

Attachment B

Community Issues / Mapping Report

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Listed below are the community specific mapping issues that were raised at the General Plan Update Hearings in November and December 2009 or have resulted from further efforts on the maps. The issues are listed by community, listing no issues for many of the communities. No action from the Planning Commission is necessary on any of these items at this time; however, the Planning Commission may wish to provide direction on specific issues or tentatively support a particular course of action. A final recommendation from the Planning Commission will be requested at a future hearing.

Alpine

There are no specific issues or potential changes to discuss.

Bonsall

There are no specific issues or potential changes to discuss. The Bonsall Sponsor Group has indicated that they disagree with many Village Designations on the Planning Commission Land Use Map.

Central Mountain Subregion

Cuyamaca - There are no specific issues or potential changes to discuss.

Descanso

Elliot

The Planning Commission motion on November 19, 2009 requested that staff follow up with Mr. John Elliot in Descanso, regarding the Forest Conservation Initiative (FCI). Staff has contacted Mr. Elliot and has explained the current procedures regarding the FCI and the expiration of the Initiative at the end of 2010. Additional information on the FCI is located in Fact Sheet 2: Forest Conservation Initiative.

Pine Valley

Oliver Property (CM12)

The Planning Commission tentative recommendation for CM12 was Rural Lands 20, a balance between the property owner request of Semi-Rural 2 and the staff/community recommendation of Rural Lands 80. Both the property owner and the Pine Valley Community Planning Group have expressed concern with the Planning Commission tentative recommendation, and would like to have the issue addressed before the Planning Commission finalizes the final recommendation, expected in April.

Guatay

On November 19, 2009 the Planning Commission motion for Central Mountain, which includes the Guatay community, was to coordinate with interested property owner John Gristafi in the community and give information about the General Plan Update. Following the hearing, staff contacted Mr. Grisafi, as well as Mr. Turek, another property owner in the area who was interested in the General Plan Update. Staff has talked to both property owners, and are making sure that they receive additional information on the General Plan Update. However, Mr. Turek does not support the General Plan Update proposed land use designations for his property, which is one dwelling unit per 80 acres. The existing General Plan designation for the subject property is one Dwelling Unit per 1, 2 or 4 acres, however there are recognized groundwater constraints in Guatay and the staff position has not changed.

County Islands

There are no specific issues or potential changes to discuss.

Crest - Dehesa

There are no specific issues or potential changes to discuss.

Desert

Borrego Springs - There are no specific issues or potential changes to discuss.

Ocotillo - On November 20, 2009 the Planning Commission requested staff to meet with William De Costa and other property owners in Ocotillo Wells. Staff has worked with the community and is working to schedule a meeting with them in late February or early March.

Fallbrook

There are no specific issues or potential changes to discuss.

Jamul - Dulzura

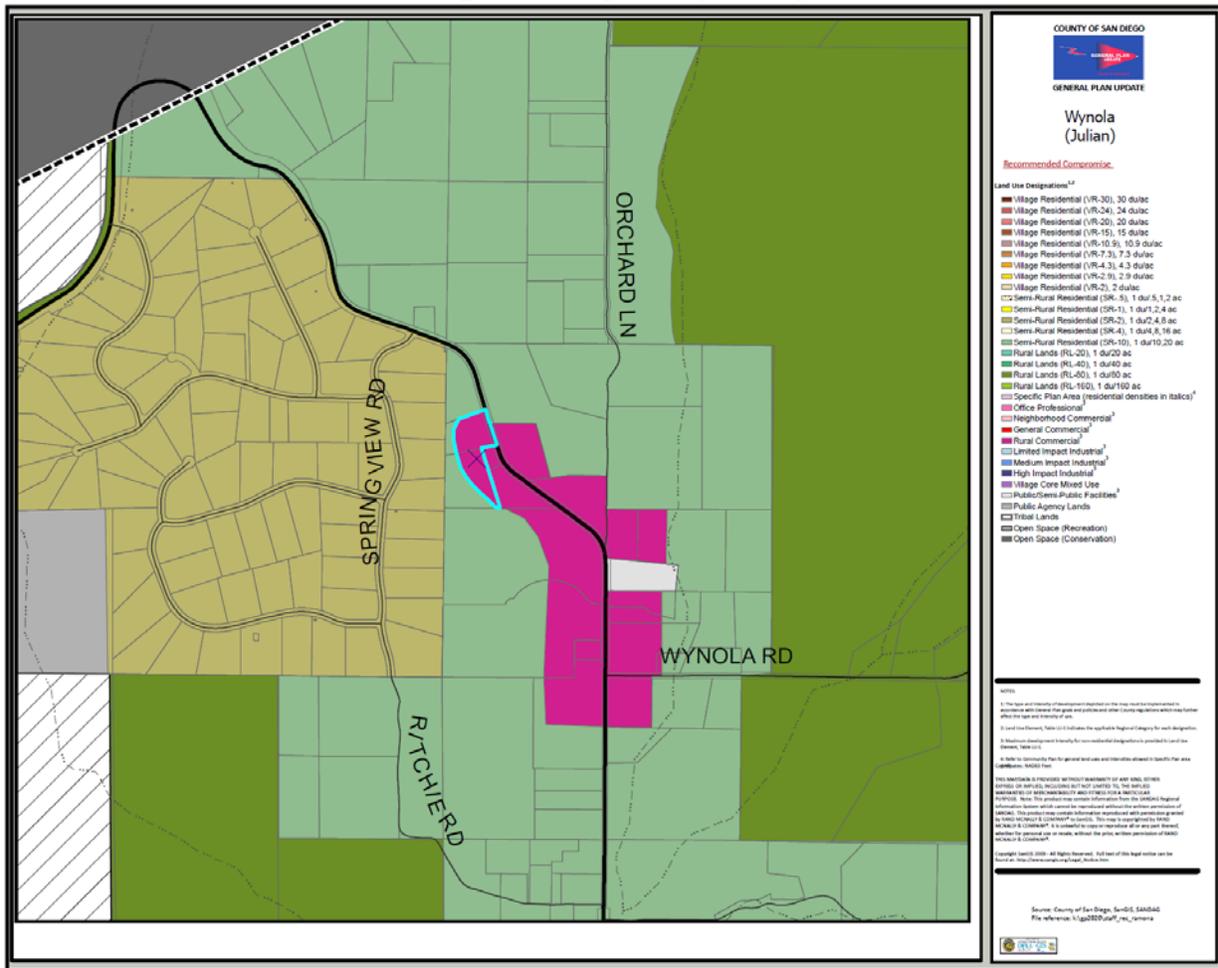
There are no specific issues or potential changes to discuss.

Julian

On December 4, 2009, Gary Hanafin gave testimony to the Planning Commission and requested a commercial designation under the General Plan Update for APN 248-060-03-00, located in Wynola. This was the first time General Plan Update staff received

the request and staff could consider adding a portion of the property as Rural Commercial. In the minutes received from the Julian Community Planning Group, the property was recommended by that group for Rural Commercial in February 2009. There is a Code Enforcement Case on the property. The Department reviewed an initial consultation of a minor use permit for Cottage Industries on the site, however could not support the application for a permit due to not meeting the Cottage Industry standards in the Zoning Ordinance. The Department however was not unsupportive of the use at the location. Figure 1 shows the location of this property, with the recommended changes to Rural Commercial outlined in blue.

Figure 1: Wynola (Julian)



Lakeside

There are no specific issues or potential changes to discuss.

Mountain Empire Subregion

Boulevard - There are no specific issues or potential changes to discuss.

Campo / Lake Morena - There are no specific issues or potential changes to discuss.

Potrero - There are no specific issues or potential changes to discuss.

Jacumba - There are no specific issues or potential changes to discuss.

Tecate – As was previously discussed, the Tecate community is being considered for a Special Study Area, to promote commercial and industrial uses tied to the Tecate border crossing and Tecate, Mexico. This Special Study would be incorporated into the Mountain Empire Subregional Plan, and would require a General Plan amendment following the General Plan Update. The Special Study Area and draft text will be presented at a later Planning Commission hearing.

North County Metropolitan Subregion

San Pasqual Valley Road (NC 9)

The site under consideration is a 20-acre parcel located on San Pasqual Valley Road with an existing fruit stand operation. As directed by the Planning Commission during the December 4, 2009 hearing, staff intends to work with the property owner to appropriately designate an adequate amount of Rural Commercial on the site that would address both the desires of the property owner and the compatibility with the surrounding community. Staff will also consider design criteria that can be established for the site, such as the application of a B or D designator.

The adoption of a D designator as a Special Area Regulation on the property could include specific language to guide development on the property. The D designator would require a Site Plan to be processed that demonstrates compliance with the General Plan, North County Metropolitan Community Plan and the specific standards required by the ordinance associated with the D designator. The objective of the standards of the D designator would be to minimize the visual impact of the commercial development of the property. The standards could include specific language to analyze and review grading, cross-sectional analysis, roof forms, walls, facades, exterior colors, exterior materials, roads, driveways, entry treatments, parking areas, pedestrian circulation, service and loading areas, site lighting, signs, plant palette and landscaping.

County Island Southeast of Escondido (NC 18) - NC 18 is within a County island that is southeast of the City of Escondido, which was initially recommended by staff for designation to Semi-Rural 2 following concerns over fire response time in the area. County Fire Authority Staff has since performed further review of the area and has provided additional guidance for staff's consideration. Staff is currently coordinating with the local fire marshal and will return with a revised boundary for NC18 at a later date.

Nabil Chehade - At the November 20, 2009 Planning Commission hearing, staff was directed to work with Nabil Chehade, a property owner of Assessors Parcel Numbers 181-170-34-00 and 181-280-12-00, a four-acre site located on Sugar Bush Drive in the North County Metropolitan planning area. The property, which is considered one legal

lot, had a split designation of Semi-Rural 1 and Semi-Rural 10, and the property owner requested that this be revisited by staff. Upon further review, staff has made the recommendation to designate the entire parcel as SR1.

Twin Oaks Valley - There are no specific issues or potential changes to discuss.

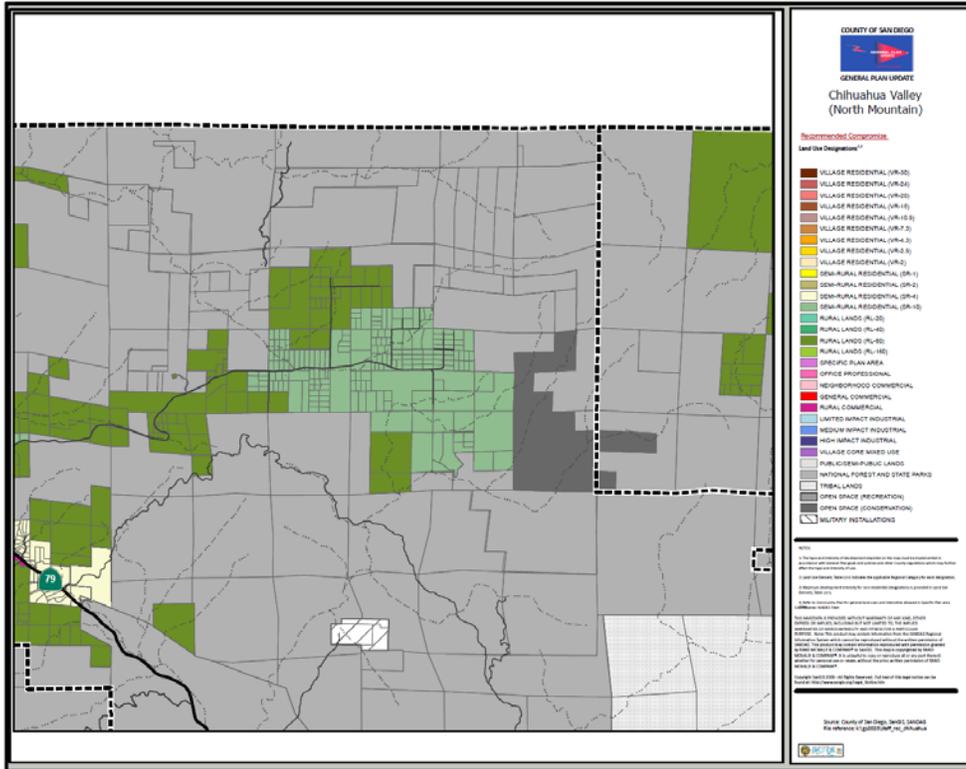
Hidden Meadows - There are no specific issues or potential changes to discuss.

North Mountain Subregion

Chihuahua Valley (NM6, 7 and 11-B) – The Planning Commission recommendation in Chihuahua Valley was to designate the entire area Rural Lands 40, from a combination of Semi-Rural 10 on the Referral Map and Rural Lands 80 on the Draft Land Use Map. Following the hearings, there has been additional information made available regarding the fire service availability in the area, specifically that the Sunshine Summit Volunteer Station is expected to meet County criteria for a full time station within the next year.

With this information staff has re-evaluated the staff recommendation and is recommending the Draft Land Use Map designations for the subject property, a combination of Semi-Rural 10 and Rural Lands 80, included as Figure 2. The Planning Commission recommendation is included as Figure 3, designating the entire property as Rural Lands 40, as well as updating property that has been recently purchased by federal agencies in the area. Additionally, upon discussions with the major property owners in the area, Mssrs. John and Richard Adams, staff has included the alternative the property owner supports, which applies Semi-Rural 10 to a larger area than the Draft Land Use Map, as well as recognizes that approximately 1,000 acres of the properties in Chihuahua Valley, previously designated as Rural Lands 80, are in escrow for conversion to open space, applying an Open Space (Conservation) designation. This is included as Figure 4.

Figure 4: Property Owner Recommendation (Chihuahua Valley)



Otay

There are no specific issues or potential changes to discuss.

Pala - Pauma

There are no specific issues or potential changes to discuss.

Pendleton - DeLuz

There are no specific issues or potential changes to discuss.

Rainbow

There are no specific issues or potential changes to discuss.

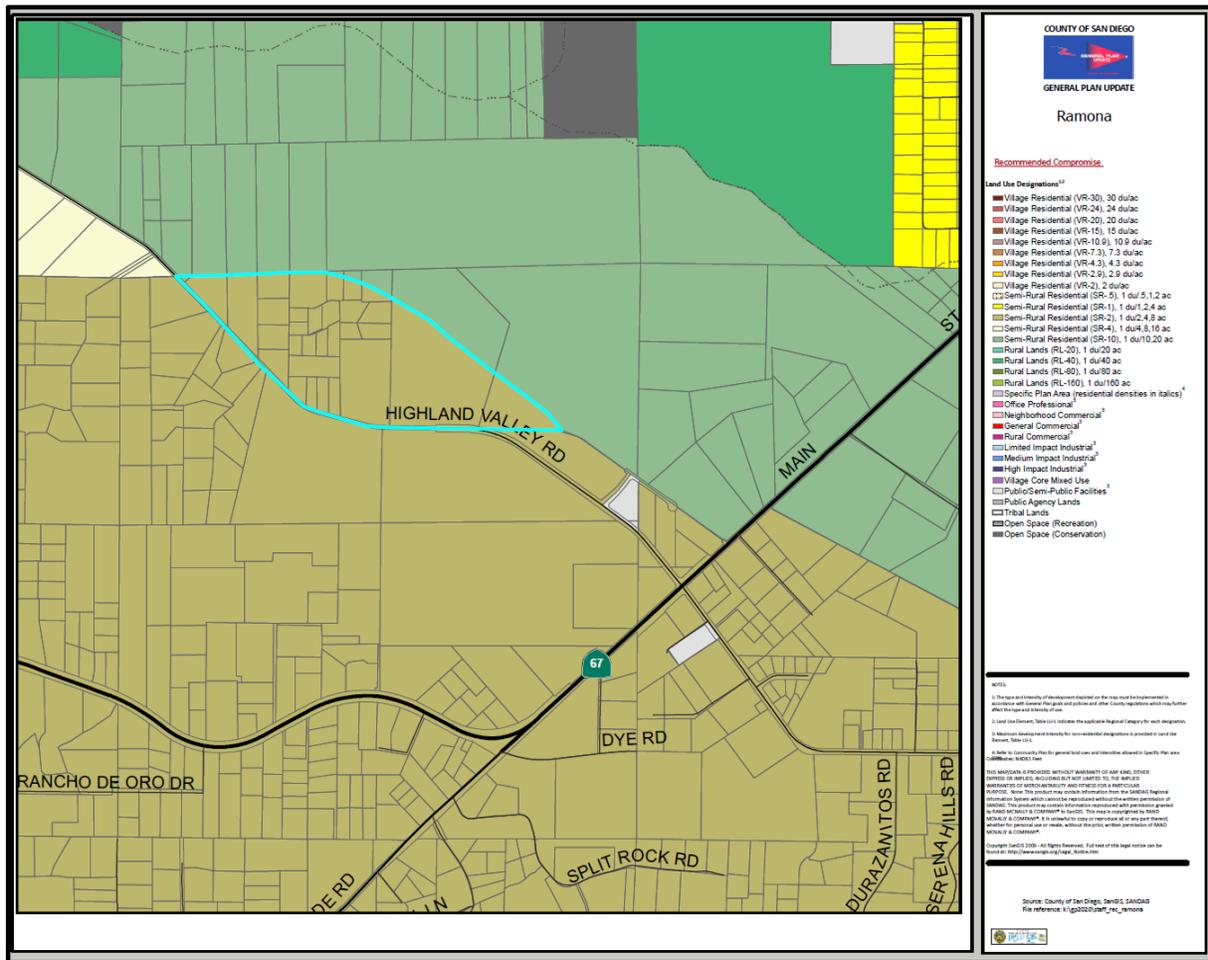
Ramona

Cummings Ranch & Gaye Miller

The Planning Commission referred the land use designations applied to Cummings Ranch and Gaye Miller back to staff at the Planning Commission hearings in November

2009. Staff has reviewed the area and has revised its recommendation to better reflect development patterns and the Cummings Ranch project plan, which was the intention when the map was originally prepared. This recommendation was presented to a subcommittee of the Ramona Community Planning Group on February 11; however, this meeting and any resulting community recommendation would occur after the deadline for inclusion in this report. The recommendation at the time of report preparation is included in Figure 5, showing an expanded area of Semi-Rural 2, outlined in blue, to recognize existing development patterns, as well as to better reflect the intent in the area, to accommodate development on the Cumming Ranch site along Highland Valley Road.

Figure 5: Portion of Ramona Community Planning Area



San Dieguito Community Planning Area

Open Space (Recreation) Land Use Designation - Morgan Run

On December 4, 2009, the Planning Commission referred the Morgan Run Country Club and Resort in San Dieguito, proposed to be designated Open Space (Recreation), back to staff for discussions. Based upon correspondence and testimony from Morgan Run's representatives, they are suggesting additional language added to the Open Space (Recreation) description in the Land Use Framework, located on Page 3-18 of the Draft General Plan Document. The proposed revisions to the section address the designation's ability to have alternative uses, with additional discretionary permits, such as hotel facilities, clubhouses, swimming pools, golf courses, tennis courts, restaurant and other similar or related improvements. The existing zoning for the Morgan Run Country Club and Resort is A70, which could be consistent with Open Space Recreation. The proposed revisions to the Open Space – Recreation designation are included below. Additionally, Morgan Run has indicated that it supports revisions to the Land Use Framework, Table LU-1 proposed to the Planning Commission in the Planning Commission report for the November 6, 2009 hearing.

Open Space—Recreation. This designation is applied to large, existing recreational areas. This designation allows for active and passive recreational uses such as parks, athletic fields, and golf courses. Uses and structures ancillary to the primary open space use, [such as hotel facilities \(including timeshares and resort-residential developments\), clubhouses, swimming pools, golf course, tennis courts, restaurants and other similar or related improvements,](#) may be permitted to enhance recreational opportunities only if they relate to the recreational purpose and do not substantially alter the character of the area.

Whispering Palms

On December 4, 2009, the Planning Commission directed staff to review the Whispering Palms area, which is designated (17) Estate Residential 1 dwelling unit per 2 or 4 acres on the existing General Plan and is designated Semi-Rural 2 on the General Plan Update land use alternatives?. However, the existing zoning on the site is a combination of C36, Urban Residential U 11 & 29, Variable Residential 10 and Single Family Residential 7. These zones already exist and the majority of the area is built with residences or commercial uses.

In order to reflect the existing land uses within the General Plan, staff is recommending revisions to the Planning Commission tentative recommendations to the General Plan designations to a combination of Village Residential 7.3, Village Residential 10.9, Village Residential 15, Village Residential 20 and General Commercial to closely match the existing uses and zoning. The proposed designations are shown in Figure 6.

Valle de Oro

There are no specific issues or potential changes to discuss.

Valley Center

John Fox Correspondence

Prior to the hearing on December 4, 2009, John Fox sent a letter to the Planning Commission indicating issues with the existing use for a property along Nelson Way that also includes an active Code Enforcement Case. The letter also requested a designation other than Medium Impact Industrial, which is the land use proposed for the draft General Plan Update. The Planning Commission referred the letter back to staff and potentially Code Enforcement. The property owner for the subject site is currently processing a Site Plan, which would require enclosure of the uses, among other requirements which should address many of Mr. Fox's concerns. A scoping letter was sent on December 24, 2009 to the property owner and the scoping requirements are due from the property owner on March 24, 2010 in order to demonstrate adequate progress on addressing this enforcement action.