




6

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Supervisors

FROM: Glenn Russell, Ph.D., Director 

DATE: February 14, 2014

RE: Mission Canyon Community Plan Revised Attachment 6 – Resolution Land Use Element Amendments (Case No. 11GPA-00000-00005) and Attachment 9 – Ordinance Zoning Map Amendments (Case No. 11RZN-00000-00004)

On February 4, 2014, your Board set hearings for February 18, 2014 and April 1, 2014 to respectively consider certification of the Mission Canyon Community Plan (MCCP) Environmental Impact Report and adoption of the MCCP. Based upon further analysis, Planning and Development Department staff is recommending revisions to Attachment 6 (Resolution – Land Use Element Amendments) and Attachment 9 (Ordinance – Zoning Map Amendments) of the February 4, 2014 board letter. These revisions are procedural and are not substantive.

Attachment 6 is a resolution amending the Land Use Element to reference the MCCP in the Area/Community Goals section and amend the Land Use Element maps to adopt land use designations by reference (Case No. 11GPA-00000-00005). The revision was made to include the MCCP Environmentally Sensitive Habitat Land Use and Zoning Overlay map (Exhibit 3 in Attachment 6) in the list of maps to be adopted by reference.

Attachment 9 is an ordinance amending the County Zoning Map to: (1) apply the Environmentally Sensitive Habitat - Mission Canyon (ESH-MC) overlay to certain properties shown as ESH on the MCCP ESH Land Use and Zoning Overlay map and (2) apply the Mission Canyon Scenic Corridor (MC-SC) Overlay Zone designation (Case No. 11RZN-00000-00004) to a list of properties included within the ordinance. The revisions were made to follow accurate procedure for the proposed zoning map amendment by deleting several unnecessary sections and maps and clarifying the intent of the amendment.

Attached to this memo are the revised Attachments 6 and 9 and track changes versions of Attachments 6 and 9 (strike through and underline) to show what changes were made.

Staff recommends that on April 1, 2014, your Board should consider the following actions:

1. Make the required California Environmental Quality Act (CEQA) findings for the Mission Canyon Community Plan Final Environmental Impact Report (Attachment B of Attachment 1) and adopt the Statement of Overriding Considerations (Attachment B of Attachment 1) and Mitigation Monitoring Program (Attachment 3);
2. Adopt a Resolution (Attachment 5) rescinding the Mission Canyon Area Specific Plan and adopting the Mission Canyon Community Plan, Case No. 13GPA-00000-00008;
3. Adopt a Resolution (Attachment 6 as revised February 14, 2014) adopting amendments to the Land Use Element and map by adoption of the Mission Canyon Community Plan, Case No. 11GPA-00000-00005;
4. Adopt a Resolution (Attachment 7) adopting amendments to the Circulation Element and map by adoption of the Mission Canyon Community Plan, Case No. 11GPA-00000-00006;
5. Waive full reading into the record of the Ordinance, Case Nos. 11ORD-00000-00032 and 11RZN-00000-00004 amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; and
6. Adopt an Ordinance, Case No. 11ORD-00000-00032 (Attachment 8) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code;
7. Adopt an Ordinance, Case No. 11RZN-00000-00004 (Attachment 9 as revised February 14, 2014) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code by amending the Santa Barbara County Zoning Map and applying the Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) and the Mission Canyon Scenic Corridor (MC-SC) Overlay Zone designations; and
8. Adopt a Resolution (Attachment 10) adopting the Mission Canyon Residential Design Guidelines (Attachment 11).

Enclosures:

1. Attachment 6: Resolution – Land Use Element Amendments, revised February 14, 2014.
2. Attachment 6 in strike through and underline
3. Attachment 9: Ordinance – Zoning Map Amendments, revised February 14, 2014
4. Attachment 9 in strike through and underline

Mission Canyon Community Plan

Case Nos. 13GPA-000000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 6: Resolution – Land Use Element and Map Amendments

ATTACHMENT 6: Resolution – Land Use Element and Map Amendments

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

| | | |
|--|---|----------------------------|
| IN THE MATTER OF ADOPTING SPECIFIC |) | RESOLUTION NO. 14-_____ |
| AMENDMENTS TO THE LAND USE ELEMENT OF |) | Case No: 11GPA-00000-00005 |
| THE SANTA BARBARA COUNTY COMPREHENSIVE |) | |
| PLAN BY ADOPTION OF THE MISSION CANYON |) | |
| COMMUNITY PLAN |) | |

WITH REFERENCE TO THE FOLLOWING:

1. On December 20, 1980, the Board of Supervisors adopted Resolution 80-566 adopting the Comprehensive Plan for the County of Santa Barbara.
2. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
3. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and a Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
4. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
5. The Planning Commission, after holding a duly noticed public hearings on the above described amendments to the Land Use Element and Land Use Element maps, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
6. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds that it is in public interest to:
 1. Amend the County Land Use Element as follows:

- a. Amend “Section V Area/Community Goals” by deleting “Mission Canyon” from the Santa Barbara Area reference and adding the following.

MISSION CANYON

In 2014, the County adopted a Community Plan for the Mission Canyon Plan Area (see the “Mission Canyon Community Plan Land Use Designations” map for the Plan Area boundary.) The Mission Canyon Community Plan updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan Area. This update is necessary to manage current conditions, facilitate proper planning, and accurately reflect prevailing vision and objectives of the area residents. The Mission Canyon Community Plan provides the general public, land owners, and decision makers with a framework for planning future development in the region. The Mission Canyon Community Plan establishes land use designations and zone districts and includes goals, policies, development standards, and actions to guide future development.

Existing Comprehensive Plan policies apply to the Mission Canyon Plan Area in addition to those specific policies and actions identified in the Mission Canyon Community Plan.

See the “Community Plans” Section of this Element for the complete Mission Canyon Community Plan.

- b. Amend the “Land Use Element Maps” section to add text that reads:

Mission Canyon Community Plan
Land Use Designations
Parks & Trails
Environmentally Sensitive Habitat

- c. Amend the “Community Plans” Section in the Appendix to add the following text:

Mission Canyon Community Plan – Board of Supervisors Resolutions 14-(XXX), 11GPA-00000-00005 (Land Use Element), (Date of Adoption X).

2. Amend the County Comprehensive Plan Land Use Element maps as follows:

- a. Adopt by reference the map titled “Mission Canyon Community Plan Land Use Designations” (Exhibit 1) which depicts the land use designations within the Mission Canyon Community Plan Area;
- b. Adopt by reference the map titled “Mission Canyon Community Plan Parks & Trails” (Exhibit 2) which amends trails within the Mission Canyon Community Plan Area;

- c. Adopt by reference the map titled “Mission Canyon Community Plan Environmentally Sensitive Habitat” (Exhibit 3) which applies the Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) Land Use and Zoning Overlay to certain properties shown as ESH on Exhibit 3;
- d. Amend the existing “Santa Barbara County Comprehensive Plan Land Use Element” map (COMP. 3) to remove land use designations and reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan;
- e. Amend the existing “Santa Barbara County Parks, Recreation & Trails” (PRT-3) map to remove existing and proposed trails and reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan; and
- f. Amend the existing “South Coast Rural Region Land Use Designations” map to remove the reference to Comp. 3 map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

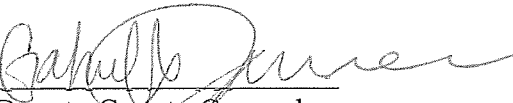
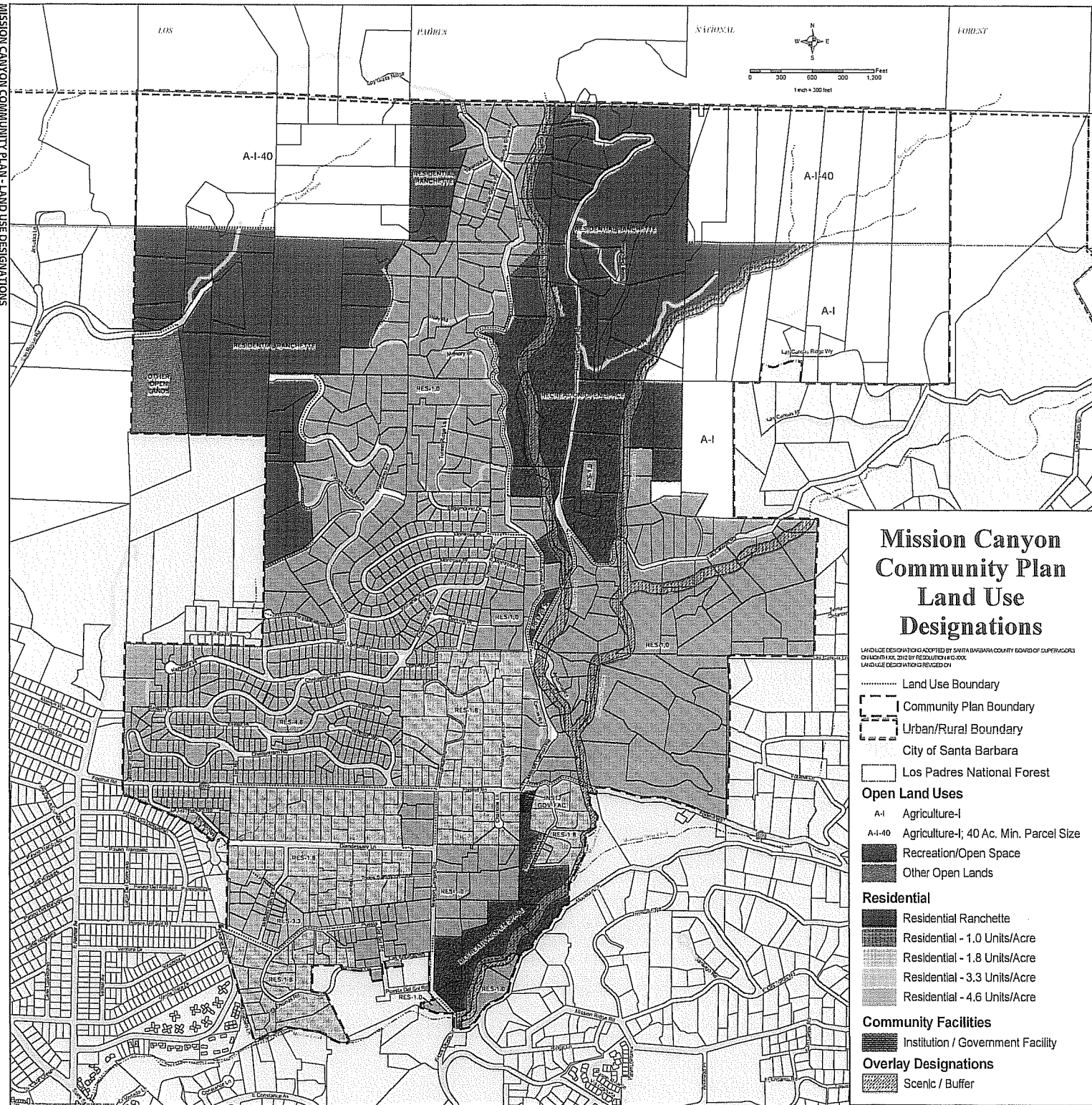
By 
Deputy County Counsel

Exhibit 1: Mission Canyon Community Plan Land Use Designations map
Exhibit 2: Mission Canyon Community Plan Parks & Trails map
Exhibit 3: Mission Canyon Community Plan Environmentally Sensitive Habitat map







Mission Canyon Community Plan

Case Nos. 13GPA-000000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 6: Resolution – Land Use Element and Map Amendments

ATTACHMENT 6: Track Changes Version

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

| | | |
|--|---|----------------------------|
| IN THE MATTER OF ADOPTING SPECIFIC |) | RESOLUTION NO. 14-____ |
| AMENDMENTS TO THE LAND USE ELEMENT OF |) | Case No: 11GPA-00000-00005 |
| THE SANTA BARBARA COUNTY COMPREHENSIVE |) | |
| PLAN BY ADOPTION OF THE MISSION CANYON |) | |
| COMMUNITY PLAN |) | |

WITH REFERENCE TO THE FOLLOWING:

1. On December 20, 1980, the Board of Supervisors adopted Resolution 80-566 adopting the Comprehensive Plan for the County of Santa Barbara.
2. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
3. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and a Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
4. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
5. The Planning Commission, after holding a duly noticed public hearings on the above described amendments to the Land Use Element and Land Use Element maps, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
6. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds that it is in public interest to:
 1. Amend the County Land Use Element as follows:

- a. Amend “Section V Area/Community Goals” by deleting “Mission Canyon” from the Santa Barbara Area reference and adding the following.

MISSION CANYON

In 2014, the County adopted a Community Plan for the Mission Canyon Plan Area (see the “Mission Canyon Community Plan Land Use Designations” map for the Plan Area boundary.) The Mission Canyon Community Plan updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan Area. This update is necessary to manage current conditions, facilitate proper planning, and accurately reflect prevailing vision and objectives of the area residents. The Mission Canyon Community Plan provides the general public, land owners, and decision makers with a framework for planning future development in the region. The Mission Canyon Community Plan establishes land use designations and zone districts and includes goals, policies, development standards, and actions to guide future development.

Existing Comprehensive Plan policies apply to the Mission Canyon Plan Area in addition to those specific policies and actions identified in the Mission Canyon Community Plan.

See the “Community Plans” Section of this Element for the complete Mission Canyon Community Plan.

- b. Amend the “Land Use Element Maps” section to add text that reads:

Mission Canyon Community Plan
Land Use Designations
Parks & Trails
Environmentally Sensitive Habitat

- c. Amend the “Community Plans” Section in the Appendix to add the following text:

Mission Canyon Community Plan – Board of Supervisors Resolutions 14-(XXX), 11GPA-00000-00005 (Land Use Element), (Date of Adoption X).

2. Amend the County Comprehensive Plan Land Use Element maps as follows:

- a. Adopt by reference the map titled “Mission Canyon Community Plan Land Use Designations” (Exhibit 1) which depicts the land use designations within the Mission Canyon Community Plan Area;
- b. Adopt by reference the map titled “Mission Canyon Community Plan Parks & Trails” (Exhibit 2) which amends trails within the Mission Canyon Community Plan Area;

- c. Adopt by reference the map titled "Mission Canyon Community Plan Environmentally Sensitive Habitat" (Exhibit 3) which applies the Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) Land Use and Zoning Overlay to certain properties shown as ESH on Exhibit 3;
- d. Amend the existing "Santa Barbara County Comprehensive Plan Land Use Element" map (COMP. 3) to remove land use designations and reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan;
- e. Amend the existing "Santa Barbara County Parks, Recreation & Trails" (PRT-3) map to remove existing and proposed trails and reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan; and
- f. Amend the existing "South Coast Rural Region Land Use Designations" map to remove the reference to Comp. 3 map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

Exhibit 1: Mission Canyon Community Plan Land Use Designations map
Exhibit 2: Mission Canyon Community Plan Parks & Trails map
Exhibit 3: Mission Canyon Community Plan Environmentally Sensitive Habitat map

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 9: Zoning and Zoning Overlay Map Amendments

ATTACHMENT 9: Ordinance – Zoning and Zoning Overlay Map Amendments

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY APPLYING THE ENVIRONMENTALLY SENSITIVE HABITAT – MISSION CANYON (ESH-MC) AND THE MISSION CANYON – SCENIC CORRIDOR (MC-SC) OVERLAY ZONE DESIGNATIONS TO CERTAIN PROPERTIES LOCATED WITHIN THE MISSION CANYON COMMUNITY PLAN AREA.

Case No. 11RZN-00000-00004

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

Pursuant to the provisions of Section 35.14.020; (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby amends the County Zoning Map to apply the Mission Canyon Community Plan Environmentally Sensitive Habitat – (ESH-MC) Overlay Zone to the lots designated as such on the Mission Canyon Community Plan Environmentally Sensitive Habitat map identified as Exhibit A of this Ordinance.

SECTION 2:

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby amends the County Zoning Map to apply the Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone to the following Assessor Parcel Numbers:

| APN | APN |
|-------------|-----------------------|
| 023-271-006 | 023-230-002 |
| 023-261-021 | 023-230-015 |
| 023-261-024 | 023-230-017 |
| 023-222-011 | 023-280-001 |
| 023-222-039 | 023-280-020 |
| 023-222-044 | 023-280-015 |
| 023-222-043 | 023-280-014 |
| 023-221-042 | 023-280-022 |
| 023-221-039 | 023-280-010 |
| 023-221-019 | 023-280-007 (portion) |

SECTION 3:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibit A to show that said map has been adopted by this Board.

SECTION 4:

Except as amended by this Ordinance, Article 35.1 of Section 35.1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the County Code shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2014, by the following vote:

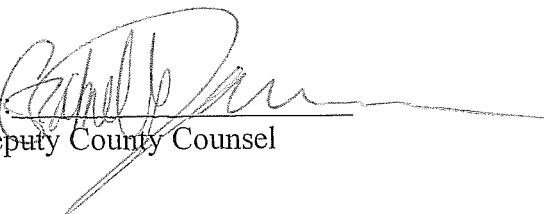
AYES:
NOES:
ABSTAIN:
ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Deputy County Counsel

Attachment:

Exhibit A: Mission Canyon Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays



Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 9: Zoning and Zoning Overlay Map Amendments

ATTACHMENT 9: Track Changes Version

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY APPLYING THE ENVIRONMENTALLY SENSITIVE HABITAT – MISSION CANYON (ESH-MC) AND THE MISSION CANYON – SCENIC CORRIDOR (MC-SC) OVERLAY ZONE DESIGNATIONS CHANGING THE ZONING OF TO CERTAIN ASSESSOR'S PARCEL NUMBERS PROPERTIES LOCATED WITHIN THE MISSION CANYON COMMUNITY PLAN AREA.

Case No. 11RZN-00000-00004

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

~~All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby amended as they relate to the Assessor's Parcel Numbers listed below in Section 4.~~

SECTION 2:

~~Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Mission Canyon Community Plan Zoning map identified as Board of Supervisors Exhibit A, dated April 1, 2014, which shows all existing primary zoning designations on the parcels.~~

SECTION 13:

Pursuant to the provisions of Section 35.14.020; (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby amends the County Zoning Map to apply ~~adopts by reference~~ the Mission Canyon Community Plan Environmentally Sensitive Habitat - (ESH-MC) Overlay Zone to the lots designated as such on the Mission Canyon Community Plan Environmentally Sensitive Habitat map identified as Board of Supervisors Exhibit B A of this Ordinance. ~~, dated April 1, 2014, which adds the Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) Overlay Zone to parcels.~~

SECTION 24:

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby amends the County Zoning Map to apply

~~the Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone to the following Assessor Parcel Numbers: hereby adopts by reference the Mission Canyon Community Plan Zoning Overlay map identified as Board of Supervisors Exhibit C, dated April 1, 2014, which adds the Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone to the parcels shown in Exhibit C and listed by Assessor Parcel Numbers as follows:~~

| APN | APN |
|-------------|-----------------------|
| 023-271-006 | 023-230-002 |
| 023-261-021 | 023-230-015 |
| 023-261-024 | 023-230-017 |
| 023-222-011 | 023-280-001 |
| 023-222-039 | 023-280-020 |
| 023-222-044 | 023-280-015 |
| 023-222-043 | 023-280-014 |
| 023-221-042 | 023-280-022 |
| 023-221-039 | 023-280-010 |
| 023-221-019 | 023-280-007 (portion) |

SECTION 53:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibits A ~~and, B, and C~~ to show that said maps ~~have~~ has been adopted by this Board.

SECTION 64:

Except as amended by this Ordinance, Article 35.1 of Section 35.1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the County Code shall remain unchanged and shall continue in full force and effect.

SECTION 75:

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Attachments:

~~Exhibit A: Mission Canyon Community Plan Zoning~~

~~Exhibit AB: Mission Canyon Community Plan Environmentally Sensitive Habitat Land Use and~~
~~Zoning Overlays~~

~~Exhibit BC: Mission Canyon Community Plan Zoning Overlay~~

