



The County of San Diego

Planning Commission Hearing Report

Date:	September 18, 2015	Case/File No.:	2015 General Plan Clean-Up GPA 14-001; 3800-14-001 REZ 14-001; 3600-14-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	2015 General Plan Clean-Up General Plan Amendment and Rezone
Time:	9:00 a.m.	Location:	Districts - All
Agenda Item:	#2	General Plan:	Various
Appeal Status:	Board of Supervisors is the final decision-maker	Zoning:	Various
Applicant/Owner:	County of San Diego	Communities:	All unincorporated communities
Environmental:	EIR Addendum	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

The biennial General Plan 'Clean-Up' entails a General Plan Amendment (GPA) and Rezone (REZ). It is requested that the Planning Commission evaluate the currently proposed clean-up and make recommendations to the Board of Supervisors for GPA 14-001 and REZ 14-001. If the required findings can be made, it is recommended that the Planning Commission take the following actions:

- a. Find that it has reviewed and considered the information contained in the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto (Attachment D) dated September 18, 2015, on file with PDS under Environmental Review Log Number 14-00-001, prior to making its recommendation on the GPA and REZ.

- b. Recommend that the Board of Supervisors adopt:
 - i. The staff recommended resolution entitled:
A Resolution of the San Diego County Board of Supervisors Adopting the 2015 General Plan Clean-Up General Plan Amendment; GPA 14-001 (Attachment A), and
 - ii. The resolution which will become effective only after final approval of the detachment by the San Diego Local Agency Formation Commission (LAFCO) entitled:
A Resolution of the San Diego County Board of Supervisors Adopting the 2015 General Plan Clean-Up General Plan Amendment; GPA 14-001 – Item SD201 (Attachment A-1)
 - iii. The staff recommended ordinance entitled:
AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 14-001; REZ 14-001] (Attachment C) and
 - iv. The ordinance which will become effective only after final approval of the detachment by the San Diego Local Agency Formation Commission (LAFCO) entitled:
AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE – ITEM SD201 [GPA 14-001; REZ 14-001] (Attachment C-1).

2. Required Findings to Support Requested Actions

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

B. PROPOSAL

1. Background

During the General Plan Update process, the Board of Supervisors (Board) initiated a General Plan Clean-Up procedure. On August 3, 2011, the Board adopted the General Plan Update and directed staff to bring forward a clean-up every two years. The clean-up is intended to provide a regular mechanism for correcting errors discovered during implementation of the General Plan and to make updates to reflect new circumstances. The current proposal will be the second clean-up cycle since the General Plan Update was approved.

The clean-up process is intended to be used for minor changes or additions to the General Plan that do not result in additional environmental impacts, beyond the analysis of the General Plan EIR. Therefore, changes qualifying for the clean-up only require an Addendum to the previously certified General Plan Update EIR. An Addendum may be prepared when significant

environmental impacts were previously analyzed, and only minor changes or additions to the previously certified EIR are needed.

It is also important to note that the Property Specific Requests (PSRs) GPA is not related to the clean-up process. The PSRs are scheduled for consideration by the Planning Commission and Board in 2017.

2. Clean-Up Description

The clean-up includes five different categories of changes; Land Use Map/Zoning, Land Use Element, Conservation and Open Space Element, Implementation Plan, Mobility Network Appendix and Community/Subregional Plans. The changes are relatively minor in nature and are described in detail in Attachment B. Summaries for each of the categories are included below.

A. Land Use Map/Zoning

There are 17 proposed Land Use Map/zoning changes that include 60 parcels in 17 distinct areas, covering 764 acres within nine communities in the unincorporated County. The Land Use Map/zoning changes include mapping errors, ownership changes, and minor community planning/sponsor group (CPG/CSG) requests. The Land Use Map/zoning items differ from General Plan text changes, in that they include changes to General Plan Land Use designations for specific properties and changes to zoning use regulations and Regional Categories in some cases.

- i. Mapping errors – Corrections to mapping errors missed during the General Plan Update process. An example of this type of change is AL201, which involves parcels owned by the Grossmont Union High School District that were mistakenly designated Village Residential 2.9 (VR-2.9). The proposal is to change the Land Use designation of these properties to Public/Semi-Public (P/SP), which is the appropriate designation for public school district properties.
- ii. Ownership changes – Assigning appropriate Land Use designations to account for changes in ownership from public to private or vice versa. This category includes recent open space acquisitions by the County Department of Parks and Recreation (DPR). An example of this type of change is CD201, which involves a parcel that was recently sold to the Helix Water District, and was previously under private ownership.
- iii. Minor CPG/CSG requests – Minor community planning/sponsor group (CPG/CSG) requests can be included in the clean-up when errors are identified or new circumstances warrant a change. An example of this type of change is SV201, which involves six parcels in Spring Valley which are zoned for commercial use. The properties are currently developed with single-family homes and property owners have recently had trouble selling their homes, due to stricter lending practices and the reluctance of some banks to lend for a residential use in a commercial zone. With the full support of property owners and the Spring Valley CPG, the proposal is to change the Land Use designations and zoning to match the large area of Village Residential 15 (VR-15) adjacent to the north. This change would result in a lower density than what is allowed in the current zoning, with residential units allowed as secondary to commercial.

The total combined changes would reduce the overall number of estimated potential dwelling units allowed in the affected areas by 325 units, compared to the estimated potential density associated with the existing General Plan designations and zoning. A detailed description of acreages and unit yields can be found in the table below.

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

ID	Community	Parcels	Acreage	General Plan Designation		# Potential Dwelling Units ¹		Category of Change
				Existing	Proposed	Existing	Proposed	
AL201	Alpine	6	90	VR-2.9	P/SP	258	0	Mapping Error
CD201	Crest-Dehesa	1	0.4	RL-20	P/SP	1	0	Ownership Change
CD202	Crest-Dehesa	1	0.7	SR-1	OS-C	1	0	Ownership Change
JL201	Julian	2	114	RL-40	OS-C	2	0	Ownership Change
JL202	Julian	4	32	RL-40	OS-C	4	0	Ownership Change
LS201	Lakeside	2	1.1	C-1	VR-30	37	32	Minor CPG Request
LS202	Lakeside	1	38	RL-40	OS-C	1	0	Ownership Change
LS203	Lakeside	1	20	RL-40	OS-C	1	0	Ownership Change
LS204	Lakeside	3	4.4	VR-4.3 (zoning change only)	VR-4.3 (zoning change only)	17	17	Ownership Change
NC201	North County Metro	19	382	RL-40	OS-C	19	0	Ownership Change
SD201	San Dieguito	1	0.13	N/A	SR-2	0	0	Proposed Detachment
SD202	San Dieguito	4	35	RL-20	OS-C	4	0	Ownership Change
SV201	Spring Valley	6	1.4	C-1	VR-15	53	18	Minor CPG Request
SV202	Spring Valley	2	0.9	P/SP	VR-7.3	2 (see GP Policy LU-1.6)	6	Mapping Error
SW201	Rainbow	2	5.3	P/SP (zoning change only)	P/SP (zoning change only)	0	2 (see GP Policy LU-1.6)	Ownership Change
VC201	Valley Center	1	1	SR-2 (staff rec - zoning change only)	SR-2 (staff rec - zoning change only)	1	1	Minor CPG Request
VC202	Valley Center	4	38	SR-2 (zoning change only)	SR-2 (zoning change only)	14	14	Mapping Error
Total		60	764			415	90	

¹ Existing and proposed *potential* dwelling units are conservative estimates, based parcel size and slope data for slope-dependent designations, and do not consider other planning and environmental constraints that could further reduce the actual unit yield. The numbers in each column represent the total estimated potential units under the existing and proposed designations. The proposed column does not represent a dwelling unit increase/decrease in comparison to the existing column, just the total estimated potential units under the proposed designation.

B. Land Use Element

There are two proposed changes to the Land Use Element.

- i. A revision to the text describing Regional Categories, to note that the Open Space designations and Public/Semi-Public Facilities can be assigned to any of the Regional Categories, based on ownership and location. The General Plan text currently notes that the Open Space designations are included in the Semi-Rural and Rural Regional Categories; however, when the Regional Category mapping was done for the General Plan Update, the Open Space and Public/Semi-Public Facilities designations received the No Jurisdiction Regional Category. The appropriate use of the No Jurisdiction Regional Category is for lands under state or federal ownership, and tribal reservations. Properties with the Open Space or Public/Semi-Public Facilities designations should be assigned to the Village, Semi-Rural, or Rural Regional Categories (based on location, and in accordance with the Community Development Model) if they are not state, federal, or tribal reservation lands.
- ii. The addition of a short description of the purpose of the 'No Jurisdiction' Regional Category. The No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations; and related corrections to Table LU-1 (Land Use Designations and Compatible Regional Categories) for consistency.

C. Conservation and Open Space Element

There is only one proposed correction to the Conservation and Open Space Element. This update will correct an accidental repetition of a paragraph in the Agricultural Resources text. The second occurrence of the paragraph is proposed for deletion.

D. Implementation Plan

There is also one proposed change for the General Plan's Implementation Plan. Two implementation measures dealing with reasonable accommodation for persons with disabilities reference the incorrect General Plan policies as justification for the implementation measures.

E. Mobility Element Network Appendix

Revisions to the General Plan Mobility Element Network Appendix described in Attachment B, Section 4.2. These proposed changes are limited to Winter Gardens Boulevard in Lakeside and New Road 14 in Valley Center, including corrections to correct two table-map inconsistencies, a spelling error and map color error. The classification of these roads is not subject to change.

H. Community/Subregional Plans

Revisions and additions to community and subregional plans are proposed to address an inconsistency with existing zoning, a reference to the ongoing preparation of a Community Wildfire Evacuation Plan, correct an incorrect page number reference, and add policies that fit the scope of the project at the request of two planning groups.

Section 4.3 of Attachment B provides the proposed additions and strikeout/underline revisions to policies contained in five adopted community and subregional plans. These changes are proposed for the following community/subregional plans:

- i. Central Mountain – A revision is proposed to a minimum lot size policy for consistency with existing minimum lot sizes outside of Village areas. The current policy applies a four-acre minimum lot size outside of Rural Village boundaries. This is inconsistent with current zoning minimum lot sizes, as there are currently several parcels in the Subregion, outside of Rural Village boundaries with zoning minimum lot sizes of less than four acres.
- ii. Crest-Dehesa – In the Public Safety – Fire Protection section, add a reference to the preparation of a Community Wildfire Evacuation Plan.
- iii. Fallbrook – The project includes the addition of two sets of issue-goal-policy statements that were requested by the Fallbrook CPG and two other minor revisions. These proposed additions were not submitted in time for inclusion in the Fallbrook Community Plan update, coinciding with the General Plan Update in 2011. The proposed additions include the following:
 - An issue-goal-policy addition that seeks to preserve the rural character of Village access roads by discouraging GPAs for changes to the highest intensity commercial designations outside the Village. The proposed policy does not prohibit GPAs, but will discourage GPAs outside the Village that propose to change the Land Use designations to General Commercial (C-1) and Rural Commercial (C-4) Land Use designations. These two designations are compatible with the commercial zoning use regulations that allow a very wide range of commercial uses. The proposed policy would not discourage the Office Professional (C-2) and Neighborhood Commercial (C-3) designations.
 - An issue-goal-policy addition to support businesses that serve agriculture in future zoning considerations. The proposed policies apply when considering proposed zone reclassifications for properties with agriculture supporting businesses. In these circumstances, the proposed policy would encourage the use of those zones that allow most commercial activities to be conducted outside of an enclosure.
 - In addition, a clarification phrase is proposed for a goal statement, which left out references to the semi-rural and rural areas of the Community Planning Area, and a new policy is proposed, related to encouraging design considerations in nonresidential projects.
- iv. Pala/Pauma – Public Services and Facilities Policy 1 currently includes an incorrect page number reference for the location of the Village Boundary Map, which is proposed for correction.
- v. Valley Center – Proposals for the Valley Center Community Plan involve the proposed addition of exception language for policies that seek to keep commercial uses within the two villages. The proposed exception language would apply to those properties that lost commercial zoning with the adoption of the General Plan Update, which is

limited to eight parcels. Only one of these parcels (one acre in size) is proposed for a change in the current project (VC201, discussed in Section C.5.A), and if any zoning or General Plan change were proposed for any of the other seven parcels, it would be subject to full CEQA review. In addition, any future change to a commercial zoning use regulation would include a design review designator, ensuring compliance with the Valley Center Design Guidelines.

C. ANALYSIS AND DISCUSSION

In order to recommend approval of the proposed clean-up, the Planning Commission will need to find that the clean-up demonstrates compliance with the California Government Code; is consistent with the vision goals and policies of the General Plan and its community and subregional plans; and that it complies with CEQA.

1. General Plan Consistency

Appendix B-1 of Attachment B provides an overview and analysis worksheet for each proposed change to the Land Use Map and/or zoning and provides justification for the proposed change. The overview and analysis demonstrates that the clean-up is consistent with the guiding principles and policies of the General Plan.

2. Community Plan Consistency

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

3. Zoning Ordinance Consistency

Tied to this GPA is Rezone 14-001, which includes proposed zoning use regulation and development designator changes for consistency with the proposed Land Use Map changes, as well as three items that would only involve zoning changes. Staff reviewed the proposed zoning for the GPA for consistency with the proposed Land Use Map designations in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050. No other revisions to the Zoning Ordinance are proposed, as the remainder of the changes would not result in inconsistencies with the Zoning Ordinance.

4. California Environmental Quality Act (CEQA) Compliance

This project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an Addendum to the General Plan Update EIR under CEQA Section 15164. An EIR Addendum dated September 18, 2015, has been prepared for the project (Attachment D). There are no changes in the project, no changes in the circumstances under which the project is undertaken, and no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001.

5. Planning/Sponsor Group Review

There are five planning areas with proposed community plan revisions and/or additions in the project. Each of the applicable CPGs/CSGs supported the proposed community plan changes in the project.

All of the CPGs/CSGs had the opportunity to provide recommendations on the proposed General Plan text changes (applying to all planning areas). Each CPG/CSG that provided a recommendation on these General Plan text changes has recommended approval. CPG/CSG minutes, recommendation forms, and other correspondence are provided in Attachment E. All of the CPGs/CSGs approved of the proposed Land Use Map/zoning changes for their planning area, with the exception of a different CPG Land Use designation and zoning recommendation for an item in Valley Center.

Two particular items included in the 'clean-up' warrant additional discussion due to their complexity. These items include the CPG recommendation for an item in Valley Center and a proposed detachment from the City of Encinitas. A summary of the items in Valley Center (VC201) and San Dieguito (SD201) can be found below. Further information on VC201 and SD201 can be found in Attachment B, Section 3, and Appendix B-1 of Attachment B.

A. VC201

VC201 involves an undeveloped parcel on Valley Center Road (just south of the northern Village Boundary) that was designated General Commercial (C-1) with C34 (General Commercial/Residential) zoning prior to the General Plan Update of 2011. Prior to the 2010 hearings on the General Plan update, the CPG recommended the current Semi-Rural 2 (SR-2) General Plan designation, with Rural Residential (RR) zoning, consistent with the commercial policies of the Valley Center Community Plan. The SR-2 designation and RR zoning were adopted with the General Plan Update.

During the winter of 2013-2014, staff began working with the CPG to discuss potential solutions for allowing commercial zoning on VC201. With the addition of exception language to certain Community Plan policies, inconsistency issues with VC201 would be eliminated. Specifically, language could be added to Commercial Policies 1, 5, and 8, to allow exceptions for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011. The proposed exception language would only apply to eight parcels, including VC201. On February 10, 2014, the CPG voted to recommend the addition of the exception language to Commercial Policies 1, 5, and 8. The proposed updated policy language for these has been included in the staff recommendation for this GPA, and the new proposed language can be found in Attachment B, Section 4.3.

With the support of the CPG for adding the policy exception language in the current GPA, staff is able to recommend a change for commercial zoning on VC201. There are two options for the Planning Commission to consider in its recommendation to the Board of Supervisors; a staff recommended change and a CPG recommended change.

Staff Recommendation

The staff recommendation is to change the zoning from RR (Rural Residential) to RC (Residential/Commercial), which is the lowest intensity commercial zoning. This change would not require a change in the General Plan designation, as the current SR-2 is consistent with RC under special circumstances, such as in this situation. Staff believes this type of change is an appropriate compromise for this property outside of the Villages. This change would also be consistent with the two other properties along Valley Center Road, outside the Villages that have some type of commercial zoning. In addition, maintaining the SR-2 General Plan designation (as opposed to a change to a commercial General Plan designation) would demonstrate stronger consistency with General Plan policies, particularly LU-1.3 (Development Patterns), LU-10.4 (Commercial and Industrial Development), and LU-11.7 (Office Development Compatibility with Adjoining Uses).

CPG Recommendation

On December 8, 2014, the CPG voted 8-ayes, 5-noes, and 2-abstentions, to recommend a return to the C34 (General Commercial/Residential) zoning. A change to the C34 zoning would require changing the General Plan designation to General Commercial (C-1). The CPG recommendation is to change the General Plan designation from SR-2 to General Commercial (C-1) and to change the zoning from RR to C34. The C34 zoning allows a wide range of commercial uses. A Site Plan is required, though the Design Review Checklists process is available in Valley Center, so that a Site Plan is ministerial if the applicant meets all of the Checklist criteria. Attachments A-2 and C-2 contain the CPG recommended Resolution and Ordinance, which reflect the CPG recommendation on VC201.

B. SD201

SD201 is currently located within the City of Encinitas, but has historically been used as a residential backyard for APN 262-130-30, which is located within the unincorporated County. With the incorporation of the City of Encinitas in 1986, the parcel was mistakenly thought to be part of the adjacent San Elijo Lagoon County Park, which lies within the City of Encinitas jurisdiction. The City of Encinitas has concurred that the inclusion of the parcel in the 1986 annexation to the city was a mapping error. On April 8, 2015, the City of Encinitas City Council adopted a Resolution supporting the proposed detachment of the parcel from the city.

The clean-up proposes SD201 detachment from the City of Encinitas into the unincorporated County jurisdiction. The detachment requires a contingent resolution and contingent ordinance to establish a County General Plan designation and zoning for SD201. The draft contingent resolution and draft ordinance will be separate from the draft project resolution and draft project ordinance to be considered for final approval by the Board of Supervisors. The contingent resolution and ordinance will be contingent upon final approval of the detachment by LAFCO. The Assessor Parcel Number (APN) proposed for detachment is 262-071-37.

D. OUTREACH AND PUBLIC INPUT

Changes to an adopted General Plan must follow the process specified in Government Code Section 65350, which includes evaluation and analysis, public and agency review, Planning Commission review and Board of Supervisors approval. Staff conducted public outreach that included two separate notifications to all property owners subject to proposed Land Use Map and/or zoning changes, two separate notifications to neighbors within 300 feet of proposed Land Use Map/zoning changes, a 45-day public and agency review and comment period, SB18 tribal outreach, and staff attendance at planning and sponsor group meetings.

In addition to public outreach, PDS Advance Planning staff coordinated with other divisions within PDS, and with the County Departments of Public Works (DPW) and DPR. Below is a summary of outreach efforts.

1. Notification to property owners and neighbors within 300 feet of proposed Land Use Map changes

On April 14, 2015, a mailed notice was sent to property owners subject to proposed Land Use Map and/or zoning changes; and a mailed notice sent to neighboring property owners within 300 feet of the proposed Land Use Map and/or changes. This notice included information and web links for the project and the start of the public review and comment period.

On September 2, 2015, a hearing notice was sent to property owners and the neighboring property owners within 300 feet of the areas proposed for changes to the Land Use Map and/or zoning. This notice provided staff recommendations for changed Land Use designations and changes in zoning, in addition to information on the Planning Commission hearing.

2. Web Page – PDS established a web page at the initiation of the project, to provide the most current information on the project as it progressed through the planning phases: <http://www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html>.

3. eBlast – PDS publishes monthly email newsletters to provide specific information to subscribers on department accomplishments, major development projects, and County-initiated projects, such as this GPA and Rezone. Information on the 2015 General Plan Clean-Up was included in the May 2015 PDS eBlast.

4. Public and Agency Review – In addition to the property owner mailed notifications discussed above in D.1., a PDS mailed notification was sent to agencies requiring GPA notification per California Government Code Section 65352 on April 14, 2015 and an email notification was sent on April 14, 2015 to CPGs/CSGs and other stakeholders. These notifications included a link to the web site with information on the project. The email correspondence to CPGs/CSGs pointed out changes applicable to specific community planning areas and changes applicable to all planning areas, with a request for recommendations. In addition, this notification provided information on the 45-day public review period for comments on the project. Public review comments and other correspondence on the project can be found in Attachment E.

5. Tribal Consultation – Tribal governments in the San Diego region were notified of the changes proposed in this GPA in accordance with Government Code Section 65352. As a result, correspondence was received from the Pauma Band of Luiseno Indians, the Rincon Band of Luiseno Indians, and the Soboba Band of Luiseno Indians, noting in the correspondence and/or

in follow-up calls that they did not request consultation meetings. Attachment E contains this correspondence.

6. **Additional Planning Group Outreach** – Staff coordinated extensively with CPGs/CSGs to provide the information needed to allow the groups to have the project changes on their meeting agendas for recommendation votes in the spring of 2015. In the case of Valley Center, recommendation votes for specific changes in the project occurred in February 2014 and December 2014. Staff attended CPG meetings in Descanso, Fallbrook, Pine Valley, Rainbow and Valley Center to discuss the project and answer questions. For other planning areas, staff coordinated closely with CPG/CSG chairs by phone and email to explain all portions of the project applicable to their planning area, and to answer questions.

In addition to community plan policy revisions and additions and Land Use Map/zoning changes, CPGs/CSGs had the opportunity to provide recommendations on all of the other proposed changes in the project. All of the recommendations received were in favor of the changes, with the exception of differing staff and planning group recommendations for the Land Use designation and zoning for item VC201 in Valley Center. The planning group recommendations are included in Attachment E.

E. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Find that it has reviewed and considered the information contained in the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto (Attachment D), dated September 11, 2015, on file with PDS under Environmental Review Log Number 14-00-001, prior to making its recommendation on the GPA and Rezone.
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Report Prepared By:

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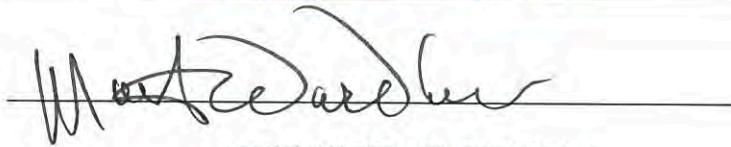
Report Approved By:

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – A Resolution of the San Diego County Board of Supervisors Adopting the 2015 General Plan Clean-Up General Plan Amendment; GPA 14-001 (Staff Recommended Resolution)
- Attachment A-1 – A Resolution of the San Diego County Board of Supervisors Adopting the 2015 General Plan Clean-Up General Plan Amendment; GPA 14-001 – Item SD201
- Attachment A-2 – A Resolution of the San Diego County Board of Supervisors Adopting the 2015 General Plan Clean-Up General Plan Amendment; GPA 14-001 (Valley Center CPG Recommended Resolution for Item VC201)
- Attachment B – Staff Recommendation
- Appendix B-1 – Analysis of Proposed Land Use Map/Zoning Changes
- Attachment C – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 14-001; REZ 14-001]
- Attachment C-1 – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE – ITEM SD201 [GPA 14-001; REZ 14-001]
- Attachment C-2 - AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2015 GENERAL PLAN [GPA 14-001; REZ 14-001] (VALLEY CENTER CPG RECOMMENDED ORDINANCE FOR ITEM VC201)
- Attachment D – Environmental Findings and Documentation
- Attachment E – Correspondence