



# COUNTY OF SAN DIEGO

## PLANNING REPORT

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

DAVE ROBERTS  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

**DATE:** November 18, 2015

**03**

**TO:** Board of Supervisors

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

### Overview

This is a Board of Supervisors (Board) directed effort to address inconsistencies, omissions and other issues discovered during the implementation of the General Plan. This is the second clean-up cycle since the General Plan Update was approved in 2011. This General Plan Clean-Up General Plan Amendment (GPA) and Rezone includes proposed changes to the Land Use Element, Conservation and Open Space Element, Implementation Plan, Mobility Element Network Appendix, community/subregional plans, Land Use Map, and certain zoning and Regional Category Map changes when necessary for consistency.

### Recommendation(s)

#### PLANNING COMMISSION

On September 18, 2015, the Planning Commission considered the GPA and Rezone and recommended that the Board:

1. Review and consider 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 dated September 18, 2015, on file with PDS under Environmental Review Log Number 14-00-001, prior to making its decision on the GPA and Rezone.
2. Adopt the attached Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMEMENDMENT; GPA 14-001 (Planning Commission and Valley Center Community Planning Group [CPG] Recommended Resolution for Item VC201 – Attachment A-2, on file with the Clerk of the Board).
3. Adopt the attached Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMEMENDMENT; GPA 14-001 – ITEM SD201, which will become operative only after final approval of the detachment by the San Diego Local Agency Formation Commission (LAFCO) (Contingent Resolution – Attachment A-1, on

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

file with the Clerk of the Board).

4. Adopt the attached Form of 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) (Planning Commission and Valley Center CPG Recommended Ordinance for Item VC201 – Attachment C-2, on file with the Clerk of the Board).
5. Adopt the attached Form of 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 – ITEM SD201 (GPA 14-001; REZ 14-001), which will become operative only after final approval of the detachment by LAFCO (Contingent Ordinance – Attachment C-1, on file with the Clerk of the Board).

**PLANNING & DEVELOPMENT SERVICES**

1. Review and consider the information contained in the General Plan EIR, dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto dated September 18, 2015, on file with PDS under Environmental Review Log Number 14-00-001, prior to making its decision on the GPA and Rezone.
2. Adopt the attached 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 (Staff Recommended Resolution – Attachment A, on file with the Clerk of the Board).
3. Adopt the attached 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 – ITEM SD201, which will become operative only after final approval of the detachment by LAFCO (Contingent Resolution – Attachment A-1, on file with the Clerk of the Board).
4. Adopt the attached Form of 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) (Staff Recommended Ordinance – Attachment C, on file with the Clerk of the Board).
5. Adopt the attached Form of 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 – ITEM SD201 (GPA 14-001; REZ 14-001), which will become operative only after final approval of the detachment by LAFCO (Contingent Ordinance – Attachment C-1, on file with the Clerk of the Board).

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

**Fiscal Impact**

There is no fiscal impact associated with today’s requested actions on the 2015 General Plan Clean-Up GPA and Rezone. There will be no change in net General Fund costs and no additional staff years.

**Business Impact Statement**

N/A

**Advisory Board Statement**

The Draft Plan for the 2015 General Plan Clean-Up was distributed to Community Planning and Sponsor Groups (CPGs/CSGs) in April 2015. CPGs/CSGs reviewed and provided recommendations throughout the spring and summer of 2015. In addition, staff attended meetings of the CPGs/CSGs in Descanso, Fallbrook, Pine Valley, Rainbow, and Valley Center to discuss proposed community/subregional plan revisions and other items. All of the CPGs/CSGs providing recommendations have recommended approval of the items in the project, with one exception. The Valley Center CPG recommended a Land Use designation and a zoning use regulation for Item VC201 which are both different from staff’s recommendation. Additional information on item VC201 and the differing recommendations can be found on pages 8 and 9 of this report. Each of the CPG/CSG recommendations received by staff can be found in Attachment E.

**Involved Parties**

This is a County-initiated GPA and Rezone.

**Planning Commission Vote**

On September 18, 2015, the Planning Commission voted to recommend approval of all staff-recommended items in the project, with the exception of Item VC201. The Planning Commission voted to recommend approval of the CPG-recommended Land Use designation and zoning for Item VC201, as discussed further in this report. The Planning Commission vote on this motion was 6-0-1 (Ayes: Barnhart, Brooks, Norby, Pallinger, Seiler, Woods; Noes: none; Absent: Beck).

**BACKGROUND:**

During the General Plan Update process, the 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 amendment 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 (referred to as the ‘Clean-Up’ in this report) 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 broader Board-directed Property Specific Requests (PSRs)

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

GPA is not related to the clean-up process. Work on the PSRs is underway and targeted for consideration by the Planning Commission and Board in 2017.

General Plan 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 areas of the County. The Land Use Map/zoning changes include mapping errors, ownership changes and minor CPG/CSG requests. The Land Use Map/zoning items differ from General Plan text changes, by changing General Plan Land Use designations for specific properties and changing zoning use regulations and Regional Categories in some cases.

1. 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 Facilities (P/SP), which is the appropriate designation for public school district properties.
2. 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.
3. Minor CPG/CSG requests – Minor 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 that 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.

**SUBJECT: 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)**

The total combined changes would reduce the overall number of estimated potential dwelling units allowed in the affected areas by approximately 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 Table A-1 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 <sup>1</sup>		Category of Change
				Existing	Proposed	Existing	Proposed	
AL 201	Alpine	6	90	VR-2.9	P/SP	258	0	Mapping Error
CD 201	Crest-Dehesa	1	0.4	RL-20	P/SP	1	0	Ownership Change
CD 202	Crest-Dehesa	1	0.7	SR-1	OS-C	1	0	Ownership Change
JL 201	Julian	2	114	RL-40	OS-C	2	0	Ownership Change
JL 202	Julian	4	32	RL-40	OS-C	4	0	Ownership Change
LS 201	Lakeside	2	1.1	C-1	VR-30	37	32	Minor CPG Request
LS 202	Lakeside	1	38	RL-40	OS-C	1	0	Ownership Change
LS 203	Lakeside	1	20	RL-40	OS-C	1	0	Ownership Change
LS 204	Lakeside	3	4.4	VR-4.3 (zoning change only)	VR-4.3 (zoning change only)	17	17	Ownership Change
NC 201	North County Metro	19	382	RL-40	OS-C	19	0	Ownership Change
SD 201	San Dieguito	1	0.13	N/A	SR-2	0	0	Proposed Detachment
SD 202	San Dieguito	4	35	RL-20	OS-C	4	0	Ownership Change
SV 201	Spring Valley	6	1.4	C-1	VR-15	53	18	Minor CPG Request
SV 202	Spring Valley	2	0.9	P/SP	VR-7.3	2 (see GP Policy LU-1.6)	6	Mapping Error
SW 201	Rainbow	2	5.3	P/SP (zoning change only)	P/SP (zoning change only)	0	2 (see GP Policy LU-1.6)	Ownership Change
VC 201	Valley Center	1	1	SR-2 (staff rec - zoning change only)	SR-2 (staff rec - zoning change only)	1	1	Minor CPG Request
VC 202	Valley Center	4	38	SR-2 (zoning change only)	SR-2 (zoning change only)	14	14	Mapping Error
<b>Total</b>		<b>60</b>	<b>764</b>			<b>415</b>	<b>90</b>	

<sup>1</sup> Existing and proposed *potential* dwelling units are conservative estimates, based on 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.

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

**B. Land Use Element**

There are two proposed changes to the Land Use Element.

1. 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.
2. 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 General Plan 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 are 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 a map color error. The classification of these roads is not subject to change.

**F. 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 CPGs.

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

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

changes are proposed for the following community/subregional plans:

1. 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.
2. Crest-Dehesa – In the Public Safety – Fire Protection section, add a reference to the preparation of a Community Wildfire Evacuation Plan.
3. 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 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.
4. 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.
5. 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

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

size) is proposed for a change in the current project (VC201, discussed on pages 8 and 9 of this report), and if any zoning or General Plan change were proposed for any of the other seven parcels, it would be subject to full California Environmental Quality Act (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.

**PROJECT ISSUES:**

Project issues include a CPG recommendation for an item in Valley Center and a proposed detachment from the City of Encinitas. The detachment involves the proposed transfer of a property from the City of Encinitas jurisdiction to the County jurisdiction. Potential Board actions on this GPA/Rezone would not complete the detachment process, but this GPA/Rezone includes the proposed establishment of a County Land Use designation, a zoning use regulation and zoning development designators for the property as one of the early steps in the detachment process. 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 has a current Semi-Rural 2 (SR-2) General Plan designation, with Rural Residential (RR) zoning. The Valley Center Community Planning Group recommended the current GP designation and zoning in 2010 in order to be consistent with the commercial policies of the Valley Center Community Plan. The SR-2 designation and RR zoning were subsequently adopted with the General Plan Update in 2011, changing the designation from General Commercial (C-1) with C34 (General Commercial/Residential) zoning.

In 2012, prior to initiation of the first General Plan Clean-Up GPA, the property owner sought support from the CPG for a return to the C34 zoning. At that time, the CPG supported a motion to return to a commercial zoning no more intense than C34. Subsequent staff analysis found that the proposal to change this property's designation to commercial was inconsistent with three Valley Center Community Plan policies – Commercial Policies 1, 5, and 8. Policy inconsistencies are specifically related to containing commercial uses within the community's two villages, and prohibiting strip commercial.

During the winter of 2013-2014, staff began working with the CPG to discuss potential solutions for allowing commercial zoning on VC201. To avoid inconsistency with the commercial policies of the Valley Center Community Plan, staff suggested language could be added to Commercial Policies 1, 5, and 8, to allow exceptions that 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 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

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

two options for the Board to consider; a staff recommended change and a CPG and Planning Commission recommended change.

**Staff Recommendation:**

In order to demonstrate stronger consistency with GP Policies as well as zoning of adjacent properties along Valley Center Road, the staff recommendation is to change the zoning from RR (Rural Residential) to RC (Residential/Commercial), which is the lowest intensity commercial zoning. Staff do not recommend 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). Under the RC zoning, uses such as non-profit clinic services, child care center, or group care can be allowed by right, with no primary residential use. Uses such as administrative, financial, insurance, and real estate services can be allowed by right, as secondary to a primary residential use. More intensive commercial uses like retail sales and eating and drinking establishments can be allowed upon approval of a Minor Use Permit.

**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, with a reduced consistency with surrounding land uses and GP policies.

**Planning Commission Recommendation:**

The Planning Commission concurred with the CPG recommendation for VC201. Attachments A-2 and C-2 contain the Planning Commission and Valley Center CPG recommended Resolution and Ordinance, which reflect the Planning Commission and CPG recommendation for VC201.

**B. SD201**

SD201 is currently located within the City of Encinitas, but has historically been used as a residential backyard for Assessor Parcel Number (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.

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

The Clean-Up includes a contingent resolution and contingent ordinance to establish a County General Plan designation and zoning for SD201. The draft contingent resolution and draft ordinance are separate from the draft project resolution and draft project ordinance. The contingent resolution and ordinance will be contingent upon final approval of the detachment by LAFCO. The establishment of a County General Plan designation and zoning is the first step in the detachment process. The APN proposed for detachment is 262-071-37.

**ENVIRONMENTAL STATUS:**

The project has been reviewed in compliance with 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.

**PREVIOUS ACTIONS:**

As part of the August 3, 2011 (1), adoption of the General Plan Update, the Board directed staff to bring forward a ‘clean-up’ every two years. The first General Plan Clean-Up GPA and Rezone was approved by the Board on June 18, 2014 (2). This project is second General Plan Clean-Up GPA and Rezone.

**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 approval. Staff conducted public outreach that included three separate notifications to all property owners subject to proposed Land Use Map and/or zoning changes, three 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 CPG/CSG 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 Parks and Recreation (DPR). Below is a summary of outreach efforts.

A. 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 zoning 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, and November 6, 2015, Planning Commission and Board hearing notices were mailed to property owners and the neighboring property owners within 300

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

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, changes in zoning, and information on the Planning Commission and Board hearings.

- B. 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>.
- C. 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.
- D. 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. In the correspondence and/or in follow-up calls tribal representatives noted that they did not request consultation meetings. Attachment E contains this correspondence.
- E. 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 and summer 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 CPG/CSG recommendations are included in Attachment E.

**DEPARTMENT REASONS FOR RECOMMENDATION:**

- 1. **General Plan and Zoning Ordinance** – The proposed project is consistent with the guiding principles, goals, and policies of the General Plan, and the guidelines for implementing and amending the General Plan. In addition, the proposed zoning changes that are included for consistency would implement zoning use regulations and zoning development designators that are appropriate for the corresponding General Plan Land Use designations.
- 2. **Community/Subregional Plans** – 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

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

applicable community and subregional plans.

3. **California Environmental Quality Act (CEQA)** – The project has been reviewed in compliance with CEQA and the project qualifies for an Addendum to the General Plan Update EIR under CEQA Section 15164.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sarah Aghassi".

SARAH E. AGHASSI  
Deputy Chief Administrative Officer

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

**ATTACHMENT(S)**

- 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 (Contingent Resolution)
- 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 (Planning Commission and 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) (Staff Recommended Ordinance)
- 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) (Contingent Ordinance)
- Attachment C-2 - 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) (Planning Commission and Valley Center CPG Recommended Ordinance for Item VC201)
- Attachment D - Environmental Findings and Documentation
- Attachment E - Correspondence

**SUBJECT:** 2015 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE; GPA 14-001; REZ 14-001 (DISTRICTS: ALL)

**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**          Yes        No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**  
    Yes        No

**PREVIOUS RELEVANT BOARD ACTIONS:**

As part of the August 3, 2011 (1), adoption of the General Plan Update, the Board directed staff to bring forward a ‘clean-up’ every two years.

On June 18, 2014 (2), the Board approved the 2013 General Plan Clean-Up General Plan Amendment and Rezone (GPA 12-007; REZ 13-003).

**BOARD POLICIES APPLICABLE:**

N/A

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**

N/A

**ORIGINATING DEPARTMENT:** Planning & Development Services

**OTHER CONCURRENCES(S):**    N/A

**CONTACT PERSON(S):**

Mark Wardlaw  
\_\_\_\_\_  
Name  
858-694-2692  
\_\_\_\_\_  
Phone  
Mark.Wardlaw@sdcounty.ca.gov  
\_\_\_\_\_  
E-mail

Kevin Johnston  
\_\_\_\_\_  
Name  
858-694-3084  
\_\_\_\_\_  
Phone  
Kevin.Johnston@sdcounty.ca.gov  
\_\_\_\_\_  
E-mail