multiple purpose room for members and the public
- Restaurant
- Bar
- RV operation with separate sanitary facilities
- Possible swimming pool
- Possible storage facility

These uses are explained more fully in the sections that follow. Granting our request will allow Post 853 to play its best role as community citizen and better serve our veterans.

III. Uses Sought and Their Purpose

This section of our request discusses the uses hoped for under new zoning and their purpose or effect on the various missions of the American Legion.

A. LODGE

Post 853 is currently operating in violation of both its property's zoning and various health and safety codes. To remedy this situation, the Post must build a proper lodge which can have several functions.

The first of these functions is to continue to have a meeting place for Post members. It is during meetings, by a majority vote of members, that the Post adopts various community service projects or funding for them. The lodge earns funds for the veterans' home in Chula Vista, the VA hospital in La Jolla, the Naval hospital in San Diego, special individual grants to disabled veterans, the Wounded Warrior program in San Diego, and a host of local and state causes.

In the recent past the American Legion family at Post 853:

- The American Legion,
- The American Legion Auxiliary,
- The Sons of the American Legion,
- The American Legion Riders,

have raised funds for the veterans' causes previously listed, as well as for:

- The State Park Outreach program to educate teens about the desert.
- Boys & Girls development include:
 - Boys & Girls State for high school juniors
 - Americanism and Flag etiquette programs in elementary school

- Defraying uniform and insurance costs for youth athletic programs
 - Boy Scouts
- Local drama and arts
 - Flag Pole for the high school football field

The lodge is also, where we base a variety of public awareness programs. We decorate the main street with American flags on appropriate days. We store our antique Scout Car and decorations at the lodge.

B. MULTIPURPOSE ROOM

Our present small meeting room doubles as a dining room. It is augmented by an open, covered porch. Here we hold our regular meetings and on occasion, with the permission of the state Alcohol Beverage Control Board, public events. In the past few months, the facility has been used for a reunion and a wedding party. A newer, more spacious facility would greatly increase our utility to the community.

Service clubs, in particular, have expressed interest in use of a community facility. Based on what we have learned from other Posts, a first rate facility would see more use for family celebrations.

C. RESTAURANT

Meals at the Post are a major source of funds for various Post 853 projects. As our facility now stands, we do very little in this area because of the very sensible restrictions for our present facility.

We envision a kitchen facility adjacent to the multipurpose room to serve the various eating requirements of members, guests and rent paying special users.

D. BAR

The bar provides a members-only social facility. Because we are all volunteers, our prices are attractive to retired veterans who, despite career service, need to manage finances carefully.

A proper, safely equipped bar facility could attract more members to the Legion society. Post 853 has over 300 members, 150 Auxiliary members and 50 Sons of the American Legion. Our present bar seats 12 people.

E. BOY SCOUTS

Post 853 sponsors boy scouting for the community. The activity requires a safe meeting and camping site for the development of scouting programs. At present, an approximate one-acre area is fenced off for scouting use at the northwestern portion of our property.

It is hoped that zoning to accommodate our many other proposed uses will permit the periodic camp outs, games and learning experience activities to continue on the property.

F. RECREATIONAL VEHICLE OPERATIONS

At present, we have seven RV sites for veterans. We would hope to be able to continue to offer limited RV facilities in the future. For veterans we request a donation which approximates the cost of the electricity they use. For those who park without electricity we simply ask for a non-specified donation.

From the moment the Post entered into the purchase agreement for the property, it was planned that, at some point, we would either directly or with a developing partner, construct an RV facility which could provide a more complete desert experience, including a separate sanitary/laundry facility. It would probably be important to be able to construct a modest activities building adjacent to the proposed sanitary/laundry structure.

It is crucial to the long-term success of Post 853's endeavor, that the RV park option not be lost in obtaining a lodge appropriate designation.

G. SWIMMING POOL

This use may be the furthest our Post 853's planning horizon, but to make the most of the combined facilities listed in our request, it is included here. Other Legion Posts report higher meal revenues when the pool is "themed in" to events.

H. STORAGE FACILITY

Parcel 200-05-12 might be large enough to include a public use enclosed, lockable storage facility. This proposed use is certainly down the line from the more immediate needs listed, but we would appreciate its inclusion, if possible.

IV. Plot Map

Legend for Proposed Activities

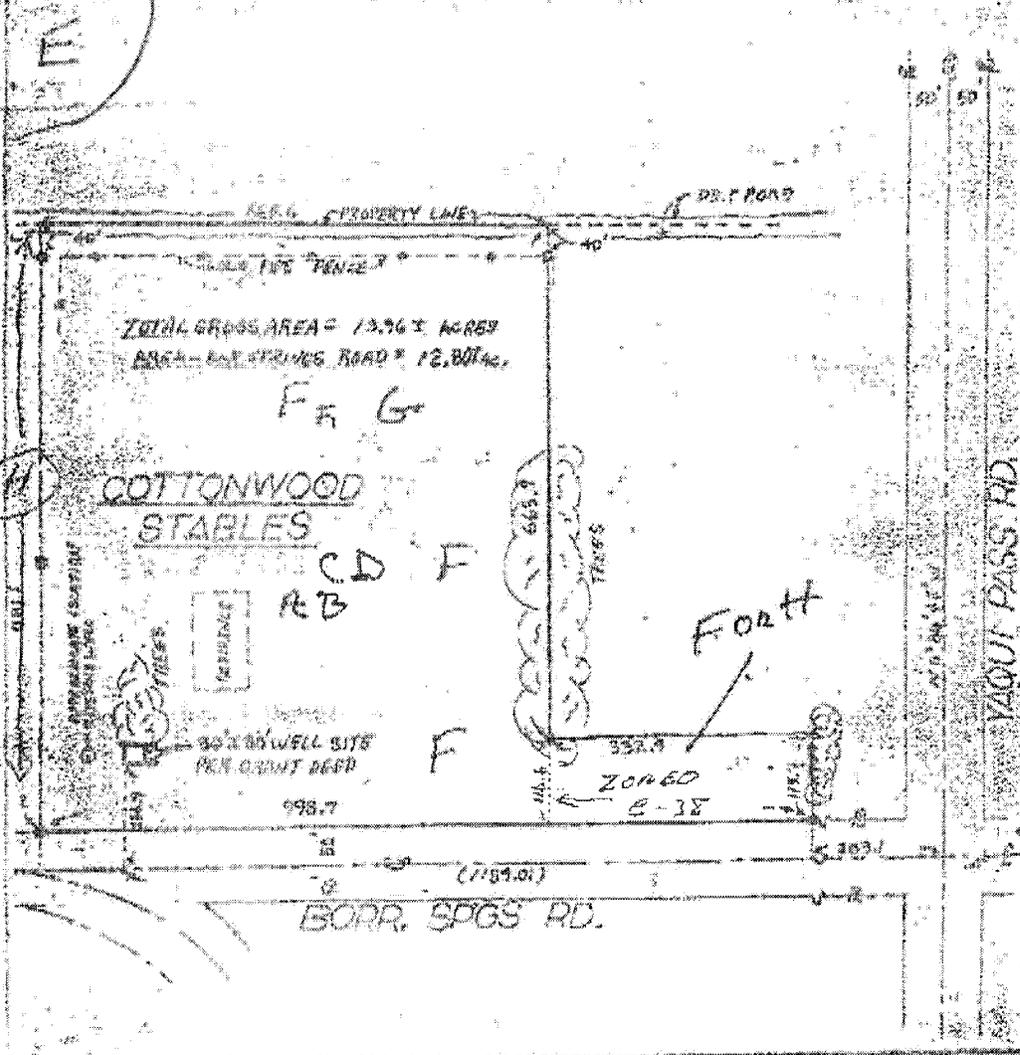
- A. LODGE
- B. MULTIPURPOSE ROOM
- C. RESTAURANT
- D. BAR
- E. BOY SCOUTS
- F. RV OPERATIONS
- F. 1. BUILDING CONTAINING BATHROOMS, SHOWERS, LAUNDRY & GAME ROOM
- G. SWIMMING POOL
- H. STORAGE FACILITY

AL BARRON—LAND SURVEYOR

LICENSE NUMBER 4785

Working Address: P. O. BOX 194 Street Address: 429 D STREET
BARONA, CALIFORNIA 92065 Phone (714) 789-2944

APPROX. PROP. CORNERS TAX P. NO. 200-05-12



Dept. of Planning & Land Use
County of San Diego
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1668

5/21/10

Re: Your recent "Notice of Proposed Property Changes" (copy attached) regarding our Parcel Number **398-502-12-00**.

Dear DPLU:

I recently received the enclosed Notice from your office. In it you state that you are proposing to change the Zoning category for the above referenced parcel.

You have obviously made an error since this parcel is zoned --"Open Space/Wetland" and is inviolate. Yes, the Lakeside Hills HOA does own this parcel, but no one can use it or build on it.

--Your Notice states that the above referenced parcel is **6000 sq. feet** in size. In fact, this parcel is approximately **100,000 sq. feet** and is the biggest of the 6 "open space/wetland" parcels that the HOA owns and maintains.

I have enclosed a copy of a color photo that County Environmental provided to me which shows all of these parcels, plus a map showing **ALL 6** of our open space/wetland parcels.

I have taken the liberty of sending a COPY of all this correspondence to Mr. Jarrett Ramiya, Environmental Planner III of your Dept. He is quite familiar with our situation since, in the past, he has been the one to issue us a "Permit" whenever we have to do a major "Safety Pruning" or tree removal in these areas.

If you have any questions, I can be reached at the email address or the phone number below.

I would appreciate some type of written reply so that the HOA can feel assured that this matter has been rectified.

Sincerely,



John Sowers, Vice President

jsowers2@cox.net

(1-800-735-2922, then tell operator TTY 619-561-5660)

cc. Jarrett Ramiya, Environ. Planner III, DPLU

LAKESIDE HILLS HOA
P.O. BOX 1883
LAKESIDE, CA 92040-9998



Notice of Proposed Property Changes

May 4, 2010

LAKESIDE HILLS HOMEOWNERS ASSN
 LAKESIDE HILLS HOA
 P O BOX 1883
 LAKESIDE CA, 92040

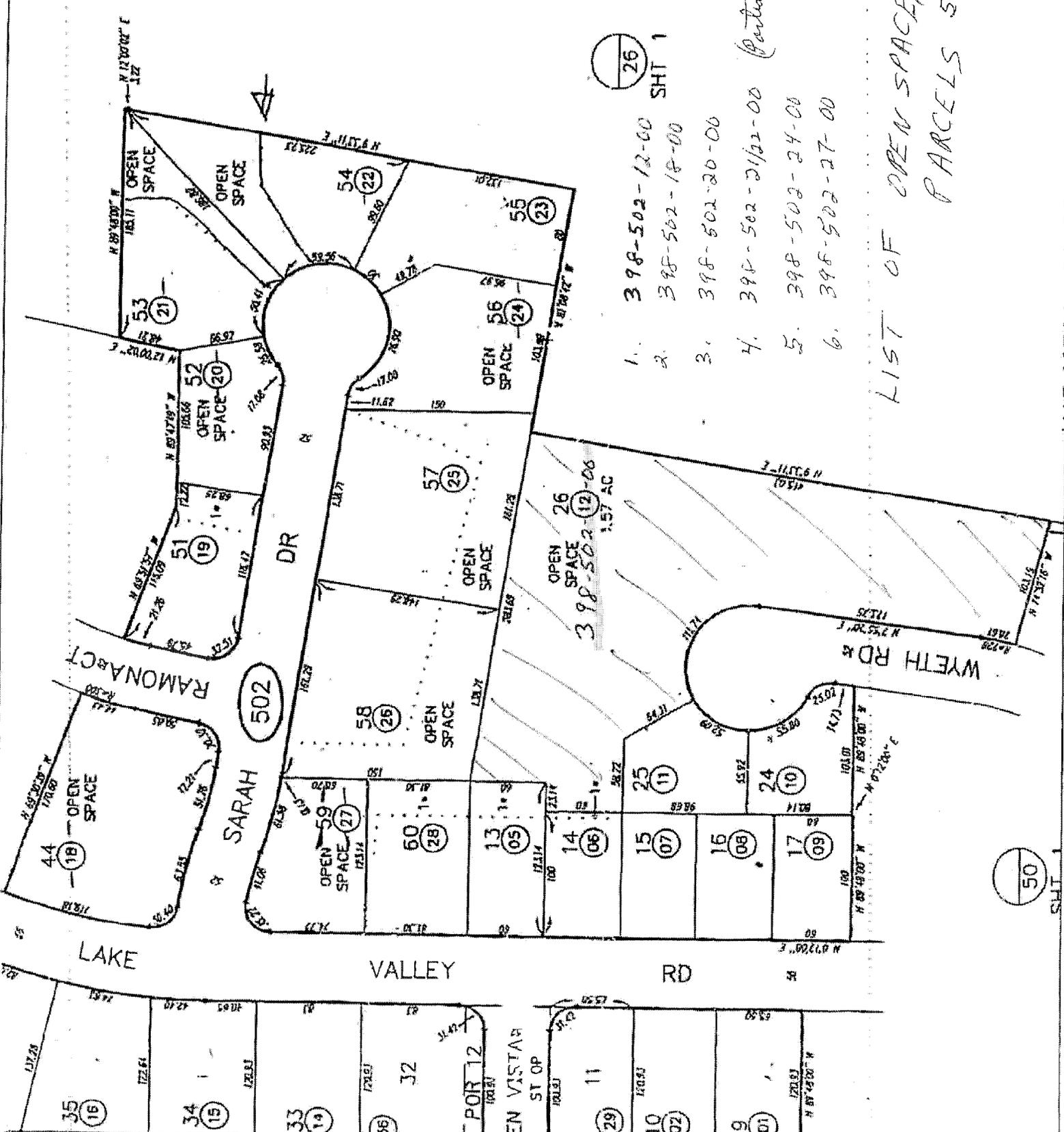
Property Assessor Parcel Number
398-502-12-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
<i>General Plan</i>		
Land Use Designation	<i>OPEN SPACE/ WETLAND</i>	8-RES
		VR-15
<i>Zoning</i>		
Use Regulation	RS7	RV
Lot Size ¹	<i>100,000</i>	6000
		6000
Building Type ²	K	C
Special Area Regulation ³	-	-
<i>Notes:</i>		
1 - Number indicates required net lot area in square feet unless acres (ac) are specified.		
2 - Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf		
3 - Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
<i>Current General Plan and Zoning</i>		
GP Designation	8-RES	Residential: 14.5 units per acre
Zoning Use Regulation	RS7	Single Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.
<i>Proposed General Plan Update</i>		
GP Designation	VR-15	Village Residential: 15 dwelling units per acre
Zoning Use Regulation	RV	Variable Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.

Address any comments or questions to:
 858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
Provide Assessor Parcel Number with all correspondence

LAKESIDE HILLS HOA
P.O. BOX 1883
LAKESIDE, CA 92040-9998



26
SHT 1

1. 398-502-12-00
2. 398-502-18-00
3. 398-502-20-00
4. 398-502-21/22-00 (Partial area)
5. 398-502-24-00
6. 398-502-27-00

LIST OF OPEN SPACE/ WETLAND
PARCELS 5 + 1

50
SHT 1

To: Eric Lardy
General Plan Update
Department of Planning and Land Use
San Diego County
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: Notice Proposed Property Changes APN's 281-122-21-00, 281-271-12-00, 281-301-10-00, 281-301-09-00, and 281-130-12-00

Dear Sir:

Thank you for discussing the concerns my husband and I have for our properties in Ramona that are proposed for rezoning. Following is our written comments and requests regarding the proposed changes to our industrial and business properties on Highway 78 in Ramona. Please forward this to whoever may need our comments and requests prior to the Planning Commission hearing.

We received proposed property zone changes to all five of our industrial and heavy commercial properties (M54 and C37).

The first one located on Pine Street, assessor parcel number 281-122-21-00, zoned M54. This property is used and has been used by our Equipment Rental and Material Supply business since the early 1980's. Our use is in conformance with the M54 zoning and changing it to A70 & GP designation of RL20 is totally wrong and will significantly affect our property value and future use. When we bought this property the cost was high because of the zoning and highway frontage location. It was for our business use and future expansion of our business.

Our property is on highway 78 just north of the Santa Maria Creek bridge, and a portion of our property is shown in the flood way. See the attached pictures. Except for a portion in the creek bed, our property is on high ground and protected by a raised berm and riprap wall installed by the State when they built the bridge. The berm & riprap wall is the height of the bridge. In our engineer's opinion the floodway line should be at the berm the State built, however it is incorrectly shown on the FEMA maps, which need to be updated. The burden has fallen on us to pay, and we have been paying, to have the maps corrected and the flood way lines relocated to the proper location. This revision would show 0.7 of the 2.83 acres in the floodway and 2.1 acres out of the flood way. Enclosed are a Fema map and County Flood Map with markings, showing what we believe will be the correct revised floodway line location.

We are told that the reason for the zone change is because a portion of our land is in the floodway. So why should our parcel be changed to A70 while a large portion is not even in the floodway and even less after the revised flood map is completed. There is no justification to take away our business and property value.

We request that the zoning remain the same at M54 on parcel number 281-122-21-00. Following is additional information and history of the parcel, which is important for our request.

Industrial use and history of the parcel: In the mid 1980's the State of Calif. Highway Dept. removed the culverts under highway 78, on the Santa Maria Creek, and built a new bridge next to our property, and raised the highway elevation several feet. They also installed a berm and rock slope (approx. 500' long) at the height of the bridge on the southern edge of our parcel. The

berm and rock slope started at the north edge of the new bridge and was constructed in a westerly direction along the north side of the Santa Maria Creek. The State also modified the creek bed and flow line by removing a large dirt island along with a power pole and billboard sign in the Santa Maria Creek south of this projects south lot.

San Diego County issued a grading permit to Gara construction in 1976-78, which raised our parcel several feet. This County permitted grading and the State installed berm and rock slope on our property, as well as the extensive State grading in the creek, created a modification to the floodway location, which is not reflected on the current floodway map. We are requesting and applying for a correction to the floodway line location on the parcel to coincide with the berm and rock slope on the parcel. About 0.7 acres of the parcel is in the Santa Maria Creek and proposed floodway area.

There are existing trails in this area passing under the bridge, used by horse riders and hikers. This area will be, and should be kept as existing and in a natural riparian state, and our property used by our business should be kept as industrial M54.

There has been a continued industrial use of the parcel since the late 1940's. From the late 1940's up until 1974 the parcel was part of the original Ramona sewage disposal plant owned by San Diego County. The parcel was used for settlement and leaching ponds. In 1975, after the new sewer plant was built, the site was sold by San Diego County to Gara Construction and sewer plant was closed. Gara in 1976-1978, under a construction permit for industrial building sites, graded and filled the lot, raising the elevations 2.5 feet on the south side and 3 feet on the north side. Approximately 28 years ago Ramona Equipment Rental (now One Stop Rental) became a tenant of Gara Construction on two adjoining parcels to sell landscape and building material and rental of equipment. Our business is still occupying and using this property for its business. In 1998 and 2001 the two adjoining parcels were sold to us, John and Carolyn Souza (owners of Ramona Equipment Rental).

We have been on this parcel since the 1980's and never have we had any flooding. Before we bought the parcel, Bob Thompson shared the parcel with a seatrain business. He repaired, sold, and stored dozens of seatrains. See attached picture. Not one time was there any flooding on the parcel. Across the creek to the south the County allowed construction of a multi tenant industrial business building at a much lower elevation than ours, which has flooded in the past while ours did not. Their bay doors and the entire parking along the creek south side was flooded. That parcel is lower than our parcel and yet the county has ignored that lower parcel and deemed it not in the floodway. Across 78 to the east the Alamo Mini Storage back lot with motor homes, trailers and other materials stored also floods with a bad rain. It too is not deemed in the floodway.

Surrounding Use: The surrounding land is all industrial use. On the north the neighbors are Superior Concrete & transit mix and Amerigas – bulk propane distribution plant. Across the street is Alamo Mini Storage and EPS – building material lumber yard and fence construction business. On the south across the creek is a multi tenant industrial business building.

It is wrong to change the zoning on our parcel from M54 to A70 when we are in the middle of, and surrounded by, the much needed M54 zoning. Ramona needs more industrial zoning and business friendly zoning to create jobs here and not down the hill. We are surrounded by industrial and M zoning properties. Not RL-20 and A-70.

We bought this property for the M-54 zoning that was needed for our business. Our business operating on this parcel is One Stop Equipment Rental and Landscaping Supplies, part of Ramona Equipment Rental, Inc. We needed the property for the added space required for the landscaping supplies and rental and sales of equipment that is displayed on this parcel for the equipment rental business. We paid top dollar for the zoning and any zoning less than M54 will cause a loss financially to the business and ourselves.

Other Four Noticed Parcels: The other 4 parcels we received “Notice of Proposed Property Changes” are on 10th street (Hwy 78) and behind and adjoining it on “A” Street, Ramona, CA. Parcels 281-271-12-00, 281-301-10-00, 281-301-09-00, and 281-130-12-00. These parcels are across the street from our Rental yard and used in our business. The first parcel is C37 a full block wide between 10th and 9th Street. The other three parcels are C31 contiguous on “A” street to the C37 parcel.

We use these parcels for outside display and storage of large equipment, vehicles and bulk materials for our business and subtenants. They are used as C37 conforming and nonconforming C31. We purchased these parcels for the C37 zoning and expect and intend to further improve them in this continued use.

The proposed change of Parcel 281-271-12-00 from C37 to C40 would significantly affect our use and improvements. C40 would no longer allow non-enclosed uses, which we now have and need. Ramona does not have enough C37 for contractors and outside storage type businesses. C40 would limit the users to Commercial Centers, which Ramona has a large over supply. A change in zoning will have significant devaluation on our property and affect our future business prospects.

This parcel was previously M54 and was down zoned to C37 in the past according to the previous owner. It is surrounded by M54 on the north and a dismantling yard on the south.

It should not be rezoned to C40. We request that Parcel 281-271-12-00 be kept C37 zoning or back to M54.

The other three parcels are currently zoned C31 but have been in nonconforming use for outside display and storage of materials, equipment and vehicles. Since they are contiguous with the C37 parcel and surrounded by other heavy commercial, outside uses, we request they be rezoned to match the C37 parcel.

Sincerely,

Carolyn Souza

Attachments: 1 aerial photo of M54 parcel, 1 aerial photo of new Caltrans bridge and rockwall-berm, 1 Fema map, 1 SD County Floodplain map.



See the state installed berm and rock slope that the state put in along with extensive grading in the creek.

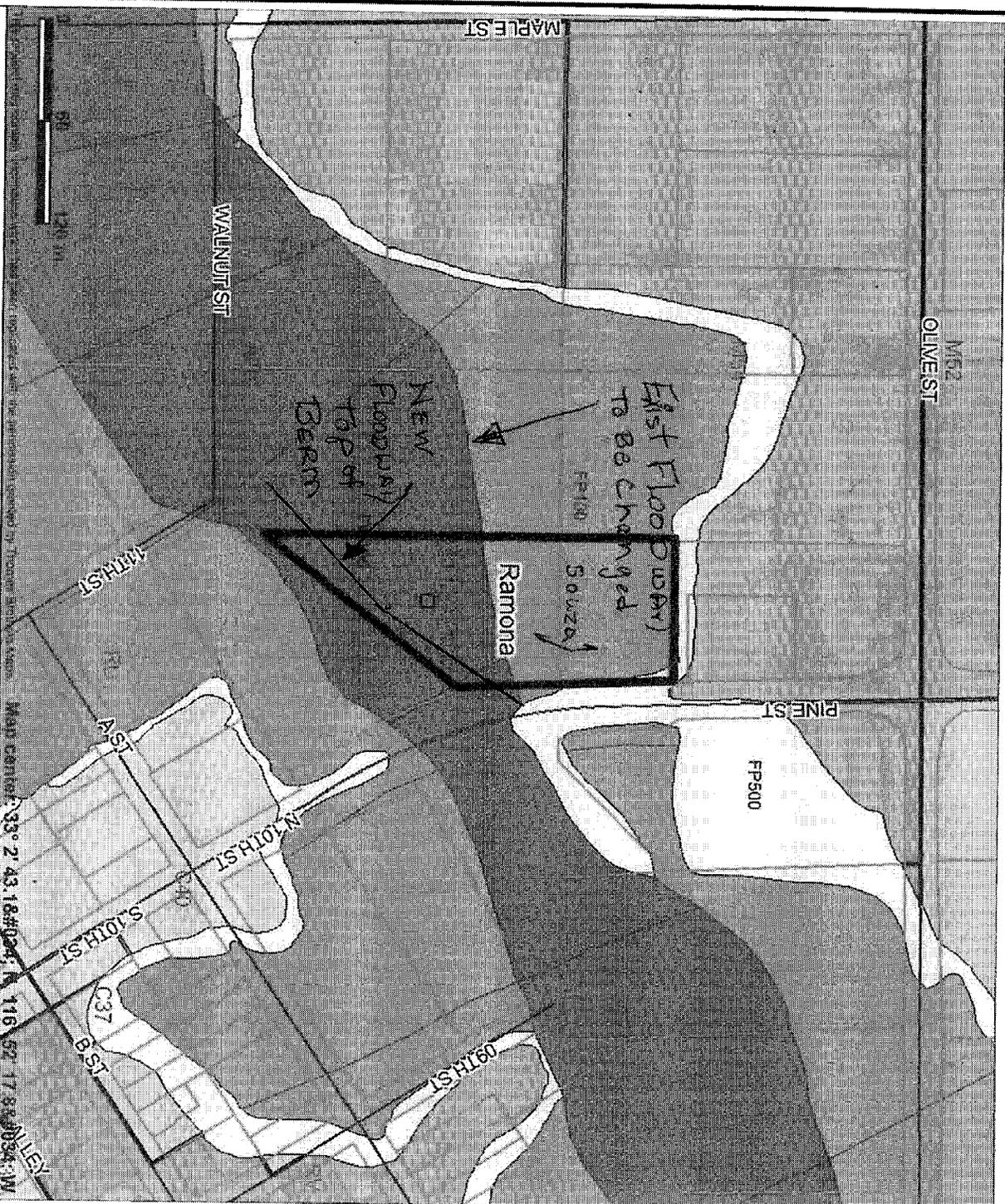
On the south across the creek is a multi tenant industrial business building. In past years both sides of the drives to the back, the parking, and into the large roll up doors would flood with heavy rain. That parcel is lower than our parcel. We never flooded or had any standing water.

On the north the neighbors are Superior Concrete & transit mix and Amerigas-bulk propane distribution plant. Across the street is Alamo Mini Storage and EPS-building material lumberyard and fence construction business.

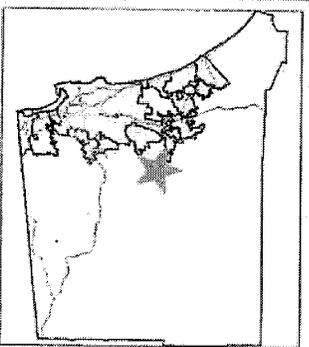


This picture shows the new state bridge and berm and rock wall they built on our property. It shows the shows the extensive grading and clearing of the "Creek". We have never had any flooding on our parcel even under the heaviest rains. Our rental and material business, and Bob Thompson's seatrain business, who shared the parcel with us is shown north of the rock wall. Thompson repaired, built, bought, sold and stored seatrains.

SOUZA: M54 parcels - Floodplain



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.



Legend

- Parcels with out
- County Boundary
- Highways
- Freeways
- Streets
- Water Bodies
- FEMA Flood Plains
- Flood Plain
 - 100 Year Flood Plain
 - 500 Year Flood Plain
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Area
- Draft Zoning
- Agricultural
- Commercial and Office
- Residential
- Residential Flexible Housing
- Residential - Single
- Residential - Urban
- Residential - Villages
- Neighborhood Revitalization
- Open Space
- Residential Use
- Transportation and Utility
- Limited Commercial
- Bicycle Four Acre
- Holding Area
- General Airport
- City of San Diego Zone
- Tribal Lands
- Other



Scale: 1:3,507



Dear Sirs,

I would like to register my objection to the proposed zoning changes in the "Notice of Proposed Property Changes" letter dated May 4, 2010.

The area affected is already overtaxing the present infrastructure and making it higher density will only exacerbate the problem, not to mention causing a decline in property values of existing single-family units.

I urge that this zoning change not be considered, that the Land Use Designation in my area not be changed from to 6-RES to VR-15, that the lot size not be reduced to 6000 sq ft, and that the building type not be changed from "L" to "C."

Sincerely,

Curtis Waite
2382 Primrose Ave.
Vista, CA 92083

We received a May 4, 2010 Notice of Proposed Property Changes for our property located at 8272 Winter Gardens Blvd, Lakeside, CA. Please add us to your GP Update Mailing Lists.

We strongly support the proposed property changes. We would love to improve our property by building affordable multi-units on this lot. If you would like more info, please contact us.

Property Assessor Parcel Number: 388-551-14-00

Community Planning Area: Lakeside, CA

Charles P Warner
Kimi L Warner
619-993-4766 and 619-993-3983

Mailing address:
P.O. Box 228
Rancho Santa Fe, CA 92067

Email:
kimiwarner@wehousesit.com
chuckwarner@wehousesit.com

We would like to receive by email:

General Notification/Email Newsletter – General announcement received of all GPUpdate events, including hearings, community meetings and workshops. Interest Group and Steering Committee meetings receive separate notifications (below). This list includes notification/reports of Public Hearings and Environmental Review, but does not include specific notifications to the Steering Committee and Interest Group Advisory Groups (separate lists below). Those who sign up with an E-mail address will receive a monthly newsletter with the project status.

X Email distribution only

Wright & Company

REAL ESTATE DEVELOPMENT

130 GARDEN STREET • SANTA BARBARA, CA 93101
TEL (805) 963-6565 • FAX (805) 962-7920
EMAIL: info@wrightcosb.com

Mr. Ken Discenza
Site Design Associates
ken@site-design-associates.com

May 20, 2010

Mr. Bill Schwartz
Prairie Schwartz Heidel
wschwartz@pshlawyers.com

Re: General Plan 2020 – APN 198-020-3600
Parcels A, B, C, D & E

Dear Ken & Bill:

Out lined below are the proposed uses for the entire parcel. See the map for approximate lot sizes and locations.

Parcel A: Medical clinic/critical access hospital (25 beds or less), plus related uses i.e., employee housing, medical offices (i.e., dental, physical therapy, corporate hospital offices, etc.).

Parcel B: Assisted living complex plus wellness center.

Parcel C: Age restricted senior housing and related facilities i.e., dining hall, etc.

Parcel D: Civic – a new performing arts center and cultural center (art museum, conference center, catering kitchen, college offices, class rooms, county library).

Parcel E: A live/work/retail complex. An artisen's village where they can live upstairs (very low rent), work downstairs and retail their particular product, etc. Also zoning should permit food, low cost apartment rental and/or transient occupancy in apartments. Various uses in addition to this include art and craft shows, musical events, entertainment for children – a happening place!

It is our intent that each of these parcels are to be owned and operated by non-profit institutions, for instance in the case of Parcel A, we have a written understanding with the local clinic that the family will give the needed land to the Borrego Medical Foundation for a new clinic/hospital.

Hope this helps explain.

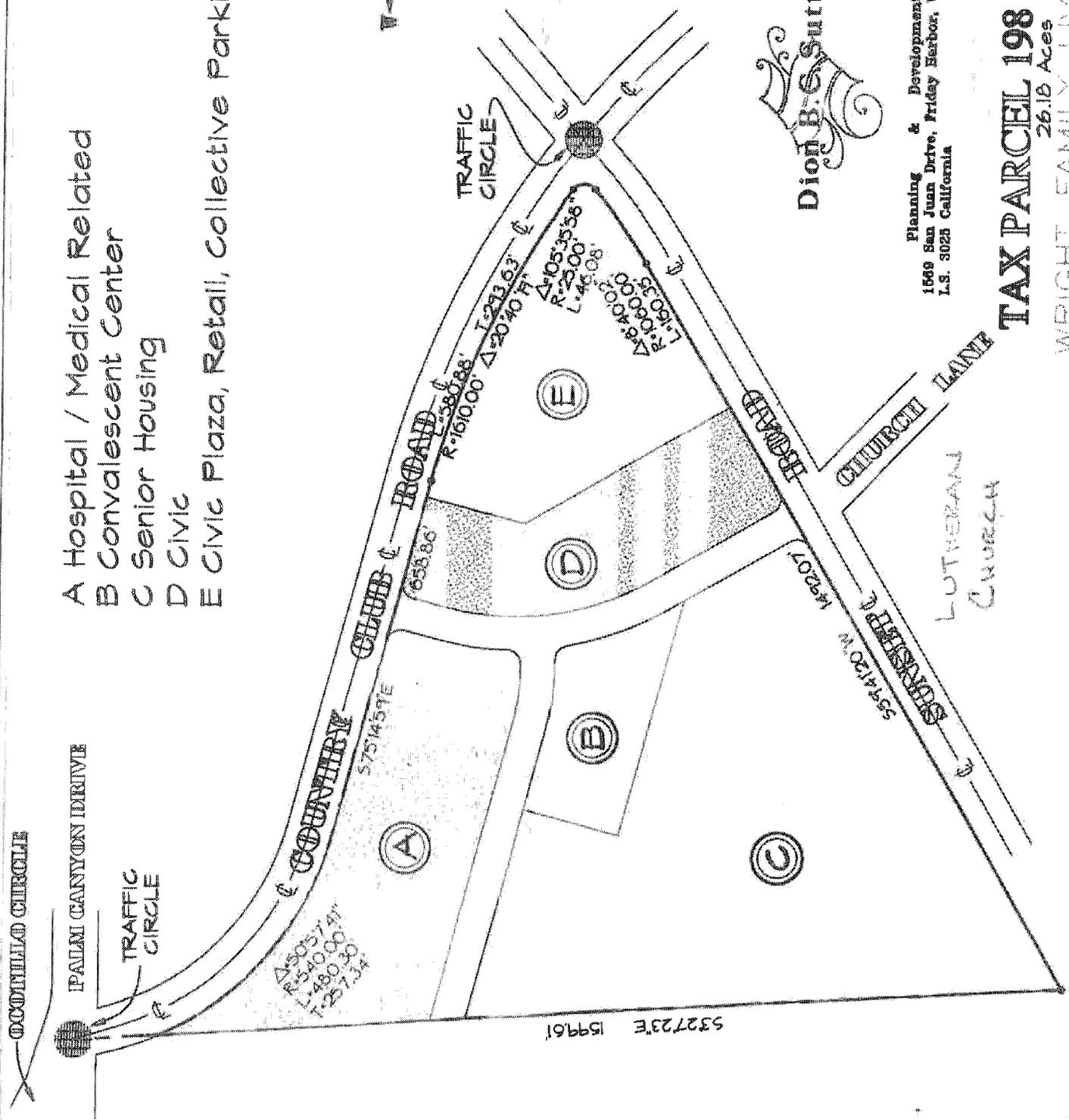
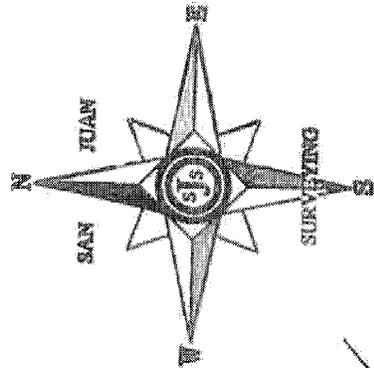
Cordially,



Bill Wright

2283.PRO/EXHIBIT1/1/29/07

- A Hospital / Medical Related 4.5 Ac.
- B Convalescent Center 1.5 Ac.
- C Senior Housing 11.3 Ac.
- D Civic 2.9 Ac.
- E Civic Plaza, Retail, Collective Parking 4.0 Ac.



Dion B. Sutton

Planning & Development Consultant
 1669 San Juan Drive, Friday Harbor, Washington 98280
 L.S. 3025 California (360) 378-5124

TAX PARCEL 198 - 020 - 36
 26.16 Acres
 WRIGHT FAMILY LIVING TRUST

Dear Sir or Madame,

By means of this e mail communication I object to the "Proposed Property Changes" for parcels APN# 199-030-04-00 and APN#S 199-030-34-00 through 41-00 outlined in your letters of May 4,2010.

Thank you for your consideration,

Judith L. Yale

LAW OFFICE OF DON DETISCH

ATTORNEY AT LAW

DONALD W. DETISCH, ATTORNEY AT LAW

1010 SECOND AVENUE, SUITE 1810
SAN DIEGO, CALIFORNIA 92101

TEL: 619-515-1140

FAX: 619-235-9100

E-MAIL: Firm@detischlaw.com

June 18, 2010

VIA FAX AND EMAIL

Scott Montgomery
Chairman, Spring Valley Community Planning Group & Design Review Board
PO Box 1637
Spring Valley California 91979-1637

Members:

- | | |
|-------------------------------------|-----------------------|
| 1. Robert Eble (a) | 9. Clifton Cunningham |
| 2. Lora Lowes | 10. Willis Conley (a) |
| 3. Rodney Gibbons, Vice Chairman | 11. Vacant |
| 4. Marilyn Wilkinson, Secretary (a) | 12. Walter Lake |
| 5. Scott Montgomery, Chairman (a) | 13. Edward Woodruff |
| 6. John Eugenio | 14. Anthony Shute |
| 7. Richard Preuss | 15. Robert Decker |
| 8. Michael Daly (a) | |

**Re: County General Plan Update Zoning Consistency Review:
Reconsideration of Proposed Changes of zoning from M58
(high impact industrial) to M52 (limited industrial) at Mt.
Miguel, etc. and M58/M54 (general impact industrial) to M52
North of Jamacha Rd. between Grand & Sweetwater Ln.**

Dear Mr. Montgomery, Planning Group and Board Members:

On behalf of my client, Herman Kopf, the owner of West Coast Iron, I want to express our thanks for your reconsideration of this very important issue to Mr. Kopf and the adjacent property owners along Jamacha Road. This topic apparently did not receive a great deal of notice by the County despite the significance of this action. In correspondence received by my office the County made this comment: The alleged property specific notice was sent "in early May, announcing public review of the proposed change and the upcoming Planning Commission Hearing. The notice was not specific to the Community Planning Group meetings, but did acknowledge that the groups have involvement in the

process and it was one of the options to contact them." In any event the economic consequence to my client's property is severe.

Background: West Coast Iron is a steel fabrication company which constructs and manufactures large steel structures and is located at 9302 Jamacha Road. It is located on approximately two acres consisting of several office buildings, a large open manufacturing structure with hoisting cranes and large lift structure. The size and weight of the steel fabrications is substantial, sometimes the structure may exceed 100 feet in length and weigh many tons. The large manufacturing structure is open on the sides because of the enormous size of the structures fabricated. Candidly, this operation cannot fit within an enclosed structure as the M52 would require because of the size and weight of the fabrications. Ingress and egress to the property is through two primary points of access: one on Jamacha Road and one to the alley in the rear of the property.

Mr. Kopf came to the United States from Austria in 1969 and purchased the West Coast site in 1987. Since that time he has, through his hard work and perseverance been able to build West Coast Iron into a successful international steel fabricator. His company employs about 65 employees, a good majority of whom reside in Spring Valley.

Mr. Kopf currently has plans to improve the property by the movement of the large open manufacturing building forward, by constructing a retaining wall near the Jamacha Road frontage, by building an additional office building on the property and in general provide landscaping which will front on Jamacha Road. Copies of the proposed drawings are attached for your reference. These plans have been in formulation since at least 2006.

IMPACT of the proposed Zone Change: It should come as no surprise that we believe the proposed land use change will have a significantly negative impact on West Coast Iron's business and property and should be opposed. The proposed land change would change M54 (General impact industrial) to M52 (limited industrial impact). We believe the impetus for this change is premised on the belief that the zone change will cause the visual appearances of the properties along Jamacha to change. We think that premise is flawed.

We also think that the origination of this proposed land use change arose at a time when the economy in this country was much stronger than it is now and/or will be in the next several years.

To summarize our position and the reasons we believe that the existing zoning should remain as is follows:

1. **A DECREASE IN PROPERTY VALUE.** The proposed change from M54 to M52 will cause a negative impact on the value of my client's property. By changing the zone, the property will become nonconforming. As such the value will be decreased because of the lesser uses Mr. Kopf will be able to make of his property.

- a. **Comparable sales** are a way of determining value -- if one property with M54 use is compared to one with M52 (nonconforming use) the one without the cloud of the nonconforming use will carry more value. The nonconforming use label clouds the value of the property -- if a purchaser looking to buy Mr. Kopf's business understood he could not expand the property because of the nonconforming title, he would look elsewhere.
 - b. **Impact is immediate.** This impact of decreased property value occurs immediately --it does not have to wait to the future. If the property were rezoned and if the entire property burned to the ground for some reason Mr. Kopf would not be able to rebuild what was there. He would have to build it to the M52 standard which would mean he would be out of business.
2. **INABILITY TO USE PROPERTY.** The change from M54 to M52 would cause the existing West Coast Iron to become nonconforming. The open structure and the nature of the work would not be allowed on the site, not to mention other uses. General Industrial use type refers to industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products. Section 1620 County Code. This is exactly what West Coast Iron does. The M54 use 'allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services. The M52 use allows for industrial operations such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings." In essence West Coast Iron's operation does not fit with the M52 classification. This causes West Coast's use to be nonconforming. When this happens the expansion of this use become improbable if not impossible. In short if Mr. Kopf wanted to expand his operation and his use as he does, he will not be able to do so. If he is unable to expand, his ability to employ more people and make his company even stronger fails. It is clear that Mr. Kopf's use under this zone change will not allow him to use his property as he would like.
3. **INABILITY TO OBTAIN FINANCING.** If Mr. Kopf needs financing in connection with the use of his property, he may not be able to obtain it because of the nonconformity classification. If he is able to obtain financing he may incur significantly higher costs to obtain it. It is our belief that a bank would be very reluctant to finance a use which could be terminated for several reasons. There would be no guarantee as to the nonconforming use being continued.
4. **CHANGE IN USE WILL NOT AFFECT THE VISUAL APPEARANCE OF THE PROPERTIES.** During the discussions at the subcommittee meeting there was a concern expressed about the appearance of certain properties. Unfortunately, a change from M54 to M52 will not cause a change in any appearance. The property's existing zoning is proper. If there are unsightly properties then the proper method of

dealing with it is code enforcement as pointed out in the Spring Valley Community Plan (April 2, 2010). If the zone changes from M54 to M52 then there will be M52 properties that are unsightly. The position offered by the subcommittee was to involve the property owners in the process and allow them to actively participate in self policing themselves. This can be done in conjunction with the County zoning code enforcement division. Changing the laws and regulations will not have the goal and/or effect of causing the visual appearance of properties to change.

5. **THIS PROPOSED ZONE CHANGE SENDS A NEGATIVE MESSAGE TO BUSINESSES AND EMPLOYEES.** The economy in this country in the last two to three years has been the worst it has been for many years. Unemployment in California is over 12.8 % and shows no sign of improving. This recession looks like it will be long term. Placing restrictions on business at this time could not send a worst signal to business in Spring Valley and those businesses hoping to relocate in Spring Valley. Mr. Kopf employs about 65 employees ---if he wants to expand as he does then that will mean more jobs. That will mean more workers residing in Spring Valley and that will be mean more business for all of Spring Valley. It has been said that this Planning Group is business friendly and if that is the case then we believe that this proposed zoning change will not be recommended to the County. West Coast is a large manufacturing operation which has been in existence for a number of years. West Coast Iron has never had a zoning code violation and is a good neighbor and a valuable member of the Spring Valley community. West Coast Iron has always played by the rules and now for no reason others are wanting to change the zoning of its property.
6. **THIS ZONE CHANGE IS ADOPTED IT WILL OPERATE TO ELIMINATE WEST COAST'S PLANS TO IMPROVE ITS PROPERTY.** As shown by the attached drawings West Coast has plans to improve its property in a significant manner. Those plans contemplate and include an expansion of the existing use of M54. If the prepared zone change is implemented it is our belief that West Coast's plans will not be allowed since they would be considered as an expansion of a nonconforming use. The improvement of the property and its appearance will then not be implemented and there would be no real incentive to do so. In short, we believe that these proposed zone changes would be self defeating as it relates to West Coast Iron.
7. **THE SUBCOMMITTEE PROPOSAL AND CODE ENFORCEMENT.** At the subcommittee meeting a proposal which garnered support was that the zoning not be changed however there would be a self policing committee formed under the Spring Valley Chamber's Revitalization Committee. This self policing action would be undertaken by participating property and business owners to ensure that the visual appearance and related zoning code issues be dealt with through this Revitalization Group. West Coast Iron supports this proposal and believes it has great merit. West Coast Iron volunteers to be a

member of the Revitalization Group. West Coast Iron is a successful business and wants to remain so. It also wants to be a good neighbor and citizen. My client has worked hard his entire life to achieve his goals. He wants the zoning to remain as is. He wants to be able to submit his improvement plans to this Group in its Design function for review and approval.

Thank you for your consideration and the provision of your valuable time.

Sincerely,

Donald W. Detisch, Esq.

DWD: kss
Cc: client
Eric Lardy
County of San Diego,
Department of Planning and Land Use
Fax: 858-467-9314
Tina Carlson, Spring Valley Chamber of
Commerce

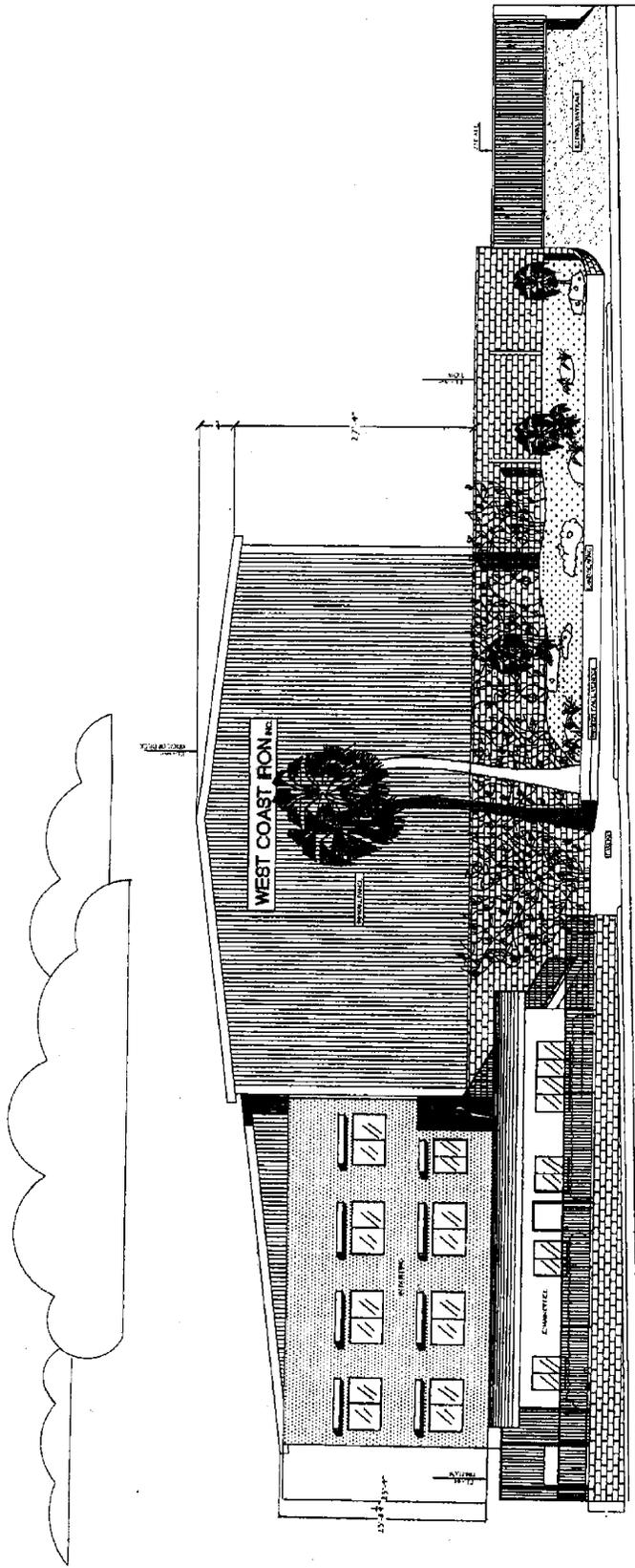
PETITION

I/WE OBJECT TO THE PROPOSED LAND USE ZONE CHANGES
FROM M-58/M-54 TO M-52.

I/WE ALSO SUPPORT THE SPRING VALLEY REVITALIZATION
COMMITTEE, FORMED WITH SPRING VALLEY BUSINESS PERSONS TO
SELF-POLICE AND ENFORCE THE CURRENT ZONING CODES.

Name (Print)	Business Address	Property Owner (P.O.) or Tenant (T)	Signature	Date
Ray Cox	7270 JAMAICA RD	Ray Cox	<i>[Signature]</i>	6/16
J. Lopez	9150 JAMAICA RD		<i>[Signature]</i>	6/16
John Zaruel	9070 JAMAICA RD		<i>[Signature]</i>	6/16
RAI ANTONIO	9178 JAMAICA RD.	P.O.	<i>[Signature]</i>	6/16
Thompson	9030 JAMAICA RD	P.O.	<i>[Signature]</i>	6/16
	9020 JAMAICA RD	T	<i>[Signature]</i>	6/16
	1016 JAMAICA RD	P.O.	<i>[Signature]</i>	6/16
Margar Vasquez	9110 JAMAICA RD	P.O.	<i>[Signature]</i>	6/16
Art Tizle	9110 JAMAICA RD 1/2	T	<i>[Signature]</i>	6/16
Jose Zaruel	9000 JAMAICA RD	T	<i>[Signature]</i>	6/16
Rev. Charles	1167 Sweetwater Ln.	P.O.	<i>[Signature]</i>	6/16
Tom McFarlan	1167 Sweetwater Ln	T	<i>[Signature]</i>	6/16
Therese Chavez	1317 Sweetwater Ln 91477	T	<i>[Signature]</i>	6/16

U



FRONT VIEW

1

Lardy, Eric

From: Scott Montgomery [scottmontgomery@cox.net]
Sent: Tuesday, June 22, 2010 11:00 AM
To: Skip Flynn; Lora Lowes; Willis Conley; Walter Lake; "Scott Montgomery"; Rod Gibbons; Robert Eble; Marilyn Wilkinson; John Eugenio; Edward A. Woodruff; Bob Decker; Anthony Shute; Michael Daly; Richard Preuss; Clifton Cunningham
Cc: Lardy, Eric; Citrano, Robert
Subject: Fw: County General Plan Update Zoning Consistency Review
Attachments: County Letter RE Rezone of Property.1.2.91.pdf; Letter from Schwartz to Silverman RE Rezone of Property. 12.4.92.pdf

----- Original Message -----

From: Edward N. Benito
To: scottmontgomery@cox.net
Sent: Monday, June 21, 2010 3:42 PM
Subject: County General Plan Update Zoning Consistency Review

Dear Scott:

Thank you for taking the time to discuss my client, Willie Wilson's, objection to the proposed change of zoning of his property at 1012 Grand Ave/9396 Jamacha Road from M54 (General Impact Industrial) to M52 (Limited Industrial).

As we discussed, the proposed zoning change is inconsistent with a zoning-change agreement that the County entered into regarding Mr. Wilson's property about 20 years ago. When Mr. Wilson bought the property, he bought it specifically for its M54 zoning designation so that he could use it for his business's outside storage. In fact, to consummate the purchase, the property's seller entered into an agreement with the County whereby the County would rezone the property **from Neighborhood Commercial to General Impact Industrial** in exchange for (1) the seller's granting of various right-of-way easements over the property, (2) the seller's relinquishment of various access rights into Jamacha Road and Grand Ave., and (3) the seller's participating in the cost of traffic signal installations at various intersections in the property's vicinity. Also, as a further condition to rezoning the property, the County imposed a whole host of standards relating to the property's use and aesthetics, such as: (1) that the primary exterior walls shall be of permanent color and texture, (2) that long, blank walls facing the street are prohibited, (3) that roofs visible from off-site properties shall provide visual relief, (4) landscaping shall be consistent with the Zoning Ordinance's requirements, (5) that signage shall be limited to that necessary for business identification, and (6) that an acoustical study be submitted for the development proposal.

I have attached two documents relating to the zoning-change agreement. The first document – a 1/2/91 letter from a Deputy Director of the Dept. of Public Works the Director of the Dept. of Planning and Land Use – lays out the County's recommendation to approve the subject property's re-zoning from Neighborhood Commercial to General Impact Industrial in exchange for the owner's granting of several easements to the County and the owner's sharing in the cost of certain improvements. The second document – a 12/4/92 letter from the seller's attorney to a real-estate broker – attaches documents evidencing the County's acceptance of the rezoning change in exchange for the property-owner's cash settlement and conveyance of the easements.

Please do not hesitate to call me if you have any questions, or seek any additional information, regarding Mr. Wilson's objection.

I look forward to meeting you at the planning group hearing tomorrow.

Best regards,

Ed Benito

6/22/2010

Edward N. Benito, Esq.
Gordon & Holmes
223 West Date Street
San Diego, California 92101
619-696-0444 (phone)
619-696-1144 (fax)

This information is intended for use by the individuals or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us.

UY 3248

1 - 296

DELANEY

(DEVELOPMENT)

PATRICIA SMITH

694-2488

KEN BRAZELL

694 2728

County of San Diego



GRANVILLE M. BOWMAN
DIRECTOR
(619) 694-2212
(LOCATION CODE 750)

DEPARTMENT OF PUBLIC WORKS

5555 OVERLAND AVE. SAN DIEGO, CALIFORNIA 92123-1295

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY ROAD COMMISSIONER
TRANSPORTATION OPERATIONS
COUNTY SURVEYOR
FLOOD CONTROL
LIQUID WASTE
SOLID WASTE

January 2, 1991

TO: Lauren M. Wasserman, Director
 Department of Planning and Land Use (0650)
 Attention: Dennis Verilli, Regional Planner
 Richard Zumwalt, Associate Planner

FROM: *for* *Brian S. Headrick*
 John S. Burke, Deputy Director
 Department of Public Works (0336)

SUBJECT: Planning Case: R90-006/General Plan Amendment 90-02
 Sent to us: October 8, 1990
 Rezone: Jamacha Road; Grand Avenue; Birch Street,
 La Presa

This letter supersedes our letter dated November 6, 1990.

Our recommendations are as follows:

- A. As conditions of granting rezone R90-006 the applicant shall:
 1. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way width along Grand Avenue as shown on the attached Exhibit "A" and described on Exhibit "B". The easement to be accepted for public use.
 2. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way width along Jamacha Road (SA990) as shown on the attached Exhibit "A" and described on Exhibit "B". The easement to be accepted for public use.
 3. Grant an irrevocable offer to dedicate the right-of-way required to complete a thirty foot (30') wide, one-half width on the south side of the ultimate centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty foot (30') limit for Birch Street, as shown on the attached Exhibit "A" and described on Exhibit "B".

Planning Case R90-006

Page 2

January 2, 1991

The grant of right-of-way/irrevocable offer to dedicate shall be free of all encumbrances or subordinated at the time of recordation.

4. Execute a lien agreement to improve Birch Street to a one-half graded width of 30 feet with Portland cement concrete curb, gutter, sidewalk, asphaltic concrete pavement over approved base, ornamental street light(s), and asphaltic concrete dike taper to existing pavement. Face of curb will be 20 feet from the centerline. This lien contract is in lieu of the immediate installation of Full Standard Street improvements.

When the developer applies for a building permit from the Department of Planning and Land Use, this Lien shall be replaced by a Secured Agreement. The agreement shall be secured by a bond, cash deposit, Instrument of Credit or Letter of Credit.

5. Participate in the cost of traffic signal installations at the intersections of (a) Jamacha Road at Grand Avenue (\$3,270); and (b) Jamacha Road at Jamacha Boulevard (\$747); and (c) Jamacha Boulevard at Whitestone Road (\$747). The amount of the developers portion of the entire cost of the signals shall be \$4,764.00. The Planning Commission hereby determines that:
 - a. The fee is to assist in financing the construction of traffic signals to mitigate this project's impact on traffic safety;
 - b. The fee will be used to contribute towards the installation of traffic signals at the intersections of (a) Jamacha Road at Grand Avenue; and (b) Jamacha Road at Jamacha Boulevard; and (c) Jamacha Boulevard at Whitestone Road;
 - c. The traffic signals will help mitigate the additional traffic impact on these intersections caused by the project;
 - d. This project will contribute additional traffic to the intersections of (a) Jamacha Road at Grand Avenue; and (b) Jamacha Road at Jamacha Boulevard; and (c) Jamacha Boulevard at Whitestone Road;

Planning Case R90-006
Page 3
January 2, 1991

- e. The fee of \$4,764.00 is based on an estimate of the percentage of traffic this project will contribute to these intersections.
- 6. Relinquish access rights onto Jamacha Road.
- 7. Relinquish access rights into Grand Avenue, except for two commercial driveways. The width and locations of driveways shall be as approved by the Director, Department of Public Works.

If you have any questions regarding this matter, please contact Joe McGuire at (619) 694-2485.

JSB:FJM:sb

Attachments

cc: R90-006 file; Bill Hoeben, DPW (0336); Zucker Systems,
9909 Huennekens Street, #120, San Diego, CA 92121; Perrian Henry,
P.O. Box 1270, Alpine, CA 92001

sb/3450

WORLEY, SCHWARTZ, GARFIELD & RICE

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

DONALD R. WORLEY*
WILLIAM J. SCHWARTZ, JR.
TIMOTHY K. GARFIELD
ROBERT C. RICE
CHARLES V. BERWANGER
JENNIFER TREESE WILSON
JAMES P. O'NEIL
JOSEPH A. SOLOMON
SUSAN BADE HULL

ATTORNEYS AT LAW

1150 FIRST INTERSTATE PLAZA

401 "B" STREET

SAN DIEGO, CALIFORNIA 92101-4245

TELEPHONE: (619) 239-0815

TELEFAX: (619) 239-6854

*A PROFESSIONAL CORPORATION

December 4, 1992

FILE NO.

Mr. Mark Silverman
Grubb & Ellis Company
8880 Rio San Diego Drive
Suite 200
San Diego, CA 92108

Re: Tom Lewis Property in Spring Valley

Dear Mr. Silverman:

This will confirm our telephone conversation of today and transmit to you copies of the Board of Supervisors' approvals for the Lewis property in Spring Valley. The enclosures are as follows:

1. Certified copy of the Minute Order of the Board of Supervisors for November 4, 1992 showing the approval of the project by the adoption of Resolution 92-457 and the adoption of Ordinance No. 8169 (New Series).
2. Certified copy of the Resolution Adopting GPA 91-01 changing the General Plan land use designation to Industrial (15) and (16).
3. Certified copy of Ordinance No. 8169 (New Series) changing the zoning (use regulations) on the property to the M52 and M54 industrial categories, subject to the "D" Designator requirements included in the ordinance.

Coincidentally, both the General Plan Amendment and the rezoning became effective today. I am also enclosing a copy of the map of the property which was included in the environmental findings for the County approval. Hopefully this will allow you to focus on the three subareas that were impacted by the Supervisors' action.

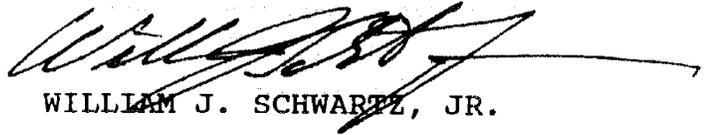
As we discussed, subareas 1 and 2 are in the M52 Industrial Zone and subarea 3 is now in the M54 Industrial Zone. I trust that the above and the enclosures will be of assistance to you in

Mr. Mark Silverman
December 4, 1992
Page 2

the marketing of this property. If you have any other questions or concerns, please do not hesitate to contact me.

Very truly yours,

WORLEY, SCHWARTZ, GARFIELD & RICE

A handwritten signature in black ink, appearing to read "William J. Schwartz, Jr.", with a long horizontal flourish extending to the right.

WILLIAM J. SCHWARTZ, JR.

WJS:mam
Enclosures
cc: Mr. Tom Lewis

COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
NOVEMBER 4, 1992

MINUTE ORDER NO. 2

SUBJECT: Continued Noticed Public Hearing:
Revised Report For The Final Resolution of General Plan
Amendment (GPA) 91-01 and Zone Reclassification R90-006
(Perrian Henry)
(Carryover Item From 10/14/92, Agenda No. 1)

CHIEF ADMINISTRATIVE OFFICER RECOMMENDATION:
If your Board finds the cash settlement offered by the applicant acceptable, adopt the Final Resolution approving GPA 91-01 and amending the Spring Valley Community Plan (Attachment A) and adopt the Ordinance approving zone reclassification changes (Attachment B).

DOCUMENTS:
Chief Administrative Officer's Revised Report, Board of Supervisors Document No. 733049.

ACTION:
ON MOTION of Supervisor Bailey, seconded by Supervisor MacDonald, the Board of Supervisors closed the Hearing; found the cash settlement offered by the applicant acceptable; and took action as recommended by the Chief Administrative Officer in the Revised Report for the meeting of November 4, 1992:

Adopting Resolution No. 92-457 (A Resolution of the San Diego County Board of Supervisors adopting General Plan Amendment 91-01) .

Adopting Ordinance No. 8169 (New Series) entitled:
AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN
PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA
(REFERENCE: GPA 91-01, R90-006)

And accepted Irrevocable Offer of Dedication, Grant of Easement, and Subordination Agreement.

Ayes: Bilbray, Bailey, MacDonald
Absent: Golding, Williams

- - -

STATE OF CALIFORNIA)
County of San Diego) ^{SS}

I, ARLINE HULTSCH, Assistant Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original order adopted by said Board at a regular meeting thereof held November 4, 1992 (2), by the vote herein stated, which original order is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors, this 4th day of November, 1992.



ARLINE HULTSCH
Assistant Clerk of the Board of
Supervisors

By *L. Monteleone*
Lorena Monteleone, Deputy

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) 91-01)

ON MOTION of Supervisor Bailey , seconded by Supervisor MacDonald following resolution is adopted.

WHEREAS, pursuant to Government Code Sections 65350 et seq, and Board of Supervisors Policy I-63 General Plan Amendment and Zoning Implementation Guidelines, General Plan Amendment 91-01 has been prepared, being the second amendment to the Regional Land Use Element, in the Calendar Year 1992; and

WHEREAS, pursuant to Government Code Sections 65860 et seq associated zoning reclassifications have been prepared; and

WHEREAS, General Plan Amendment 91-01 consists of the following item:

Item 1: PERRIAN HENRY REQUEST: Amending the Spring Valley Community Plan.

WHEREAS, the Department of Planning and Land Use, in that document entitled "General Plan Amendment 91-01, Report to the Planning Commission" in one volume dated November 8, 1990, has made its detailed recommendations concerning Item 1; and

WHEREAS, the Department of Planning and Land Use recommends that the Negative Declaration be approved pursuant to the California Environmental Quality Act; and

WHEREAS, the Department of Planning and Land Use considered Item 1 together with the concurrent zone reclassifications; and

WHEREAS, on November 16, 1990, and January 4, 1991 the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on GPA 91-01; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the appropriate reports prior to making its recommendations.

WHEREAS, the Planning Commission concurs with the Department of Planning and Land Use environmental recommendations as shown in its final Resolution dated January 18, 1991; and

WHEREAS, the Planning Commission has made its recommendations concerning Item 1 in GPA 91-01, to the Board of Supervisors in the aforementioned Resolution.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors adopts and makes the environmental findings and determinations as shown in Appendix 1.

BE IT FURTHER RESOLVED that the Board of Supervisors determines that the adoption of GPA 91-01 is consistent with the goals and policies of San Diego County as expressed in the General Plan and other adopted documents.

BE IT FURTHER RESOLVED that the Board of Supervisors pursuant to Government Code Section 65356 adopts GPA 91-01 as shown in Appendix 1 and more specifically identified as shown below:

<u>APPENDIX FOR</u>	<u>TITLE</u>	<u>PAGE</u>
Item 1	Appendix 1: Spring Valley Community Plan Perrian Henry Request	
	1A: Environmental Findings	
	1B: Spring Valley Community Plan Map	

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Resolution, it being hereby expressly declared that this Resolution and each section, subsection sentence, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

BE IT FURTHER RESOLVED AND DIRECTED that the Department of Planning and Land Use shall send a copy of this Amendment to the General Plan to all public entities specified in Government Code Section 65352 and any other public entities that submitted comments on the proposed Amendment during its preparation.

BE IT FURTHER RESOLVED AND DIRECTED that the Clerk of the Board make available to the general public for inspection, within one working day, copies of the documents amending the General Plan, including diagrams and text, and the copies thereof be provided, upon request and payment of a reasonable cost for copying, within two working days after receipt of the request.

BE IT FURTHER RESOLVED that this Resolution and all plan amendments and other actions effected hereby shall take effect on December 4, 1992.

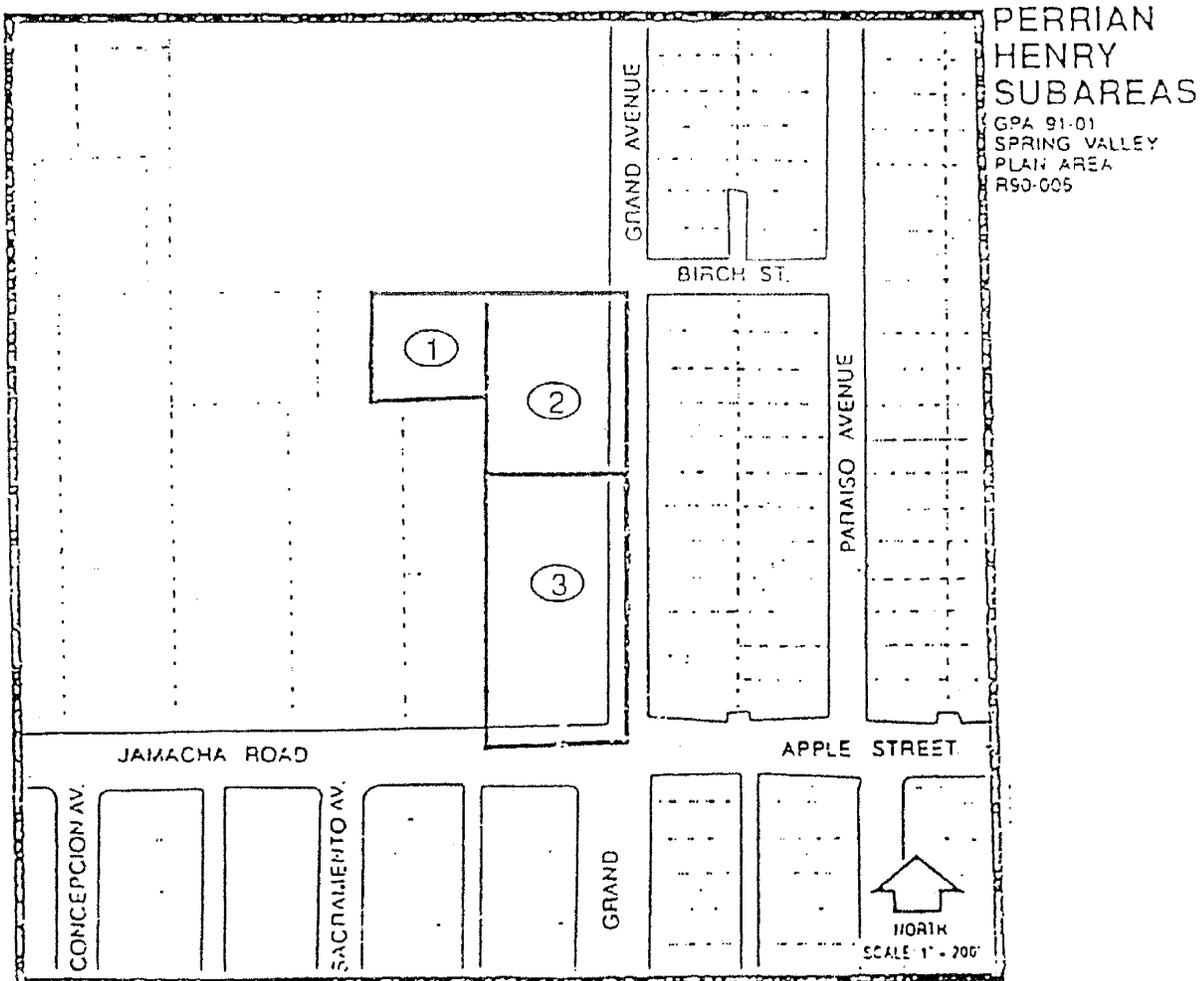
APPENDIX 1: SPRING VALLEY COMMUNITY PLAN

1A: Environmental Findings

Certify that the Negative Declaration (ND) dated October 9, 1990, has been completed in compliance with the California Environmental Quality Act (CEQA), Section 15074 (b), and find that the proposed project will not have a significant impact on the environment, and that an Environmental Impact Report (EIR) need not be prepared.

1B: Amend the Spring Valley Community Plan map as shown below:

- Subarea 1: Retain the existing (15) Limited impact Industrial Plan Designation.
- Subarea 2: Change the plan designation from (12) Neighborhood Commercial to (15) Limited Impact Industrial.
- Subarea 3: Change the plan designation from (12) Neighborhood Commercial to (16) General Impact Industrial.



NOV. 04 1992

9

FEB. 26 1993

14

APPROVED BY CITY COUNCIL DEC 18 1991

14

BY *W. J. [Signature]* 12-5-91

PASSED AND APPROVED, by the Board of Supervisors of the County of San Diego, State of California, the 4th day of November, 1992 by the following vote:

AYES: Supervisors Bilbray, Bailey, and MacDonald

NOES: Supervisors None

ABSENT: Supervisors Golding and Williams

STATE OF CALIFORNIA)ss
County of San Diego)

I, THOMAS J. PASTUSZKA, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote herein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors, this 10th day of November, 1992.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



BY Maria Tiscareño
Maria A. Tiscareño, Deputy

ORDINANCE NO. 8169 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA

REF: GPA 91-01, R90-006

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Assessor map Set identified as Document No. 753049(a), on file with the Clerk of the Board of Supervisors of the County of San Diego.

SUB-AREA NO.	STATUS	USE REGS	NEIGH BOR-HOOD REGS	ZONING									
				DEVELOPMENT REGULATIONS									
				DEN-SITY	LOT SIZE	BLDG TYPE	MAX FLOOR AREA	FLOOR AREA RATIO	HT	COVER	SET-BACK	OPEN SPACE	SPEC. AREA REGS
1	OLD	M52	S	-	-	W	-	-	J	-	P	-	B
	NEW	M52	S	-	-	W	-	-	J	-	P	-	B,D
2	OLD	C32	A	-	-	T	-	-	G	-	O	-	B
	NEW	M52	S	-	-	W	-	-	J	-	P	-	B,D
3	OLD	C32	A	-	-	T	-	-	G	-	O	-	B
	NEW	M54	T	-	-	W	-	-	J	-	P	-	B,D

Pursuant to Section 5900 et seq. of the San Diego Zoning Ordinance, the objectives and standards for applying the Special Area Designator "D" to the site is as follows:

DESIGNATOR "D" OBJECTIVES

1. Provide a high-quality industrial or mixed commercial/industrial development responsive to the redevelopment goals of the Birch Street industrial area by providing architectural features which enhance the appearance and land use compatibility of the site while minimizing adverse visual impacts of industrial use on surrounding development.
2. Minimize potential noise level increase caused by indoor and outdoor industrial activities which might impact adjacent residential land uses.
3. This "D" Designator is complimentary to and does not supersede the requirements of the "B" Special Area Regulation for Spring Valley.

STANDARDS:

1. The primary exterior wall materials shall be of permanent color and texture such as pre-cast concrete, brick, split-faced block and ribbed metal wall systems. Bright colors and highly reflective wall surfaces

NOV. 04 1992

are prohibited, except where used as accents. Earthtones and warm, light colors shall be used if feasible.

2. Long, blank walls facing the street are prohibited. When long walls are necessary and are visible from off-site locations, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan, so that no section of wall surface exceeds 60 feet in length.
3. Roofs visible from off-site properties shall provide visual relief from large, flat surfaces through variation in pitch, or variation in height of flat roofs. Roof aggregate, if used, should be earthtone in color and applied dense enough to completely cover the roof surface. Bright-colored and highly reflective roof surfaces are prohibited.
4. Landscaping shall be consistent with applicable requirements of The Zoning Ordinance and provisions of the "B" Designator.
5. Signage shall be limited to that necessary for business identification and shall be designed to be compatible with the architecture. Billboards and pole signs are prohibited. Only monument signs and signs attached flush with building walls will be allowed. Roof signs shall not project above the top of the roof or roof parapet.
6. Submit an acoustical study for any development proposal which addresses potential noise impacts so that noise mitigation measures, if necessary, can be specified and incorporated into the project design.

Section 2. Effective Date. This ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED this 4th day of November, 1992
(2).

GEORGE F. BAILEY
Chairman of the Board of Supervisors
of the County of San Diego, State of
California

The above ordinance was adopted by the following vote:

Supervisor Brian P. Bilbray	Voting "Aye"
Supervisor George F. Bailey	Voting "Aye"
Supervisor Susan Golding	is absent and not voting
Supervisor Leon L. Williams	is absent and not voting
Supervisor John MacDonald	Voting "Aye"

ATTEST my hand and the seal of the Board of Supervisors this
12th day of November, 1992.



THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By Maria A. Tiscareño
Maria A. Tiscareño, Deputy

Ordinance No. 8169 (NS)

APPENDIX 1: SPRING VALLEY COMMUNITY PLAN

1A: Environmental Findings

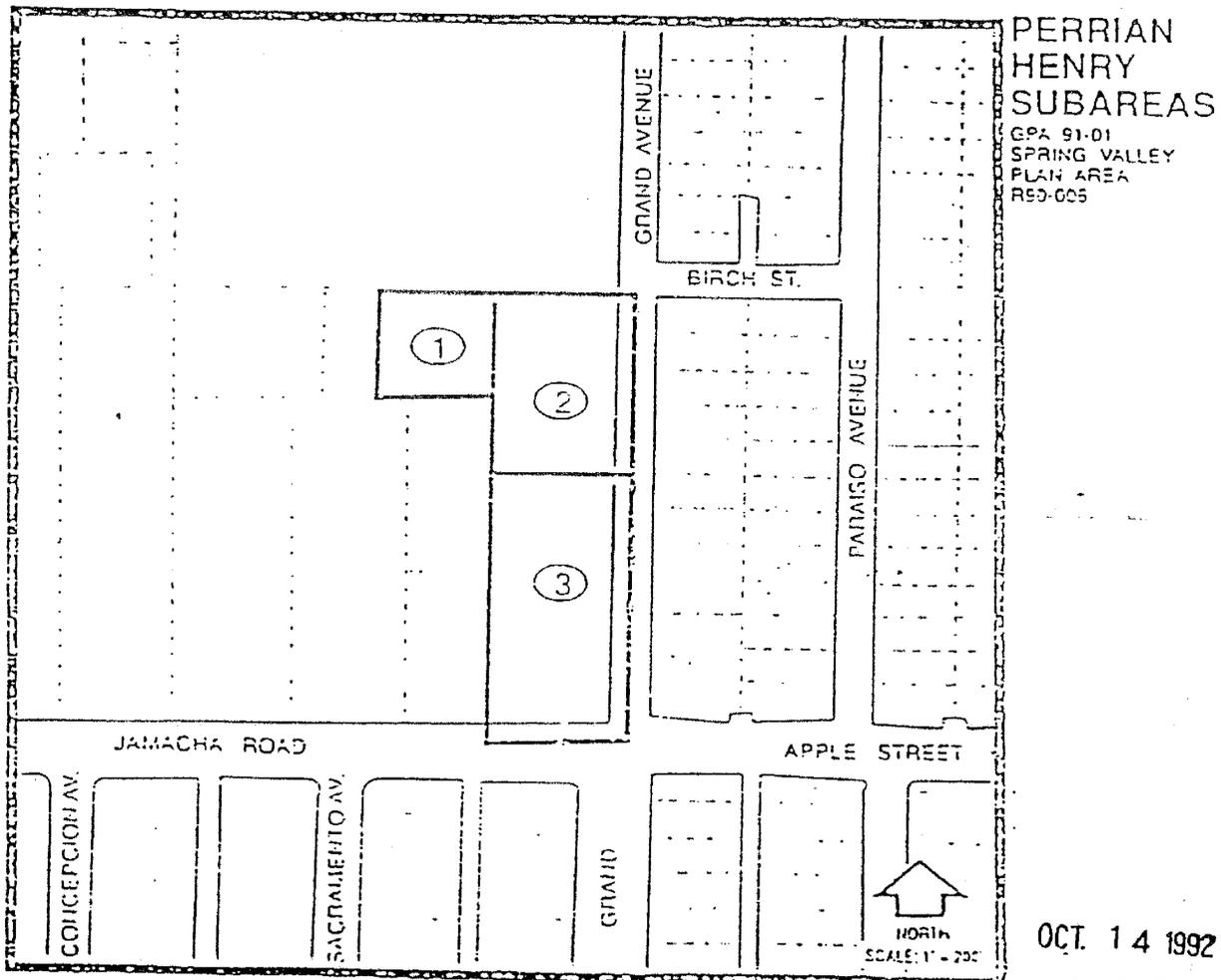
Certify that the Negative Declaration (ND) dated October 9, 1990, has been completed in compliance with the California Environmental Quality Act (CEQA), Section 15074 (b), and find that the proposed project will not have a significant impact on the environment, and that an Environmental Impact Report (EIR) need not be prepared.

1B: Amend the Spring Valley Community Plan map as shown below:

Subarea 1: Retain the existing (15) Limited Impact Industrial Plan Designation.

Subarea 2: Change the plan designation from (12) Neighborhood Commercial to (15) Limited Impact Industrial.

Subarea 3: Change the plan designation from (12) Neighborhood Commercial to (16) General Impact Industrial.



OCT. 14 1992

FEB. 26 1991

33

14

DEC 18 1991 JUN. 03 1991

14

13.

BY W. Taylor 12-5-91

APPENDIX 1: SPRING VALLEY COMMUNITY PLAN

1A: Environmental Findings

Certify that the Negative Declaration (ND) dated October 9, 1990, has been completed in compliance with the California Environmental Quality Act (CEQA), Section 15074 (b), and find that the proposed project will not have a significant impact on the environment, and that an Environmental Impact Report (EIR) need not be prepared.

1B: Amend the Spring Valley Community Plan map as follows:

Subarea 1: Retain the existing (15) Limited impact Industrial Plan Designation.

Subarea 2: Change the plan designation from (12) Neighborhood Commercial to (15) Limited Impact Industrial.

Subarea 3: Change the plan designation from (12) Neighborhood Commercial to (16) General Impact Industrial.

BOARD02\GPAS101.APN-tf

OCT. 14 1992
34

JUN. 03 1992
14

DEC 18 1991
FEB. 25 1992
14