

LAW OFFICES

NORTON MOORE & ADAMS

A LIMITED LIABILITY PARTNERSHIP
525 B STREET, SUITE 1500
SAN DIEGO, CALIFORNIA 92101

ANN Y. MOORE

TELEPHONE
(619) 233-8200

November 30, 2016

Mark Slovick
Planning Manager
Department of Planning and Land Use
County of San Diego
5510 Overland Ave San Diego, CA 92123

Dear Mr. Slovick,

This letter is being submitted by the applicant of the Warner Ranch Project, consisting of 534 Single-Family detached homes, 246 Multi-Family attached townhomes and 11.93 acres of park on approximately 513 acres ("Project"). The Project is located adjacent to the Pala Indian Reservation and in the northern portion of the County of San Diego ("County"). The Project applicant is seeking a number of entitlements to develop its property, including amendments to the County's General Plan and the Pala/Pauma Subregional Plan, along with a Specific Plan and tentative subdivision map.

The attached Warner Ranch Specific Plan has been prepared in accordance with the requirements set forth in Government Code Sections 65450-65457 and procedures of the County Departments of Planning & Development Services, Public Works, Environmental Health and Parks and Recreation. As required by Government Code Section 65451, the Warner Ranch Specific Plan contains the applicant's detailed analysis of the Project's consistency with relevant goals and policies of the County's General Plan and the Pala/Pauma Subregional Plan. The County's PDS Department will prepare findings regarding the Project's general plan conformance as part of its Staff Report prior to any hearings on on

this matter.

Pursuant to the requirements of Section 15125(d) of the California Environmental Quality Act (“CEQA”) Guidelines, County staff provided its evaluation of the Project’s consistency with applicable County General Plan policies and goals for the purpose of determining whether any such inconsistencies would result in an impact to the environment. Although we do not agree with staff’s consistency analysis found within the EIR we understand that this evaluation took the position that there are inconsistencies between the Project and certain policies of the General Plan. However, staff’s evaluation for purposes of CEQA does not limit the County Board of Supervisors (“Board”) from making its own determination whether the Project is in fact consistent with the General Plan when it considers whether to approve or deny the Project. The Board may rely on the consistency analysis provided in the Warner Ranch Specific Plan in making its determination.

NORTON MOORE & ADAMS
A Limited Liability Partnership

A handwritten signature in cursive script, appearing to read "Ann Moore".

By: Ann Y. Moore

Attachment

c.c. Mark Hayden