LS7-A

General Plan (Adopted Aug 2011)	SR4
Property Specific Request:	I-2
Requested by: Wade Enniss	
Community Recommendation	Unknown
Opposition Expected[1]	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Note:
1 – Based on staff's experience

Property Description

Property Owners:

Wade Enniss; David & Pamela Pietrczak; Weatherson Family Trust; Billie Jo Swanson; James & Ramona Barksdale

Size:
66.0 acres
6 parcels

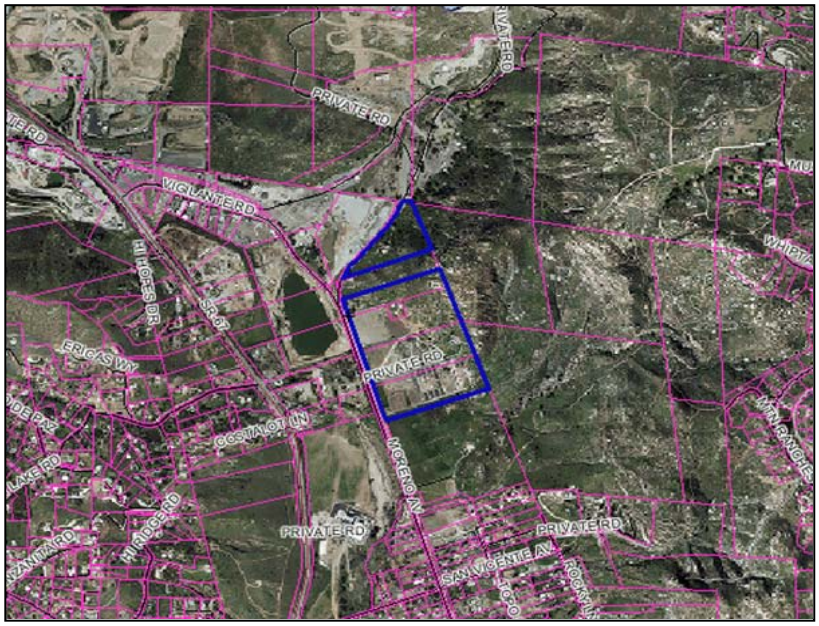
Location/Description:
Parcels are located off of Moreno Ave., south of the Vigilante Intersection, east of SR-67; Inside County Water Authority boundary

Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

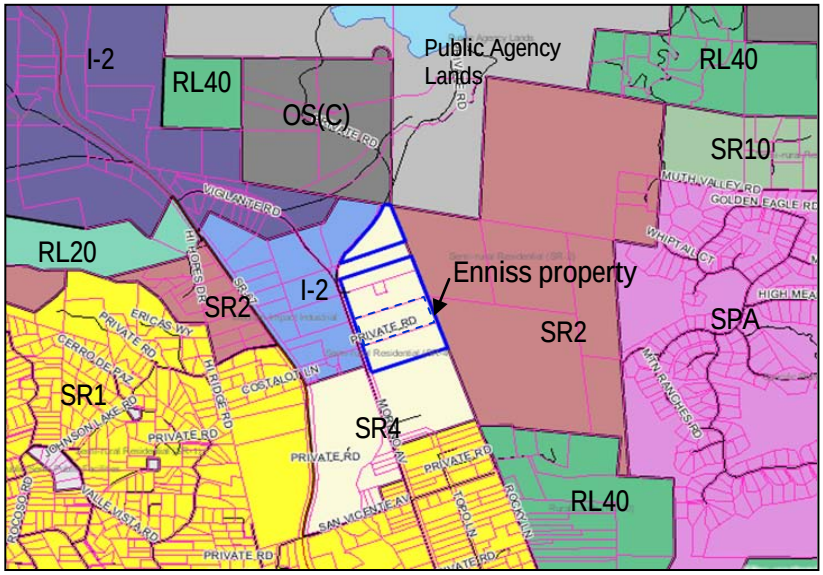
- ◒ Steep slope (greater than 25%)
- ◒ Floodplain
- ○ Wetlands
- ◒ Habitat Value
- ◒ Agricultural Lands
- ● Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



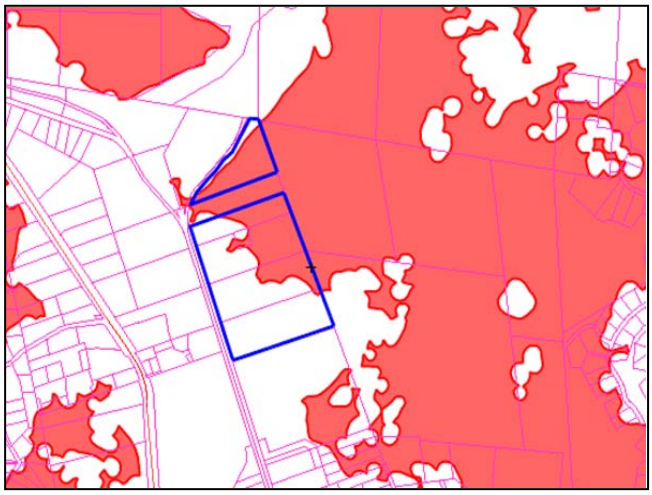
Aerial



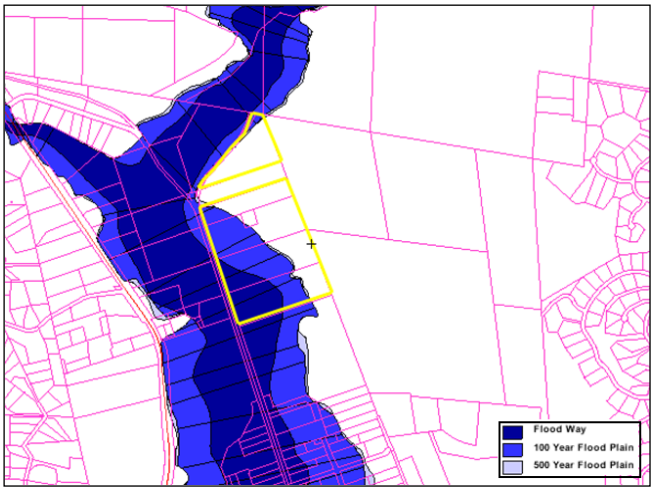
Adopted Aug 2011

Discussion

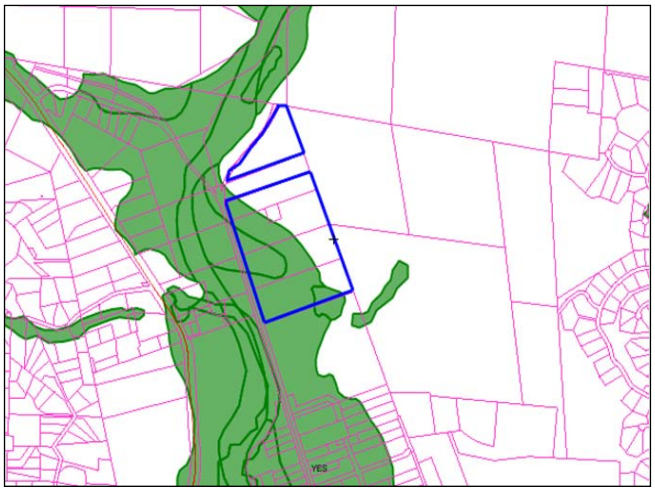
This was initially a request from a single property owner, Wade Enniss, who has since coordinated with adjacent owners that are also requesting an Industrial designation (see attached email). The proposed change is more intensive than the former General Plan and the General Plan Update land use alternatives evaluated in the DEIR. These properties are in the floodplain, constrained by steep slopes, and within the MSCP Pre-Approved Mitigation Area. Also, active agricultural uses occur on and near the site and the area is within the Very High Fire Hazard Severity Zone.



Steep Slope (Greater than 25%)

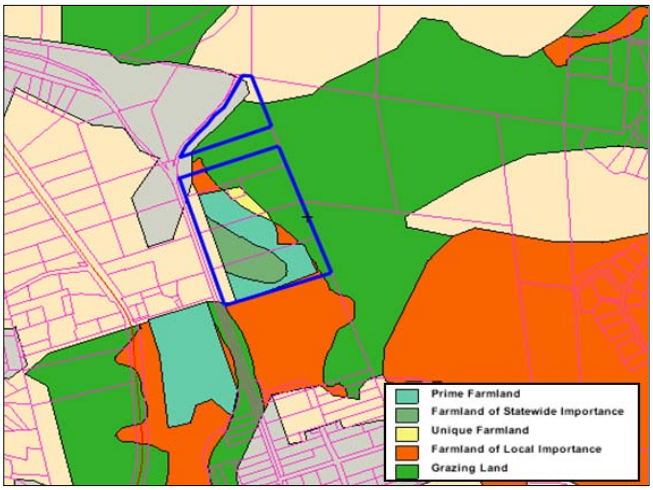


Floodplain

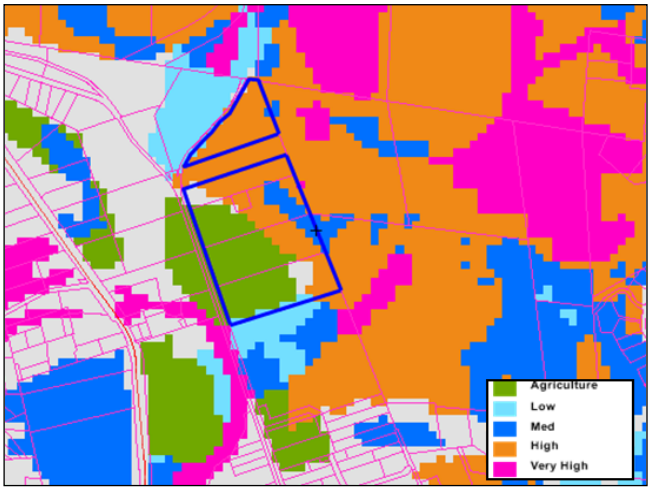


Wetlands

Fire Hazard Severity

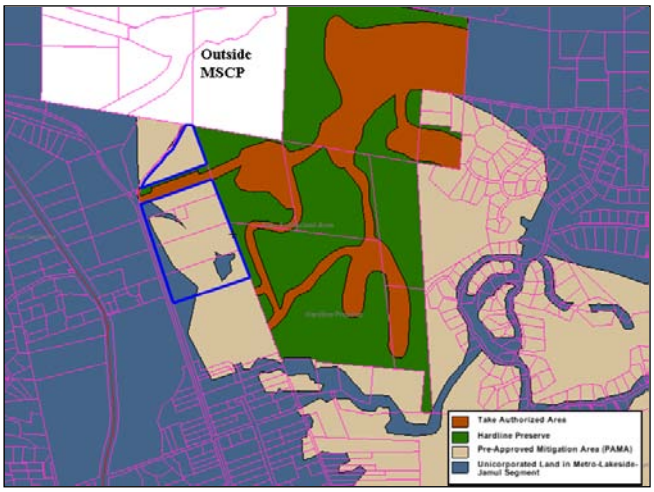


Agricultural Lands

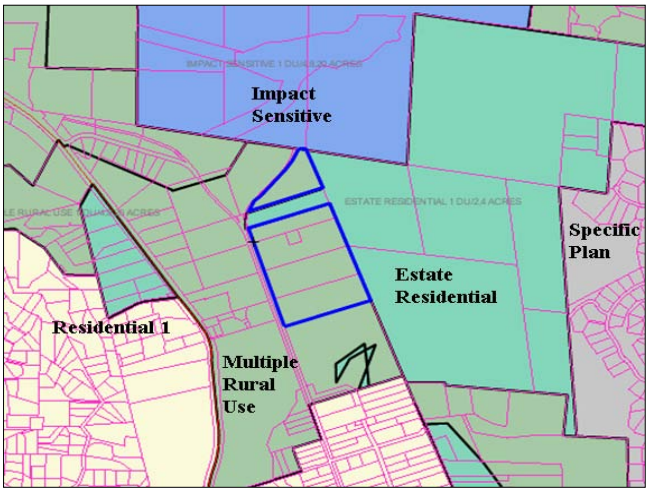


Habitat Evaluation Model

LS7-A (cont.)



MSCP Designation



Existing General Plan

LS7A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Medium Impact Industrial	Semi-Rural 4	Moderate

Rationale for Moderate Category Classification

The request for an Industrial designation was not directed by the Board to be evaluated as part of the General Plan Update. The most intense use of the site considered as part of the General Plan Update was Semi-Rural Residential with a density of one dwelling unit per four acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

From: Wade Enniss
To:
Cc:
Subject: Fw: GP2020 Rezone North Moreno Valley Continuing Effort
Date: Tuesday, February 01, 2011 11:48:59 AM

This is an addition and follow up of my previous E/Mails, conversations, and my opportunity to speak before the San Diego County Supervisors at the December 2010 GP2020 meeting. This concerns our properties in Lakeside, at the north end of Moreno Valley, east of Moreno Avenue. I have described this matter in detail in many previous E/Mails. There are five occupied properties here that have been excluded on the proposed GP2020 Map from the Industrial Designation shown for the rest of this area.We as 100% of the owners of the five occupied properties here, want our properties to be industrial as well. We have all signed and sent two different letters with this request, the first was in 2005.The second is a new letter from January 2011. (They are both attached below.) Please read them before you make any decisions for this area. THANKS

Here is a new letter that I wrote reaffirming our previous request that our North Moreno Valley Properties on the east side of Moreno Avenue be included in the Industrial Designation for the GP2020 Plan. It has been signed by 100% of the occcupied property owners in this area. Also included is a map with our properties hilited and copies of a couple of letters from 2005, also concerning the GP2020 Rezoning of the North Moreno Valley Industrial Area. The first is a letter from the Moreno Valley Property Owners making the same request in 2005. It was signed by all us as well as 100% of the rest of the occupied property owners in the North Moreno area. I would like to know how all our properties on the east side of Moreno Avenue became excluded from this process. The second is a letter from Wyatt Allen (Lakeside Planning Group Member) titled "Motion and Back to Business Resolution" summarizing the recommendations made by the Lakeside Planning Group for this area after the discussions at the GP2020 Meeting. I had spoken on record at this meeting. Dave Pietrczak also spoke.(Context of what we said at that meeting is on the internet) The letter lists the properties discussed by parcel numbers . (I have hilited all our parcel numberson the letter and listed them below). Both of these letters were sent in 2005 to Dianne Jacob (County Supervisor), Dixie Switzer (GP2020 Planner), and Ivan Holler (Deputy Director DPLU). I had to scan the letters to include the signatures, and they may be hard to read. I would like to set up a time to meet with you to talk about this before the next

GP2020 meeting. I will provide better hard copies at that time. You can reach me at (619) 247-1680 or by E/Mail above THANKS Wade Enniss

The current proposed GP2020 Map would create a pocket of residential properties right in the middle of, and downwind of an industrial and mining area.There are "Substantial Health Risks" involved in this decision.Don't allow this to happen. Allow us the opportunity to benefit from the changes. Don't destroy our Health, and Property Values, or limit us in the use of our Properties. This is Not now and should not be Made (against our wishes) to be a Residential Area. The "Land Use Code" has changed so much since we bought these properties that the new Industrial designation is closer to the uses we were originally allowed than the uses allowed by the current agricultural zoning. Make this entire area Industrial, That is the Good and Fair thing to do..

The properties involved in this request are:

Tax Parcel Number:	Address	Owner
		Wade Enniss
		David & Pamela Pietrczak
		Weatherson Family Trust
		Billie Jo Swanson
		James & Ramona Barksdale