



The County of San Diego

Planning Commission Hearing Report

Date:	October 6, 2017	Case/File No.:	2017 General Plan PDS2016-GPA-16-001; PDS2016-REZ-16-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	2017 General Plan Clean-Up General Plan Amendment and Rezone
Time:	9:00 a.m.	Location:	Districts - All
Agenda Item:	#2	General Plan:	Various
Appeal Status:	Board of Supervisors is the final decision-maker	Zoning:	Various
Applicant/Owner:	County of San Diego	Communities:	All unincorporated communities
Environmental:	EIR Addendum	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate this proposed General Plan “Clean-Up” General Plan Amendment (GPA) and Zone Reclassification (REZ), and make recommendations to the Board of Supervisors (Board). With the adoption of the General Plan in 2011, the Board directed staff to provide a regular mechanism for making necessary corrections to errors discovered during implementation of the General Plan and to reflect changed circumstances. This Clean-Up includes proposed changes to the Land Use Map, Mobility Element Network Appendix, Implementation Plan, and Zoning.

If the required findings can be made, Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- a. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto, dated September 18, 2017, on file with PDS under GPA 16-001; REZ 16-001, prior to making its recommendation on the GPA and REZ;
- b. Recommend that the Board of Supervisors adopt the Resolution of the San Diego County Board of Supervisors Adopting the 2017 General Plan Clean-Up General Plan Amendment; GPA 16-001 (Staff Recommended Resolution - Attachment A); and
- c. Recommend that the Board of Supervisors adopt the attached Staff Recommended Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2017 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 16-001; REZ 16-001] (Attachment B).

2. Required Findings to Support Requested Actions

- a. Is the proposed Clean-Up in compliance with the California Government Code?
- b. Is the proposed Clean-Up consistent with the vision, goals, and policies of the General Plan and its community and subregional plans?
- c. Does the Clean-Up comply with the California Environmental Quality Act (CEQA)?

B. PROPOSAL

1. Background

As part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors (Board) directed staff to bring forward a “clean-up” every two years in the form of a GPA. The Board deliberations, motion, and vote related to initiating a clean-up process occurred during the April 13, 2011 Board hearing.

The General Plan Update was prepared over the course of many years, with much of the analysis occurring on a macro scale. Considering the immense scope of the project, oversights and inconsistencies requiring correction were likely as the General Plan was implemented. These oversights and inconsistencies include typos, incorrect references, missing table information, and the need to clarify or revise certain policies and definitions in the General Plan and community plans. A process was needed to handle changed circumstances affecting the General Plan, including changes in State law, and changes in ownership that would result in inappropriate land use designations. PDS Advance Planning staff coordinated within PDS and with the County Departments of Public Works and Parks and Recreation for technical clarification and to confirm the findings supporting the staff recommendation.

2. General Plan Amendment Description

The General Plan Clean-Up focuses on modification or adjustments to text in the General Plan, as well as Land Use and Zoning Map changes for consistency. Updates to the Zoning Ordinance are considered through a separate work effort; the Zoning Clean-Up project. The next Zoning Clean-Up is scheduled for 2018.

General Plan Clean-Up items have generally been limited to ownership changes, mapping errors, errors and omissions, minor community plan changes, and internal clarification and inconsistencies. The Clean-Up process addresses 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, project changes qualifying for the Clean-Up only require only an Addendum to the previously certified General Plan Update Environmental Impact Report (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.

This Clean-Up includes proposed revisions to the Land Use Map/Zoning, Mobility Element Network Appendix, and Implementation Plan. All of the proposed changes in the Clean-Up are described in detail in Attachment C, and briefly discussed below.

a. Land Use Map/Zoning

The types of Land Use Map/Zoning changes in this Clean-Up include both mapping errors and ownership changes. Table A-1 has been provided below and provides a summary of each item.

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 ¹			Category of Change
				Existing	Proposed	Existing	Proposed	Net Change	
AL301	Alpine	1	40	RL-40	P/SP	1	0	(1)	Ownership Change
BO302	Borrego	1	3.4	C-4	No Change	0	0	0	Mapping Error
BS302	Bonsall	1	6.44	RL-40	OS-R	1	0	(1)	Ownership Change
BS303	Bonsall	1	6	RL-40	OS-C	1	0	(1)	Ownership Change
DT301	Desert	13	1,720	RL-80	PAL	21	0	(21)	Mapping Error
HM301	Hidden Meadows	10	308.11	SR-1/RL-20	No Change	143	143	0	Mapping Error
LS301	Lakeside	1	1.73	VR-15	No Change	25	25	0	Mapping Error
LS302	Lakeside	7	405	SR-1/VR-7.3	OS-C	491	0	(491)	Ownership Change
LS303	Lakeside	1	48.4	SR-4	No Change	11	11	0	Mapping Error
LS305	Lakeside	4	140	RL-40	OS-C	3	0	(3)	Ownership Change
LS306	Lakeside	3	40	SR-4	OS-C	10	0	(10)	Ownership Change
NCM301	North County Metro	1	1.8	VR 4.3	No Change	7	7	0	Mapping Error
NM301	North Mountain	3	178	RL-80	OS-C	2	0	(2)	Ownership Change
PP301	Pala Pauma	2	80	RL-40	No Change	2	2	0	Mapping Error
PV301	Pine Valley	3	18	RL-80/PAL	No Change	3	3	0	Mapping Error
SD301	San Dieguito	1	5.49	OS-C	SR-10	0	1	1	Mapping Error
SD302	San Dieguito	1	5	RL-20	OS-C	1	0	(1)	Ownership Change
SD303	San Dieguito	1	14.27	RL-20	OS-C	1	0	(1)	Ownership Change
SD304	San Dieguito	4	98.3	OS-C	P/SP	0	0	0	Mapping Error
SD305	San Dieguito	6	96.57	SR-2	OS-C	36	0	(36)	Ownership Change
TO301	Twin Oaks	1	0.4	SR-10	P/SP	1	0	(1)	Mapping Error
VC301	Valley Center	3	4	C-1	No Change	0	0	0	Mapping Error
VC304	Valley Center	2	148	SR-2	OS-C	39	0	(39)	Ownership Change
Totals		71	3,368.91			799	192	(607)	

¹ Existing and proposed *potential* dwelling units are conservative estimates, based 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.

- Mapping Errors – Corrections to fix mapping errors that were missed during the General Plan Update process. There are 12 items that involve correcting mapping errors.

Four items containing zoning development designator errors were identified during the Clean-Up. An example of this is LS303, where the zoning designation does not identify the property as being located within a floodway/floodplain. The Clean-Up would add an “F” Special Area Designator to the zoning designation to identify the property as being located within a floodway/floodplain.

Four items containing mapping errors related to ownership were identified. An example of this is SD301, where private property was mistakenly assigned a Land Use Map/Zoning designation of Open Space – Conservation (OS-C) and Open Space (S80). The proposal is to change these designations on this private property to Semi-Rural Residential 10 (SR-10) and Rural Residential (RR).

Four items contain zoning regulations that are inconsistent with their respective General Plan Land Use designations. An example of this is PP301, where private property was assigned a Land Use Map/Zoning designation of Rural Lands 40 (RL-40) and Indian Reservation. The zoning designation is incorrect and not consistent for a RL-40 land use. The proposal is to change the zoning to Limited Agriculture (A70).

- Ownership Changes – Assigning appropriate Land Use designations to account for changes in ownership from public to private or vice versa. There are eleven items that involve ownership changes. These ownership changes are located in Alpine, Bonsall, Lakeside, North Mountain, San Dieguito, and Valley Center.

Eight are open space acquisitions by the County’s Department of Parks and Recreation (DPR). An example of this is BS302, where DPR acquired one parcel in Bonsall. The proposal is to change the Land Use Map/Zoning to Open Space Recreation (OS-R) and S80.

Two ownership changes are open space acquisitions by the Endangered Habitats Conservancy (EHC). An example of this is SD305, where EHC purchased six parcels. The proposal is to change the Land Use Map/Zoning to OS-C and S80.

One ownership change is an acquisition by the San Diego County Water Authority. This item is TO301, where the San Diego County Water Authority purchased one parcel. The proposal is to change the Land Use Map/Zoning to Public/Semi-Public Facilities (P-SP).

The 2017 Clean-Up proposes to change Land Use Map/Zoning designations of 71 parcels that are located in 23 distinct areas. This consists of approximately 3,368.91 acres, across 13 communities within the unincorporated County. As a result of these changes, the total estimated number of potential new dwelling units would decrease by 607 units when

compared to the estimated potential density allowed under the existing General Plan Land Use Map/Zoning designations.

b. Mobility Element Network Appendix

Four corrections are proposed for the Mobility Element Network Appendix. One correction is the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for the Desert Subregion. Three revisions involve corrections to road segments on the Mobility Element Maps for Lakeside, San Dieguito, and Valle de Oro. Details of these changes are provided in Attachment C, Section 4.1.

c. Implementation Plan

Described further in Attachment C, Section 4.2, there are two proposed changes to the General Plan's Implementation Plan. These proposed changes include text revisions to the Mobility and Cultural Resources sections.

C. ANALYSIS AND DISCUSSION

The following summarizes the analysis of the Clean-Up for consistency with the General Plan, Community Plans, Zoning Ordinance, and evaluation of potential impacts through the California Environmental Quality Act.

1. General Plan Consistency

Each proposed change associated with the Clean-Up was analyzed for conformance with the guiding principles and policies of the General Plan, and found to be in conformance. Appendix C-1 of Attachment C provides an overview and analysis of each proposed Land Use Map/Zoning change in the Clean-Up and highlights General Plan policies that directly relate to the need for the Land Use Map/Zoning change. An example of the General Plan conformance findings is provided below:

General Plan Component	Explanation of GPA Conformance
Policy COS-21.1 – Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	Several of the proposed changes demonstrate consistency with the intent of this policy. There are several Department of Parks and Recreation acquisitions to add acreage to the existing County park system in order to create additional opportunities for user recreational experiences. Changes in Land Use and zoning designations, as a result of these acquisitions, reflect the anticipated reduction in development potential.

2. Community Plan Consistency

Government Code Section 65359 requires that Community Plans affected by a GPA 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 changes proposed in the staff recommendation are consistent with the applicable Community and Subregional Plans.

3. Zoning Ordinance Consistency

Government Code Section 65860 dictates that in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended. In accordance with this, the Clean-Up includes proposed zoning and development designator changes for consistency with the proposed Land Use Map changes. Staff reviewed the proposed zoning changes for consistency in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050.

4. California Environmental Quality Act (CEQA) Compliance

This project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an Addendum to the General Plan Update EIR under CEQA Section 15164. An EIR Addendum dated September 18, 2017, has been prepared for the project and is on file with PDS. 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. See the EIR Addendum for more information (Attachment D).

D. OUTREACH AND 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 of Supervisors approval. Staff also conducted public outreach that included:

1. Public Notices

- a. On June 16, 2017, a mailed notification was sent to property owners subject to proposed Land Use Map/Zoning changes and a mailed notification was sent to neighboring property owners within 300 feet of the proposed Land Use Map/Zoning changes. This notification included information and web links related to the release of the Draft Clean-Up Report and the start of the public review and comment period.
- b. On September 22, 2017, a hearing notification was sent to property owners and the neighboring property owners within 300 feet of the proposed Land Use Map/Zoning changes. This notification provided the staff recommendations for changed Land Use designations and changes in zoning, in addition to information on the Planning Commission hearing.

2. Web Page

At the initiation of the Clean-Up, a web page was established to provide the most current information as it progressed through the planning phases. The website is:

<http://www.sandiegocounty.gov/content/sdc/pds/advance/2017qpclean-up.html>

3. Public and Agency Review

In addition to the property owner mailed notifications discussed above, a mailed notification was sent to agencies requiring GPA notification per California Government Code Section 65352 on June 16, 2017. An email notification was also sent to community planning and sponsor groups and other stakeholders. These notifications included a link to the web site with information on the project and the full Draft Plan for the GPA.

The email correspondence to community planning and sponsor groups described changes applicable to specific community planning areas and changes applicable to all planning areas, and requested comments and recommendations. This notification also provided information on the 45-day public review period for comments on the Staff Recommendation. Public review comments and other correspondence on the project can be found in Attachment E.

4. Tribal Consultation

All tribal governments in the San Diego region were notified of the changes proposed in this Clean-Up in accordance with Government Code Section 65352. As a result of these notifications, correspondence was received from the following:

- a. The Viejas Band of Kumeyaay Indians (Viejas) responded on June 29, 2017, requesting (1) a site visit, (2) notifications of plans and mitigation measures, (3) active participation in developing mitigation measures, (4) that all NEPA/CEQA/NAGPRA laws be followed, (5) that qualified cultural monitors be on site at all time, and (6) that Viejas be notified of any changes or inadvertent discoveries. County staff clarified with Viejas that the project is a policy document, that no earth-disturbing activities are proposed, and that any future projects such as maps and permits would be analyzed for impacts to tribal cultural resources. The County requested concurrence to conclude SB-18 consultation. No response was received.
- b. The San Luis Rey Band of Mission Indians responded on August 16, 2017, requesting consultation. Staff has followed up with the San Luis Rey Band of Mission Indians and is continuing the consultation process with them to ensure compliance with SB18.
- c. The Campo Band of Mission Indians responded on September 7, 2017, requesting consultation. Staff has followed up with the Campo Band of Mission Indians and is continuing the consultation process with them to ensure compliance with SB 18.

5. Additional Community Planning and Sponsor Group Outreach

Staff coordinated extensively with community planning and sponsor groups to provide the information needed to allow them to include the Clean-Up on their agendas for recommendation votes. Staff attended community planning and sponsor group meetings in Lakeside, San Dieguito, and Valley Center, to discuss the project and answer questions. For other planning

areas, staff coordinated closely with planning and sponsor group chairs through phone and email, to explain all portions of the project applicable to their planning area, and answer questions.

In addition to the Land Use Map/Zoning changes, community planning and sponsor groups had the opportunity to provide recommendations on all of the proposed changes in the project. All of the recommendations received were in favor of the proposed changes, with the exception of item LS302 in Lakeside, and item VC301 in Valley Center. The community planning and sponsor group recommendations are included in Attachment E.

E. PROJECT ISSUES

As part of the outreach process and public review of the Clean-Up, staff received questions and comments on several proposed changes. Staff was able to resolve the majority of these questions and concerns. Based on the comments received, there are three proposed changes that warrant further clarification including LS302, NCM301, and VC301. Each of the three are discussed below.

1. LS302 (Lakeside)

LS302 proposes to change the General Plan land use designation for seven parcels from Semi-Rural 1 (SR-1) and Village Residential 7.3 (VR-7.3) to OS-C and rezone from A70 to S80. LS302 consists of approximately 405 acres in Lakeside that were acquired by the EHC in 2015. The parcels were purchased with funding that precludes development on the property and EHC has conveyed that no development will occur on the property in the future. The property is known within the community as “Lakeside Downs.”

Staff received twenty comments opposed to LS302 during public review. The majority of the concerns raised were related to fire safety and trail access. Staff met with the DPR, the County Fire Authority, and EHC. A summary of the concerns are below:

- a. Vegetation growth on the site poses a fire hazard to the surrounding residents if the parcel remains undeveloped. There was also concern that since the property was purchased, and a perimeter fence installed, residents could not proactively clear brush from the property’s perimeter. EHC is responsible for fire safety on their property and residents are not allowed to trespass on private land to clear brush. The California Department of Forestry and Fire Protection (CAL Fire) and the County Fire Authority enforce the fire code.
- b. The perimeter fence prevents public access to trails historically used on the site. Staff has confirmed that the property only contains a proposed trail in the Lakeside Community Trails Master Plan. There are no trail easements on the property and the County is not able to condition a trail easement as part of the General Plan Clean-Up.

Ultimately, the inclusion or exclusion of this property in the General Plan Clean-Up will not impact the operation or use of the site. CAL Fire and the Fire Authority will continue to monitor the fire safety and the County has no control over trail access on private property.

The General Plan states that the OS-C designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. EHC is classified as a 501(c)3 non-profit and is a known

conservancy group. Staff recommends including LS302 as part of the General Plan Clean-Up for consistency with the General Plan and to ensure the reduction of 491 units is tracked moving forward.

Figure 1 illustrates the existing and proposed Land Use Map/Zoning designations for LS302.

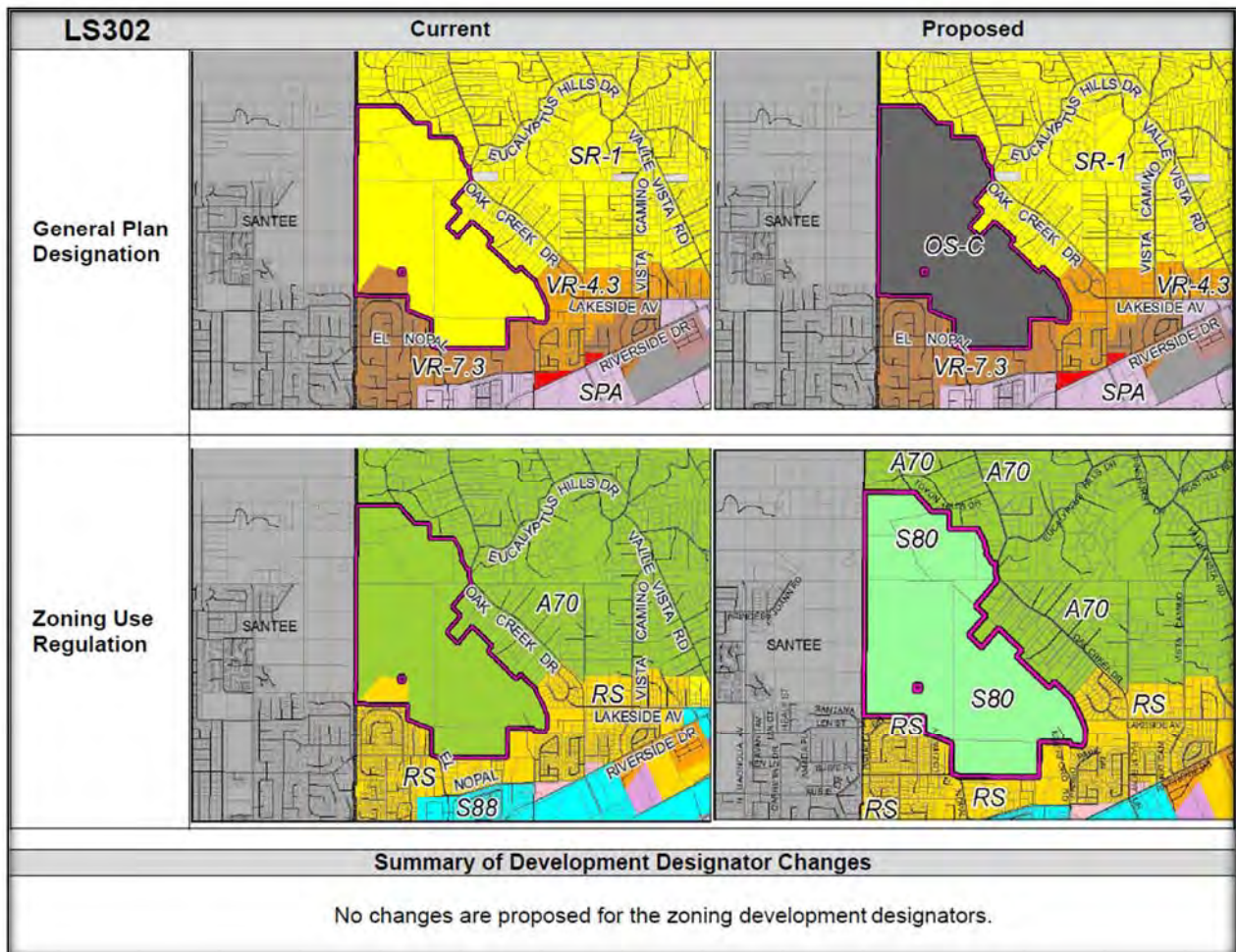


Figure 1 – LS302 Existing and Proposed Land Use Map/Zoning Designations

2. NCM301 (North County Metro)

NCM301 proposes to change the zoning minimum lot size for one parcel from 15,000 square feet to 10,000 square feet. NCM301 consists of approximately two acres that have a General Plan Land Use Map/Zoning designation of Village Residential 4.3 (VR-4.3) and Single Family Residential (RS).

This item is being included in the General Plan Clean-Up because it is a mapping error from the 2011 General Plan Update. The General Plan Land Use designation of VR-4.3 allows 4.3 dwelling units to be built on the property; this requires a lot size of 10,000 square feet or less to be achieved. The zoning is inconsistent with the General Plan because the minimum lot size of 15,000 square feet will only allow 2.8 dwelling units per acre (a difference of 2 additional units). Staff received fifteen comment letters against NCM301 from neighbors who want to retain the

“unique semi-rural nature of their neighborhood.” Staff recommends including NCM301 as part of the General Plan Clean-Up to ensure consistency with the General Plan.

Figure 2 illustrates the existing and proposed Land Use Map/Zoning designations for NCM301.

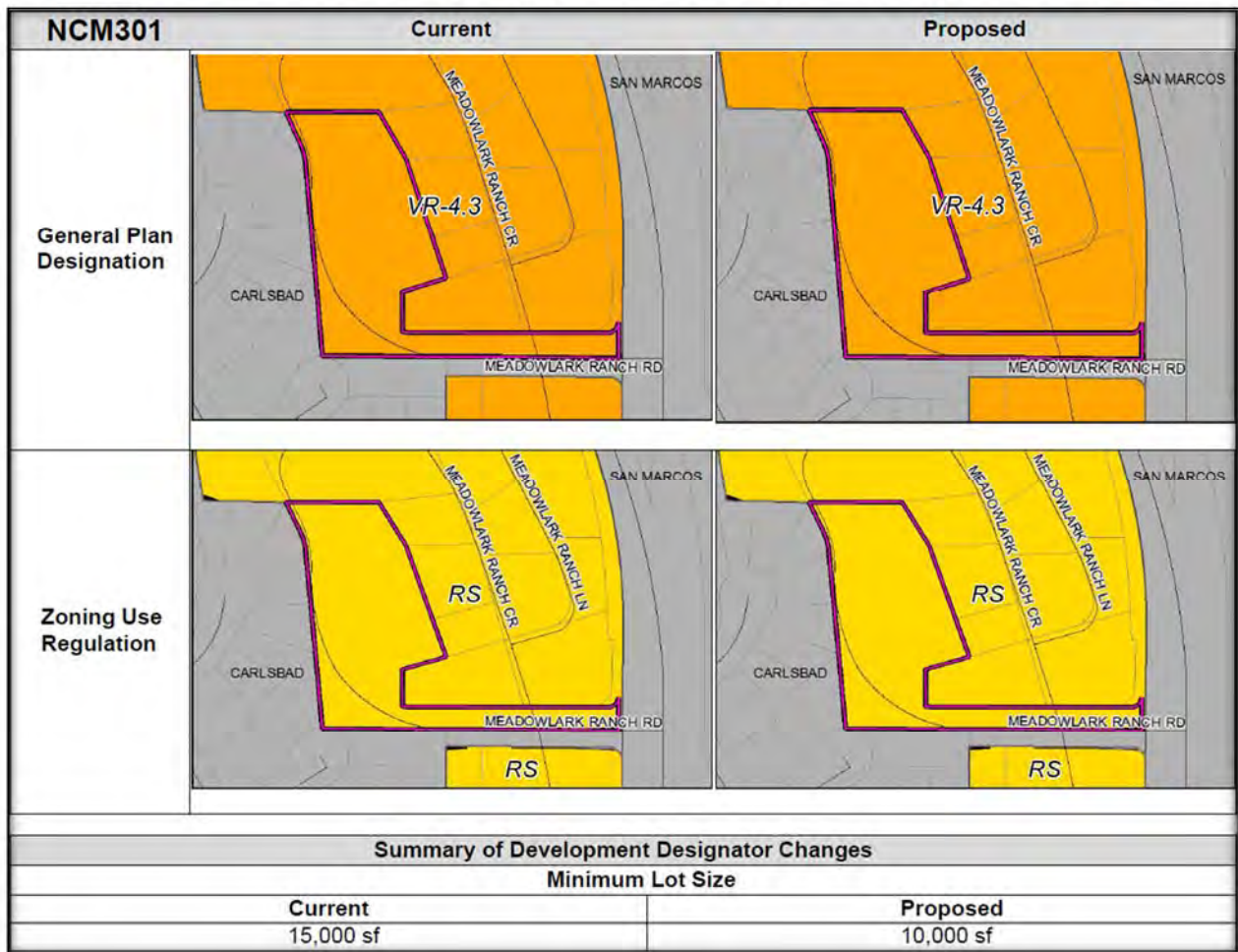


Figure 2 – NCM301 Existing and Proposed Land Use Map/Zoning Designations

3. VC301 (Valley Center)

VC301 proposes to change the zoning code minimum lot size for three parcels from one acre (43,560 square feet) to 6,000 square feet. VC301 consists of approximately four acres that have a General Plan Land Use Map/Zoning designation of General Commercial (GC) and General Commercial (C36).

This item is being included in the General Plan Clean-Up because it is a mapping error from the 2011 General Plan Update. The three parcels were re-designated during the General Plan Update from Rural Residential 1, with a one acre minimum lot size, to GC. This is a mapping error because the surrounding parcels have a Land Use Map/Zoning designation of GC and C36, and all have a minimum lot size of 6,000 square feet. Staff did not receive any comment letters regarding VC301. However, the Valley Center Community Planning Group voted not to recommend approval for these three properties. Instead they would like to consider these changes as part of the upcoming Community Plan update for Valley Center. Staff recommends

including VC301 as part of the General Plan Clean-Up because the appropriate avenue for correcting mapping errors is through the General Plan Clean-Up and not a Community Plan update.

Figure 3 illustrates the existing and proposed Land Use Map/Zoning designations for VC301.

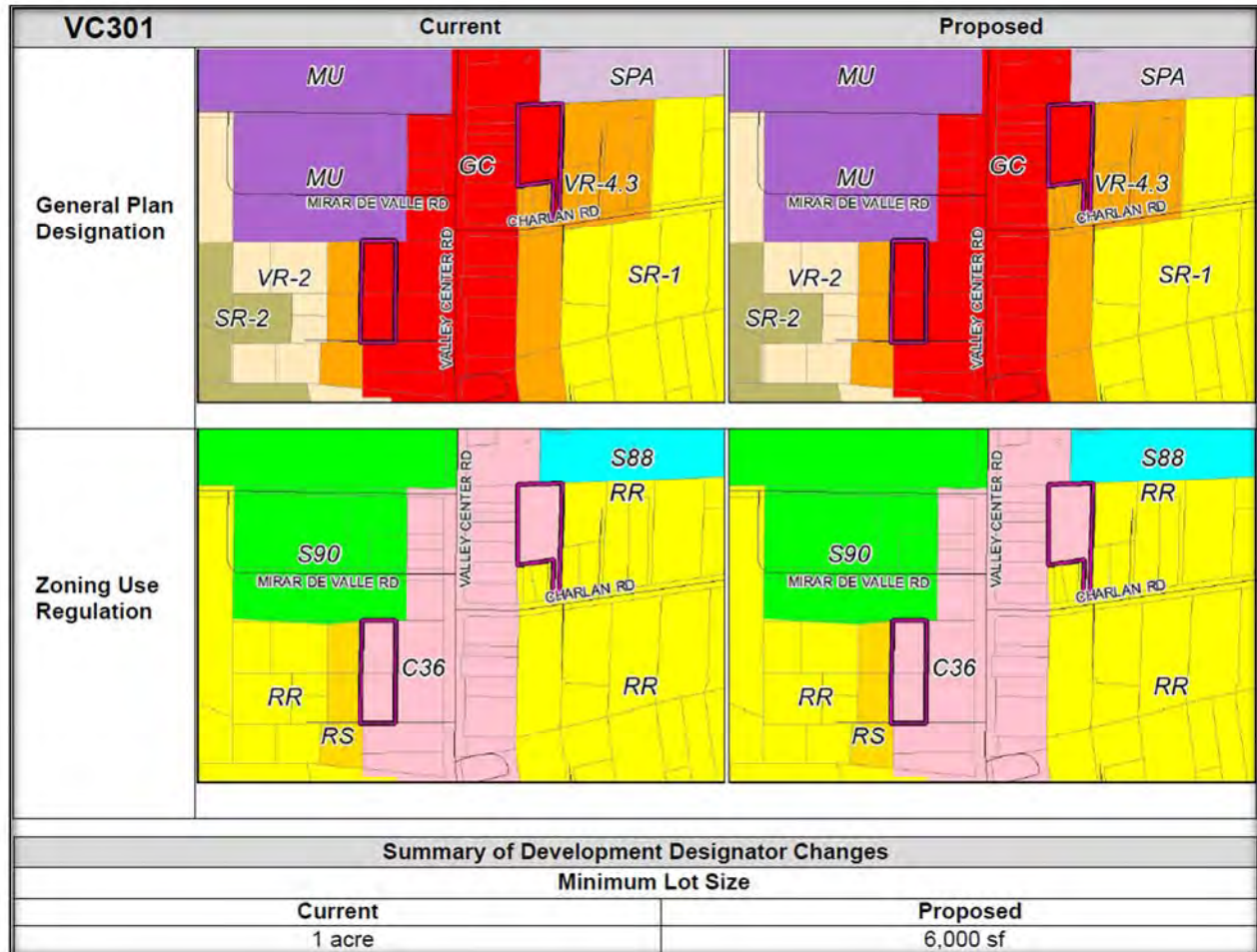


Figure 3 – VC301 Existing and Proposed Land Use Map/Zoning Designations

F. RECOMMENDATIONS

PDS recommends that the Planning Commission take the following actions:

1. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto, dated September 18, 2017, on file with PDS under GPA 16-001; REZ 16-001, prior to making its recommendation on the GPA and REZ.
2. Recommend that the Board of Supervisors adopt the Resolution of the San Diego County Board of Supervisors Adopting the 2017 General Plan Clean-Up General Plan Amendment; GPA 16-001 (Staff Recommended Resolution - Attachment A), and

3. Recommend that the Board of Supervisors adopt the attached Staff Recommended Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2017 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 16-001; REZ 16-001] (Attachment B).

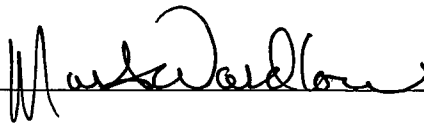
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Report Approved By:

Mark Wardlaw, Director
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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A A Resolution of the San Diego County Board of Supervisors Adopting the 2017 General Plan Clean-Up General Plan Amendment; GPA 16-001 (Staff Recommended Resolution)
- Attachment B AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2017 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 16-001; REZ 16-001]
- Attachment C Staff Recommendation
- Attachment C-1 Analysis of Proposed Land Use Map/Zoning Changes
- Attachment D Environmental Findings and Documentation
- Attachment E Correspondence

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Attachment A – A RESOLUTION OF THE SAN
DIEGO COUNTY BOARD OF SUPERVISORS
ADOPTING THE 2017 GENERAL PLAN CLEAN-UP
GENERAL PLAN AMENDMENT; GPA 16-001

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING
THE 2017 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT; GPA 16-001

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 16-001 has been prepared, being the first amendment to the Land Use Element, the second amendment to the Mobility Element, and the second amendment to the Implementation Plan of the County General Plan, in the Calendar Year 2017; and

WHEREAS, GPA 16-001 has been filed by the County of San Diego consisting of an amendment to the Land Use Element, the Mobility Element, and the Implementation Plan of the County General Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications have been prepared together with GPA 16-001; and

WHEREAS, on October 6, 2017, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 16-001; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, on TBD, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 16-001; and

WHEREAS, on TBD, the Board of Supervisors has made findings pursuant to Attachment D, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Approve GPA 16-001, which consists of an amendment to the Land Use Element, including the Land Use Map and Regional Category Map, as shown in Exhibit A of the Resolution, an amendment to the Mobility Element as shown in Attachment C of the staff report, and an amendment to the Implementation Plan as shown in Attachment C of the staff report.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Approved as to Form and Legality
County Counsel

By: _____
Senior Deputy

Exhibit A – Land Use Map and Regional Category
Map Amendments

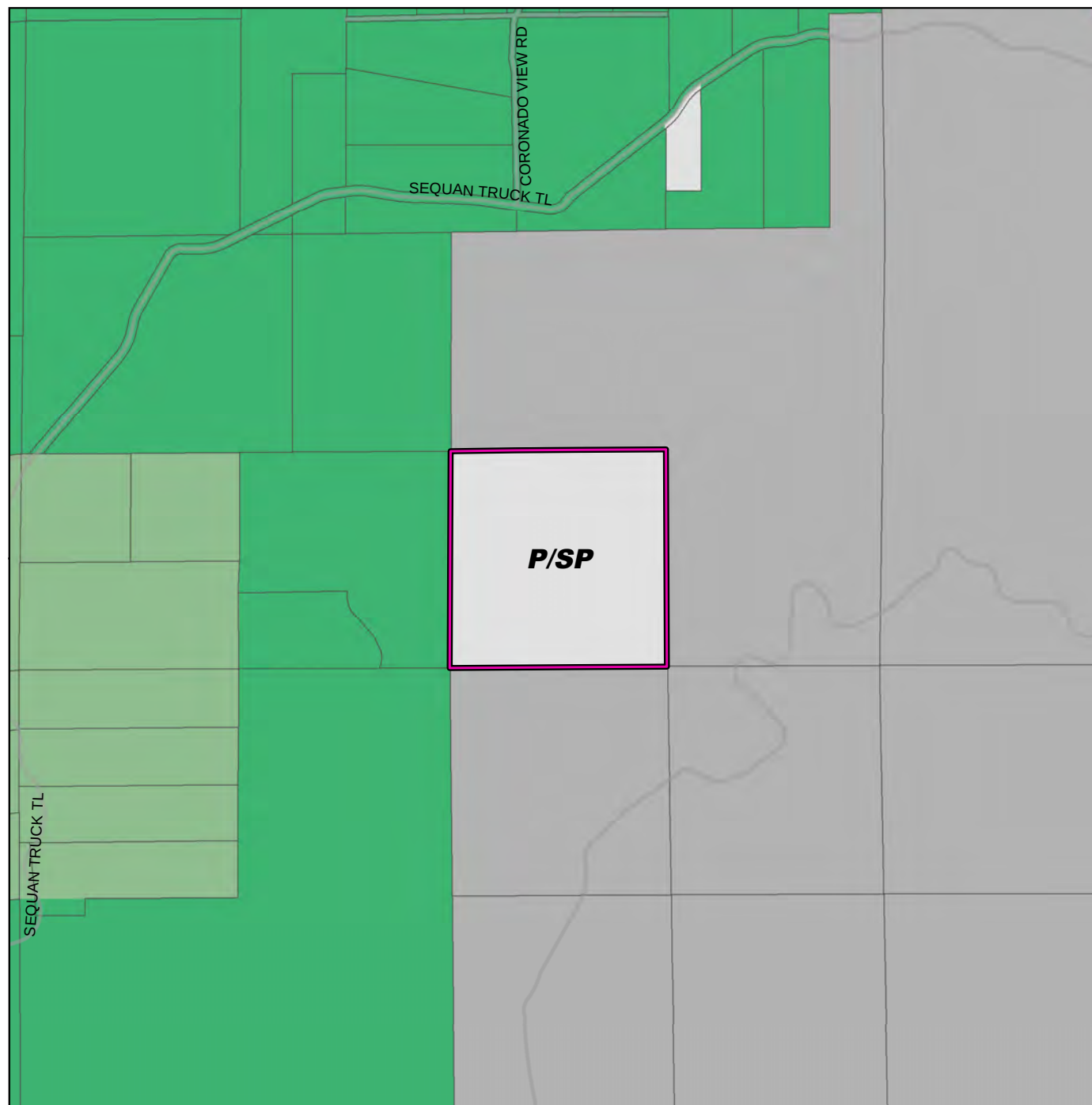
2017 General Plan Clean-Up GPA

AL301

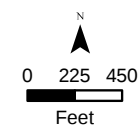
Proposed General Plan Change

Parcel Number(s):

52010012



-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Public/Semi-Public Facilities
-  Public Agency Lands



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Land Use & Environment Group
Geographic Information Services

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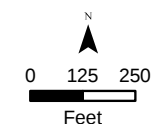
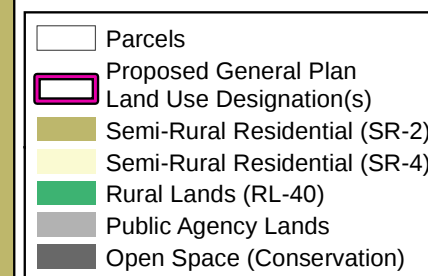
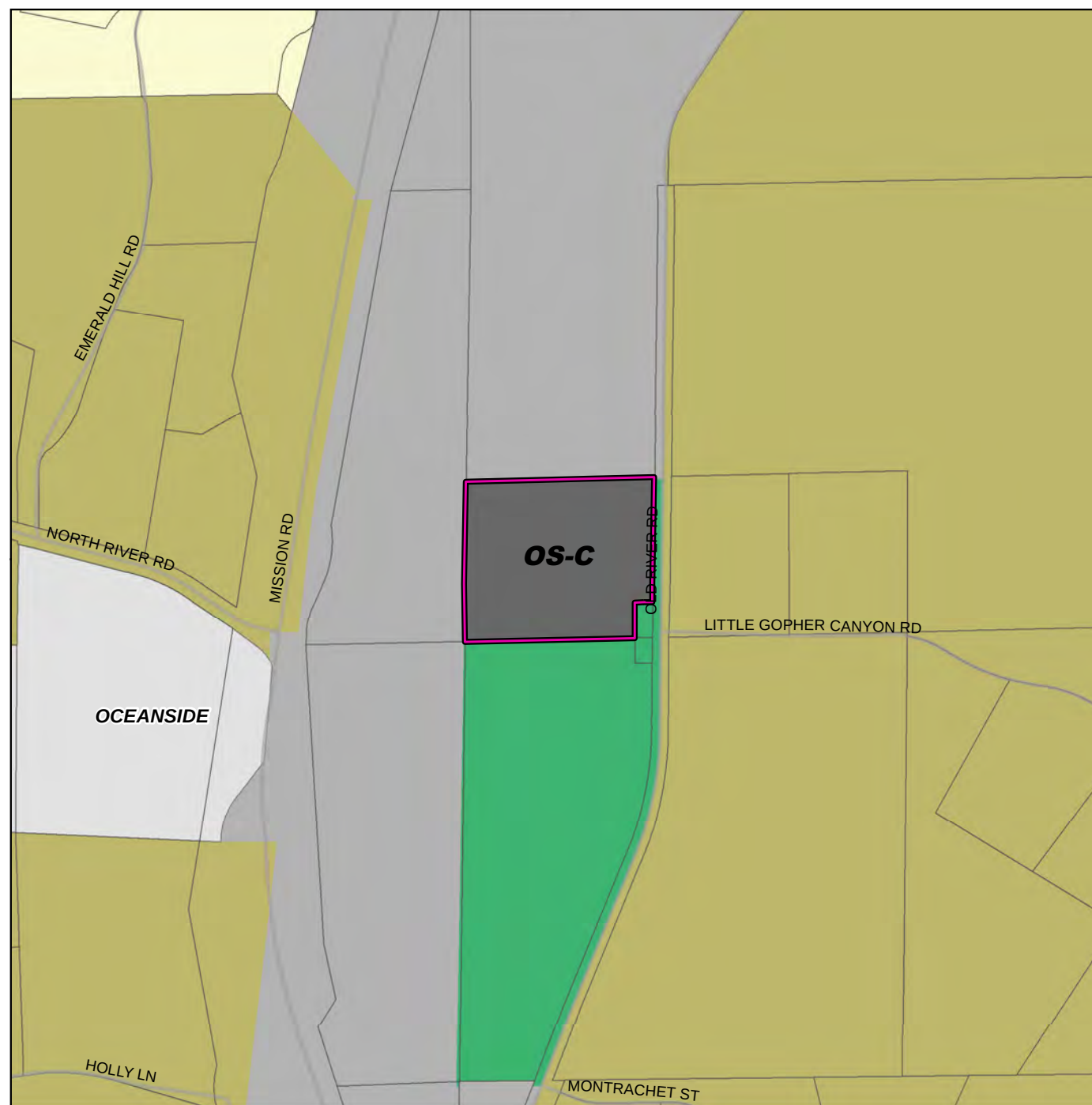
2017 General Plan Clean-Up GPA

BS303

Proposed General Plan Change

Parcel Number(s):

12617088



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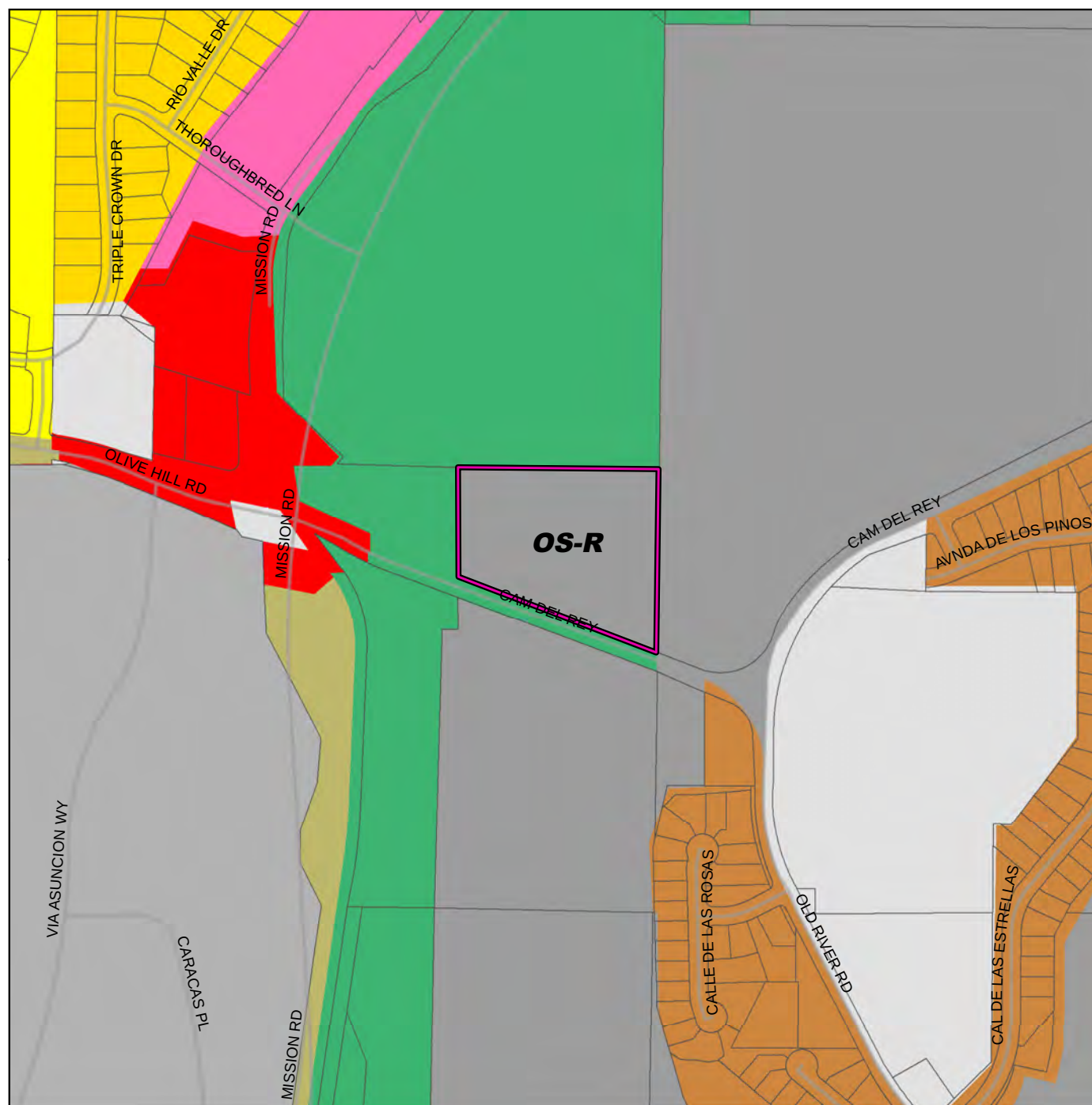
2017 General Plan Clean-Up GPA

BS302

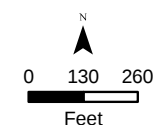
Proposed General Plan Change

Parcel Number(s):

12623014



- Parcels
- Proposed General Plan Land Use Designation(s)
- Village Residential (VR-7.3)
- Village Residential (VR-2.9)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Rural Lands (RL-40)
- Office Professional
- General Commercial
- Public/Semi-Public Facilities
- Public Agency Lands
- Open Space (Recreation)



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2017 General Plan Clean-Up GPA

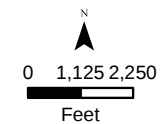
DT301

Proposed General Plan Change

Parcel Number(s):

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33708001	33710003
33708002	33711001
33708003	33711002
33708004	33711003
33708005	33711004
33709001	

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Rural Lands (RL-80)
-  Public Agency Lands



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2017 General Plan Clean-Up GPA

LS302

Proposed General Plan Change

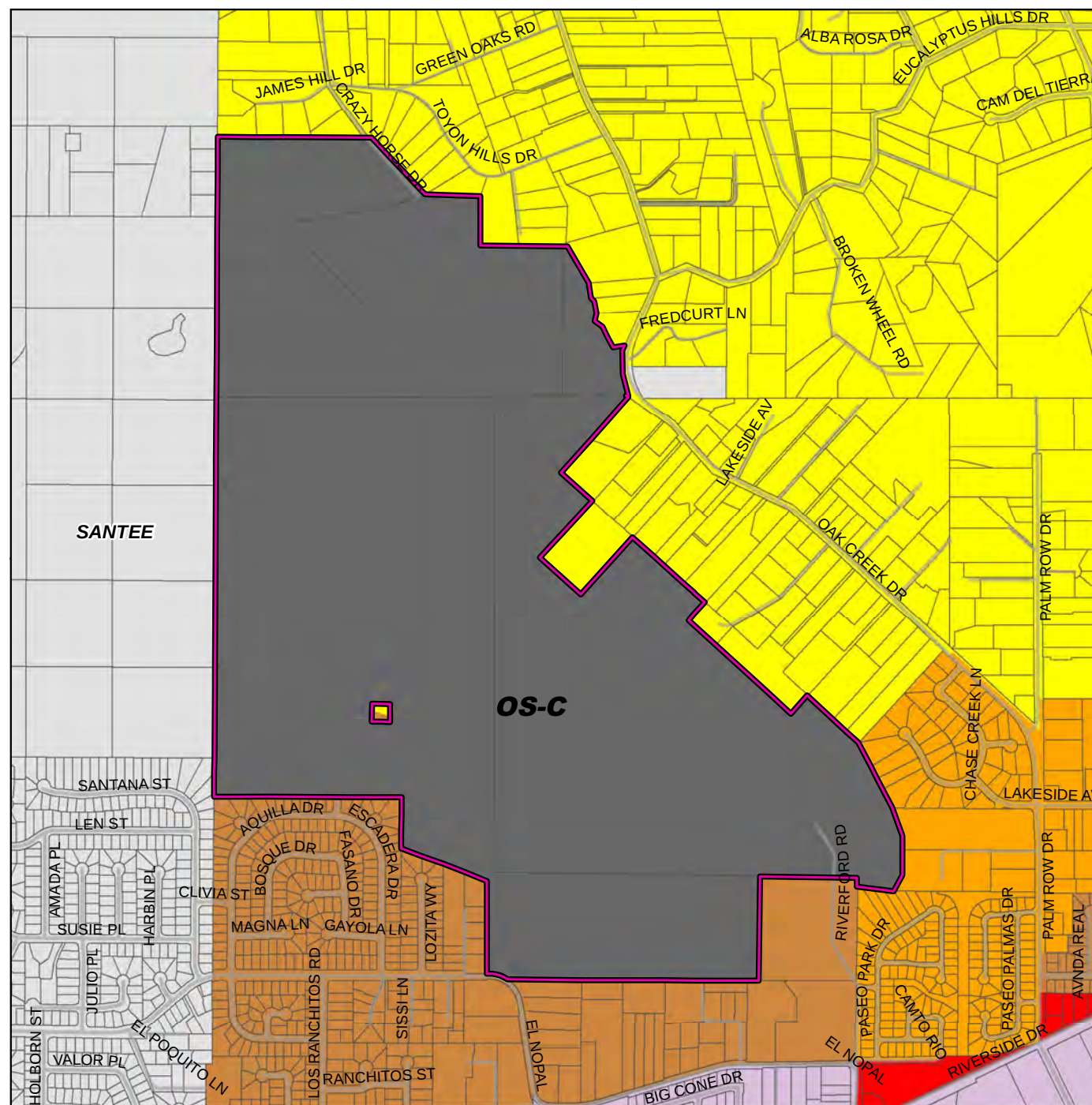
Parcel Number(s):

37711132 37901101

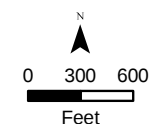
37711229 37901102

37711230 37904001

37711231



- Parcels
- Proposed General Plan Land Use Designation(s)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Semi-Rural Residential (SR-1)
- Specific Plan Area
- General Commercial
- Public/Semi-Public Facilities
- Open Space (Conservation)



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2017 General Plan Clean-Up GPA

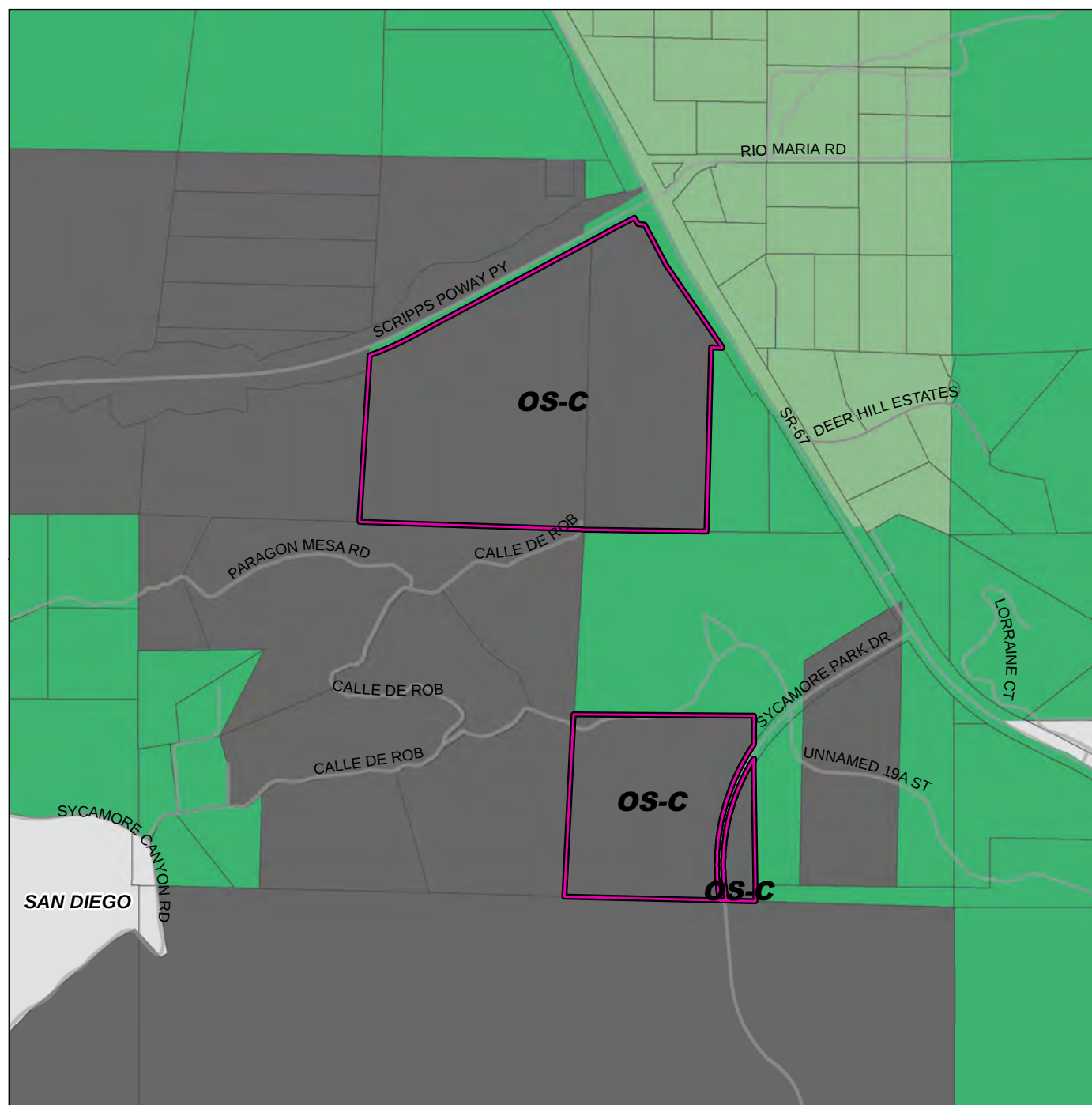
LS305

Proposed General Plan Change

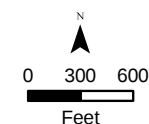
Parcel Number(s):

32401115 32404008

32404007 32407029



- Parcels
- Proposed General Plan Land Use Designation(s)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-40)
- Public/Semi-Public Facilities
- Open Space (Conservation)



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2017 General Plan Clean-Up GPA

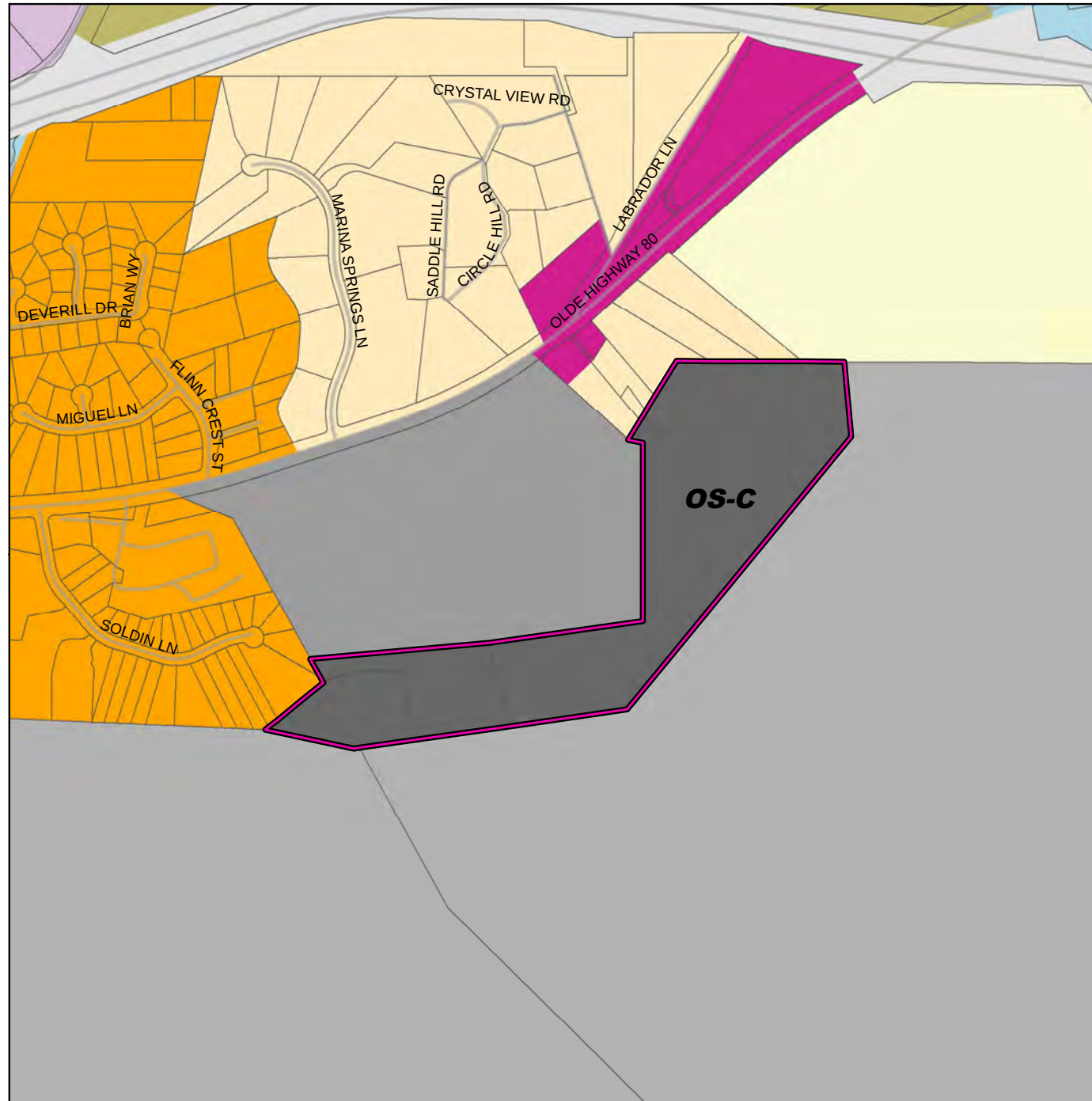
LS306

Proposed General Plan Change

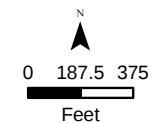
Parcel Number(s):

39901009 39901011

39901010



- Parcels
- Proposed General Plan Land Use Designation(s)
- Village Residential (VR-4.3)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Specific Plan Area
- Rural Commercial
- Limited Impact Industrial
- Public/Semi-Public Facilities
- Public Agency Lands
- Open Space (Recreation)
- Open Space (Conservation)



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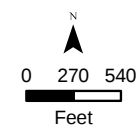
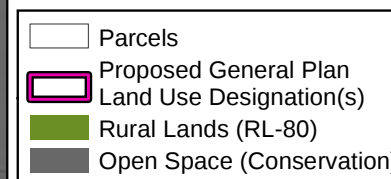
NM301

Proposed General Plan Change

Parcel Number(s):

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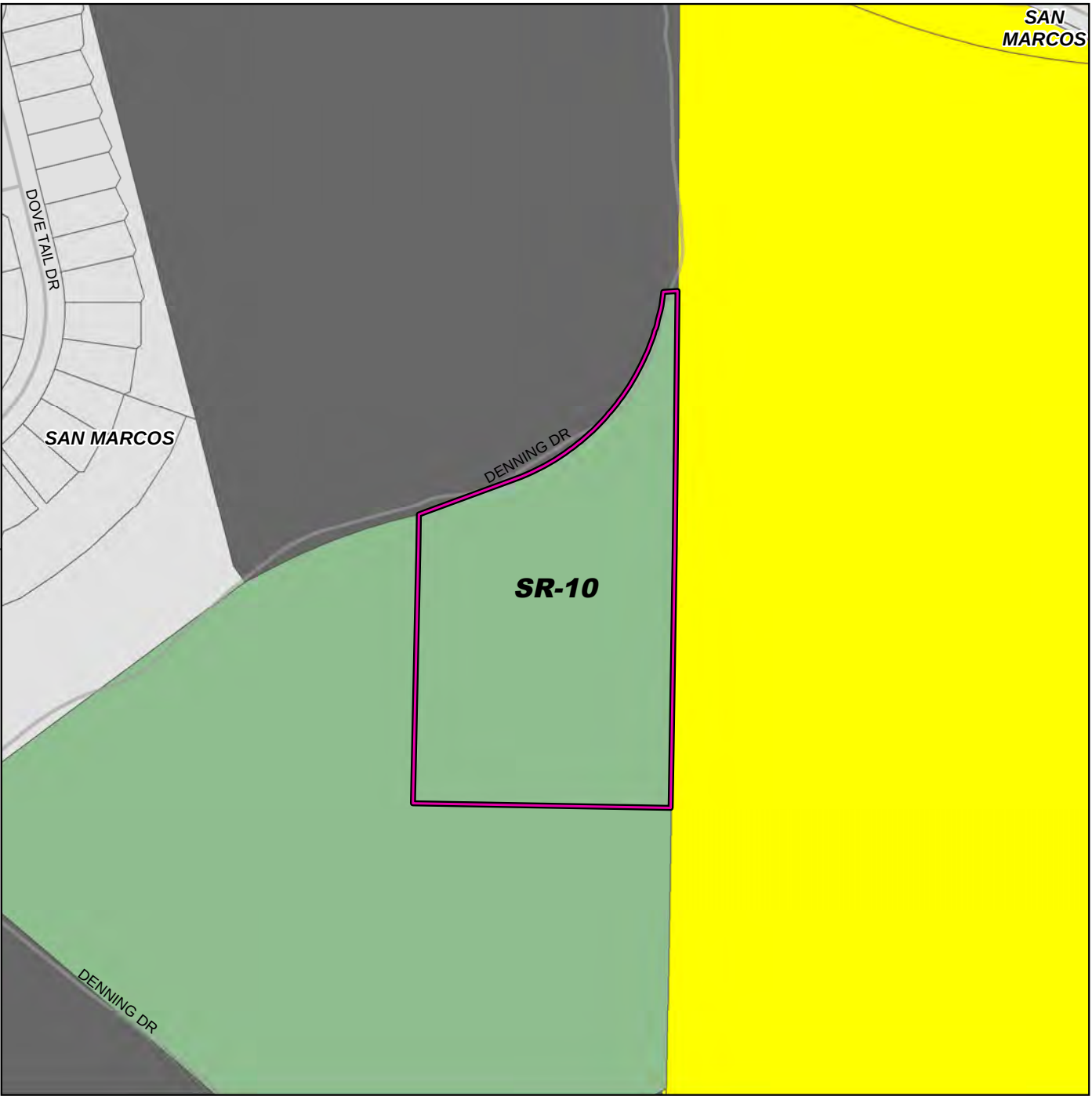
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2017 General Plan Clean-Up GPA

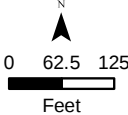
SD301

Proposed General Plan Change

Parcel Number(s):

22307008

- Parcels
- Proposed General Plan Land Use Designation(s)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-10)
- Open Space (Conservation)



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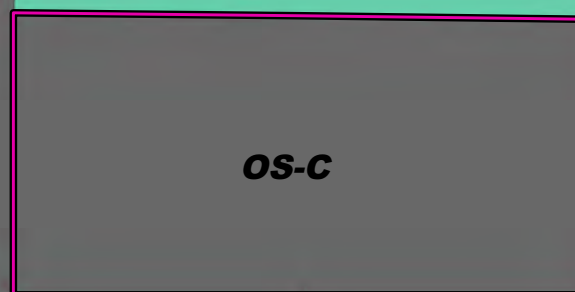
2017 General Plan Clean-Up GPA

SD302

Proposed General Plan Change

Parcel Number(s):

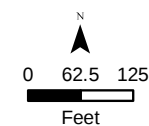
67913008



OS-C

WILD WILLOW HOLLOW

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Rural Lands (RL-20)
-  Open Space (Conservation)



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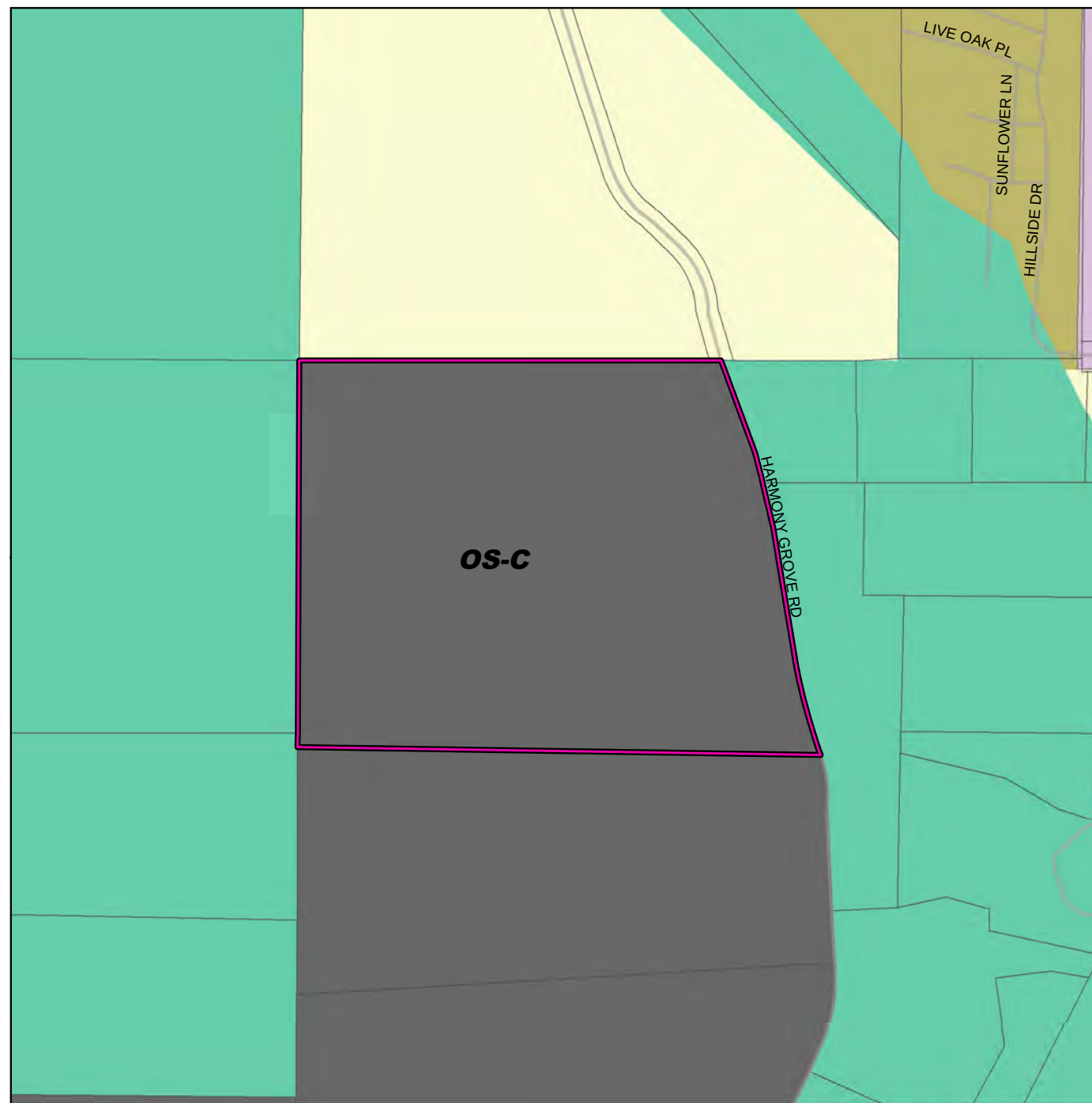
2017 General Plan Clean-Up GPA

SD303

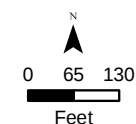
Proposed General Plan Change

Parcel Number(s):

23801123



- Parcels
- Proposed General Plan Land Use Designation(s)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Rural Lands (RL-20)
- Specific Plan Area
- Open Space (Conservation)



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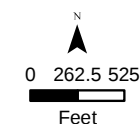
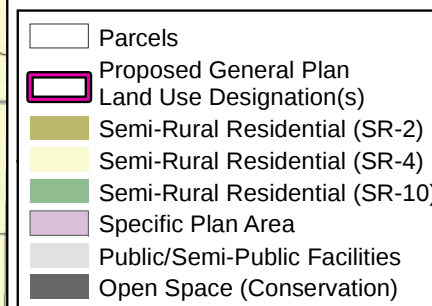
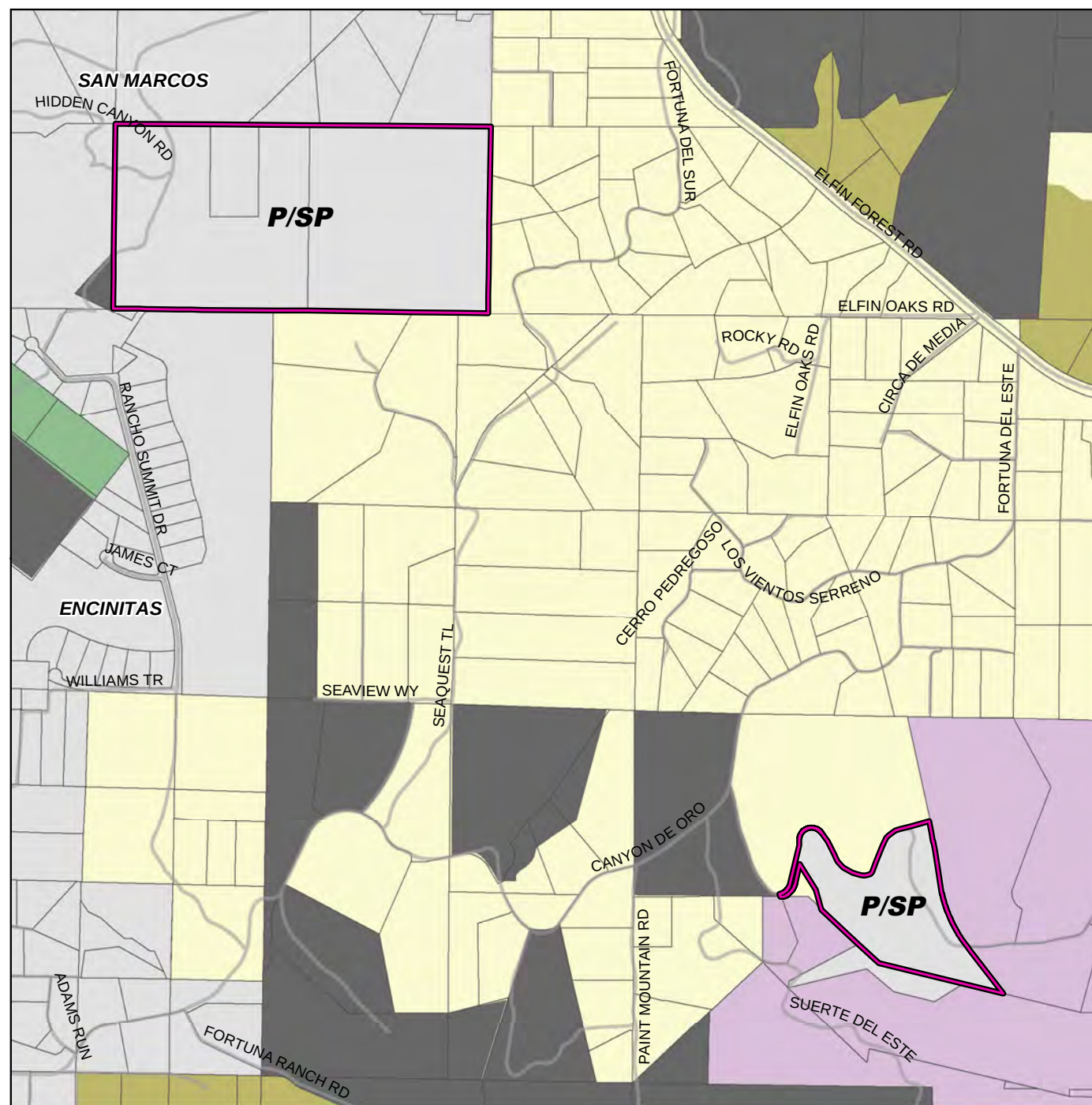
SD304

Proposed General Plan Change

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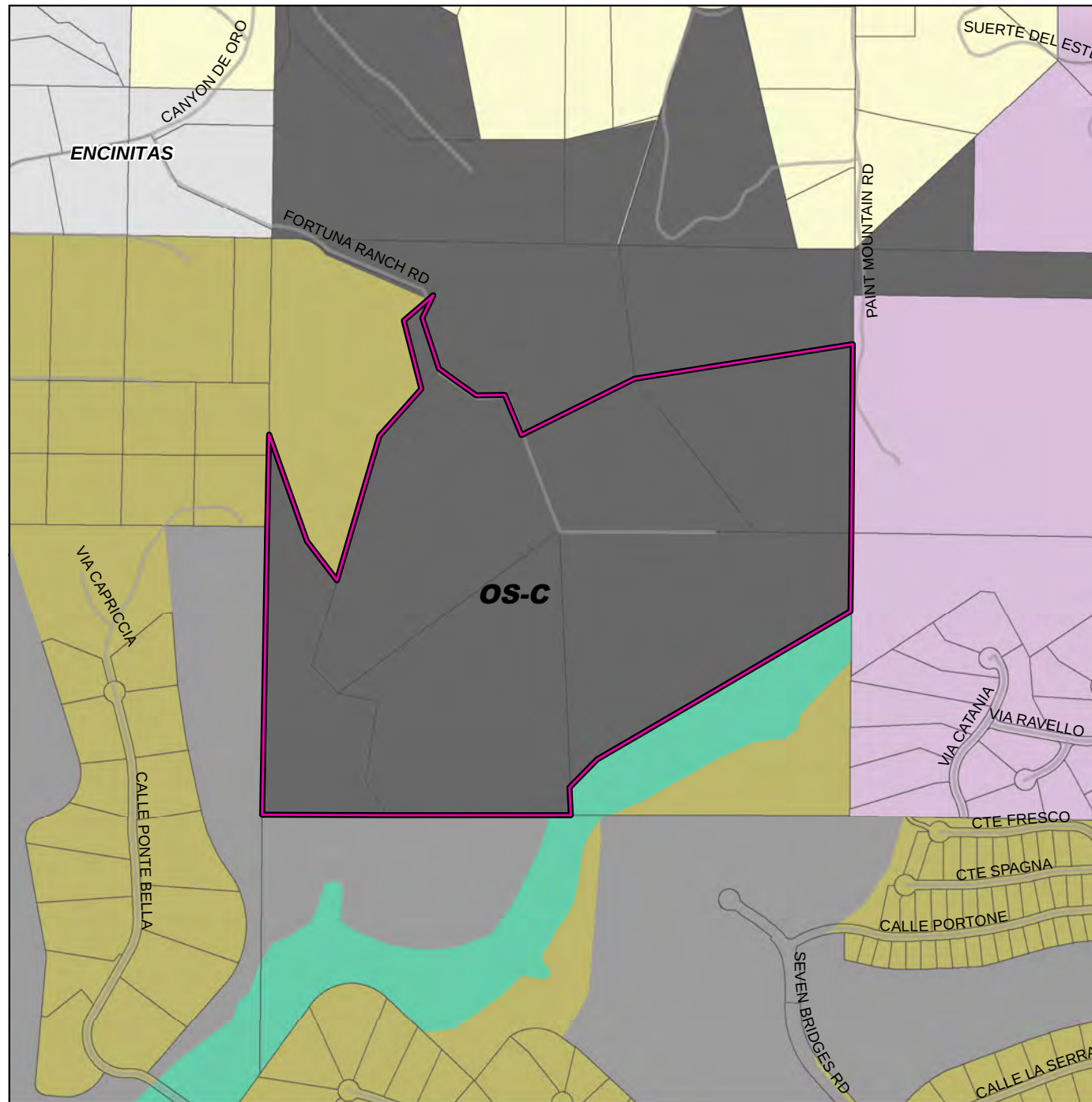
22308105 26404127



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2017 General Plan Clean-Up GPA

SD305

Proposed General Plan Change

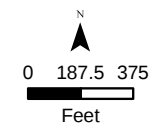
Parcel Number(s):

26410404 26410416

26410405 26410417

26410412 26410419

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Public/Semi-Public Facilities
-  Open Space (Recreation)
-  Open Space (Conservation)



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2017 General Plan Clean-Up GPA

TO301

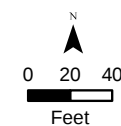
Proposed General Plan Change

Parcel Number(s):

17430032



- Parcels
- Proposed General Plan Land Use Designation(s)
- Semi-Rural Residential (SR-10)
- Public/Semi-Public Facilities



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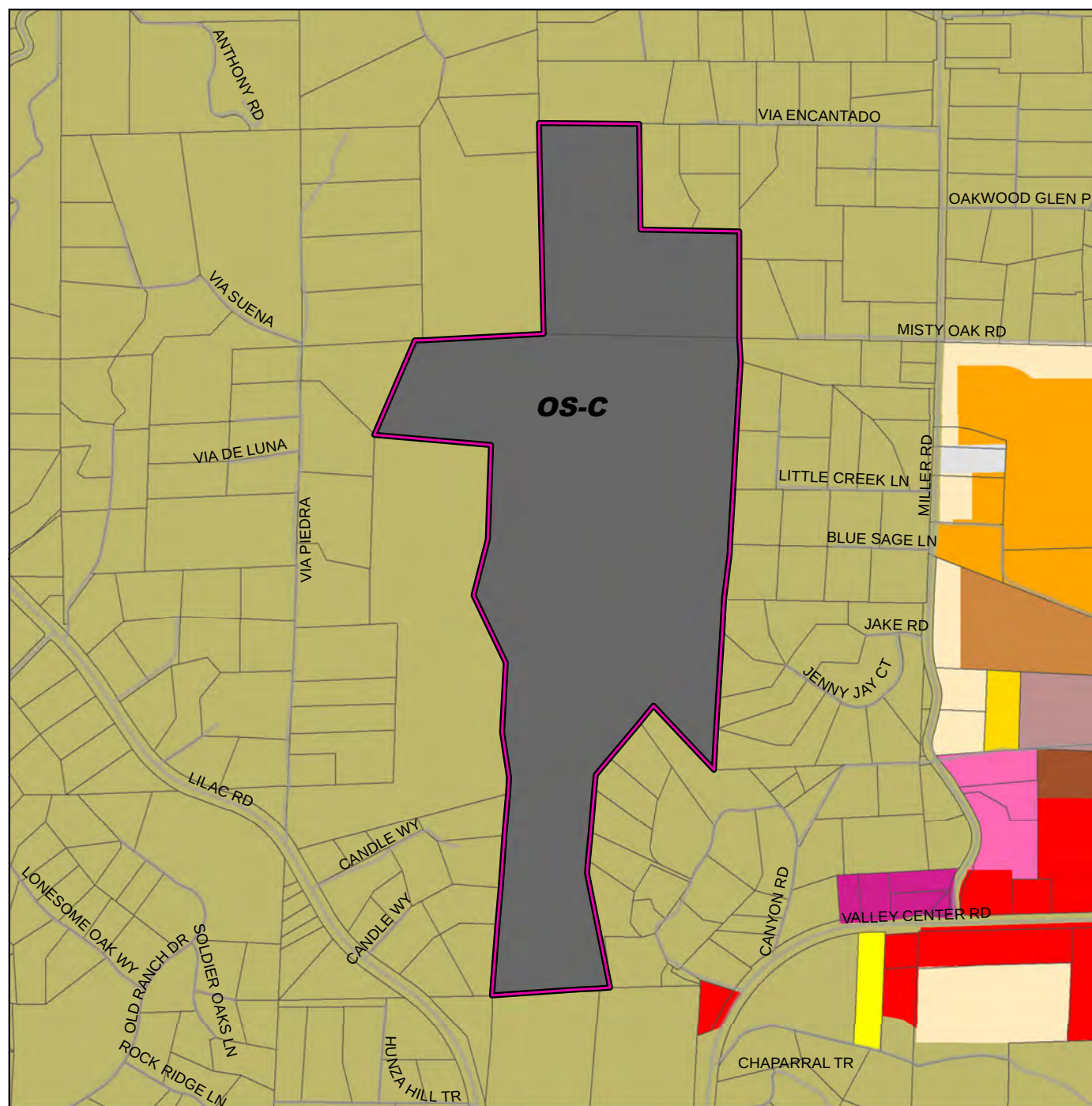
2017 General Plan Clean-Up GPA

VC304

Proposed General Plan Change

Parcel Number(s):

18520134 18545115



- Parcels
- Proposed General Plan Land Use Designation(s)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Office Professional
- General Commercial
- Rural Commercial
- Public/Semi-Public Facilities
- Open Space (Conservation)

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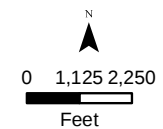
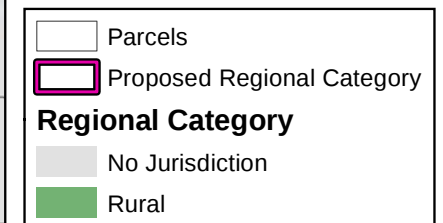
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2017 General Plan Clean-Up GPA DT301

Proposed Regional Category Change

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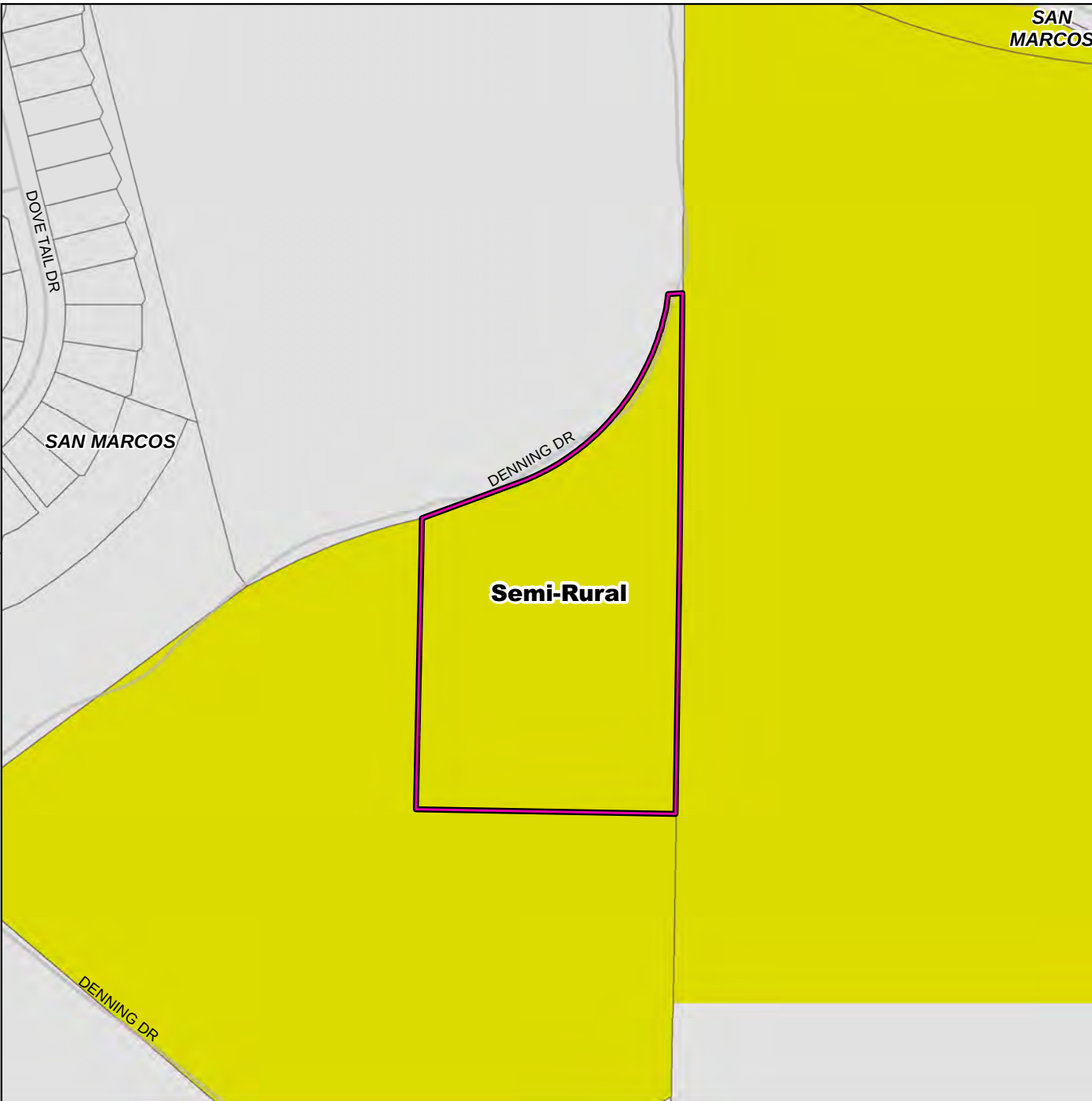
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3370800200	3371100100
3370800300	3371100200
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3370800500	3371100400
3370900100	



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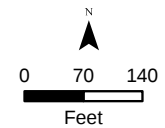
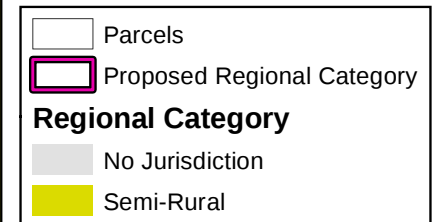


2017 General Plan Clean-Up GPA SD301

Proposed Regional Category Change

Parcel Number(s):

2230700800



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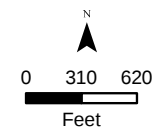
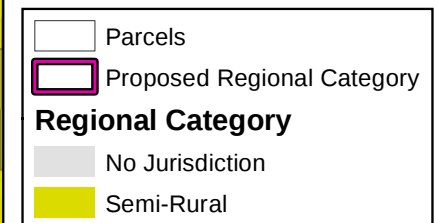
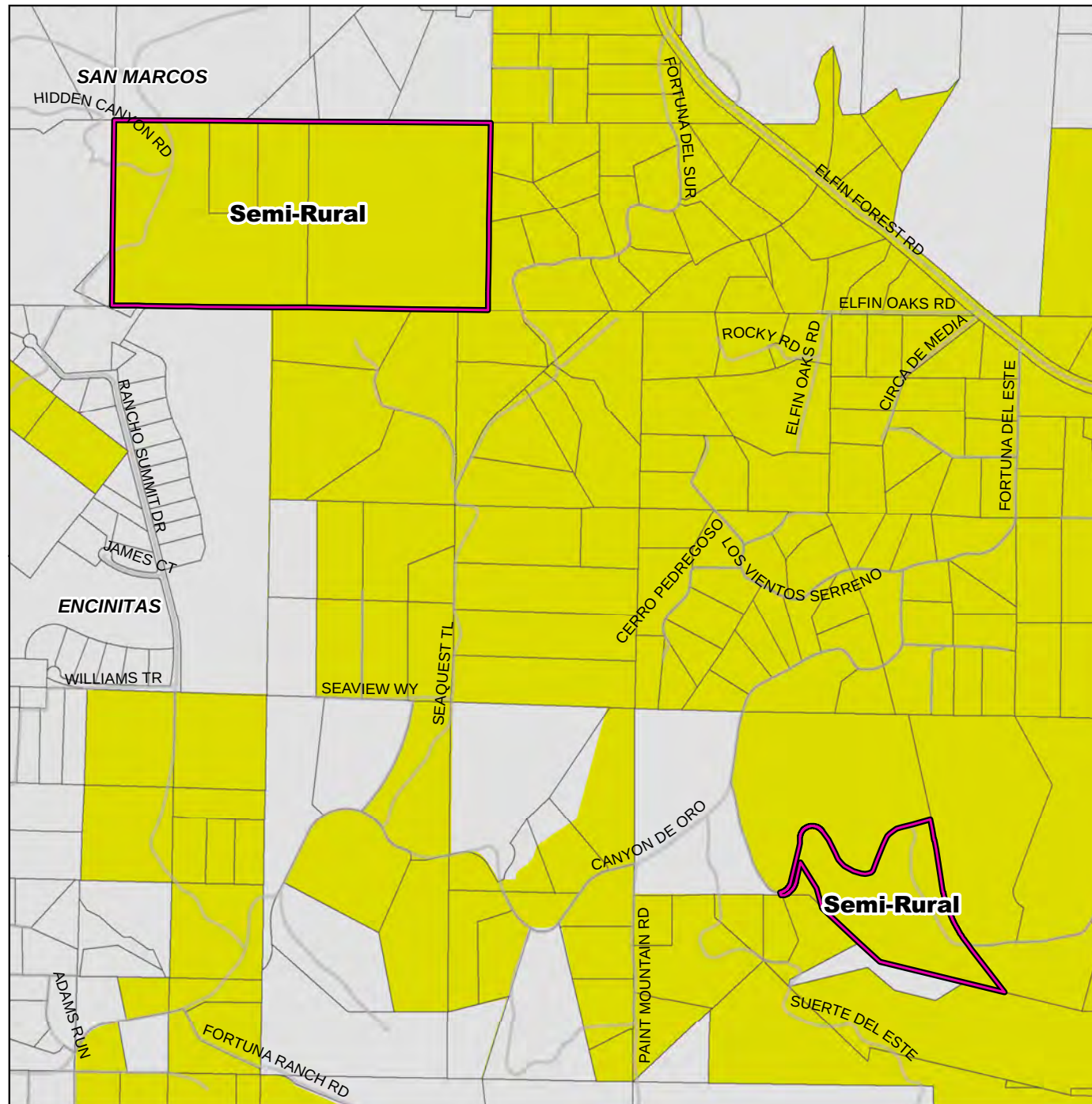
2017 General Plan Clean-Up GPA SD304

Proposed Regional Category Change

Parcel Number(s):

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2230810500 2640412700



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Attachment B – AN ORDINANCE CHANGING THE
ZONING CLASSIFICATION OF CERTAIN
PROPERTY WITHIN THE COUNTY OF SAN DIEGO
RELATED TO THE 2017 GENERAL PLAN CLEAN-
UP GENERAL PLAN AMENDMENT AND REZONE
[GPA 16-001; REZ 16-001]

Form of Ordinance Zoning Classification

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN
DIEGO RELATED TO THE 2017 GENERAL PLAN CLEAN-UP
GENERAL PLAN AMENDMENT AND REZONE
(GPA 16-001; REZ 16-001)

*Maps showing proposed changes to the
Zoning Ordinance are located at the link below:*

<http://www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html>

ORDINANCE NO. _____ (NEW SERIES)**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2017 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE (GPA 16-001; REZ 16-001)**

The Board of Supervisors of the County of San Diego ordains as follows:

Borrego Springs

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Borrego Springs Zoning Use Regulation Changes Map identified as Map BO-UR-302 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
BO-UR-302	RR	C40

Bonsall

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Zoning Use Regulation Changes Map identified as Map BS-UR-302 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
BS-UR-302	A70	S80

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Zoning Use Regulation Changes Map identified as Map BS-UR-303 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
BS-UR-303	A70	S80

Hidden Meadows

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Zoning Use Regulation

Changes Map identified as Map HM-UR-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
HM-UR-301	S88	A70

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Density Changes Map identified as Map HM-DN-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
HM-DN-301	0.31	Remove

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Setback Changes Map identified as Map HM-SB-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
HM-SB-301	V	D

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Hidden Meadows Special Area Designator Changes Map identified as Map HM-SA-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Designator Changes

Sub-Area No.	Old	New
HM-SA-301	A	Remove

Lakeside

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Building Type Changes Map identified as Map LS-BT-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
LS-BT-301	F	K

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map identified as Map LS-UR-302 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LS-UR-302	A70	S80

Section 10. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Special Area Designator Changes Map identified as Map LS-SA-303 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-SA-303	None	F

Section 11. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map identified as Map LS-UR-203 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-203	A70	S80

Section 12. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map identified as Map LS-UR-305 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-305	A70	S80

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Zoning Use Regulation Map identified as Map LS-UR-306 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LS-UR-306	A70	S80

North County Metro

Section 14. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro Lot Size Changes Map identified as Map NCM-LS-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NCM-LS-301	15,000 sf	10,000 sf

North Mountain

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map NM-UR-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NM-UR-301	A72	S80

Pala Pauma

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Zoning Use Regulation Changes Map identified as Maps PP-UR-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PP-UR-301	Indian Reservation	A70

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Lot Size Changes Map identified as Map PP-LS-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
PP-LS-301	None	8 acres

Section 18. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Height Change Map identified as Map PP-HC-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
PP-HC-301	None	G

Section 19. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Setback Changes Map identified as Maps PP-SB-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
PP-SB-301	None	C

Pine Valley

Section 20. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Zoning Use Regulation Changes Map identified as Map PV-DN-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PV-DN-301	0.125	Remove

San Dieguito

Section 21. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-301	S80	RR

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Density Changes Map identified as Maps SD-DN-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SD-DN-301	0.25	Remove

Section 23. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-302 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-302	A70	S80

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-303 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-303	A70	S80

Section 25. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-304 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-304	S80	RR

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Density Changes Map identified

as Map SD-DN-304 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SD-DN-304	0.25	Remove

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Zoning Use Regulation Changes Map identified as Map SD-UR-305 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-305	RR	S80

Valley Center

Section 28. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Lot Size Changes Map identified as Map VC-LS-301 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

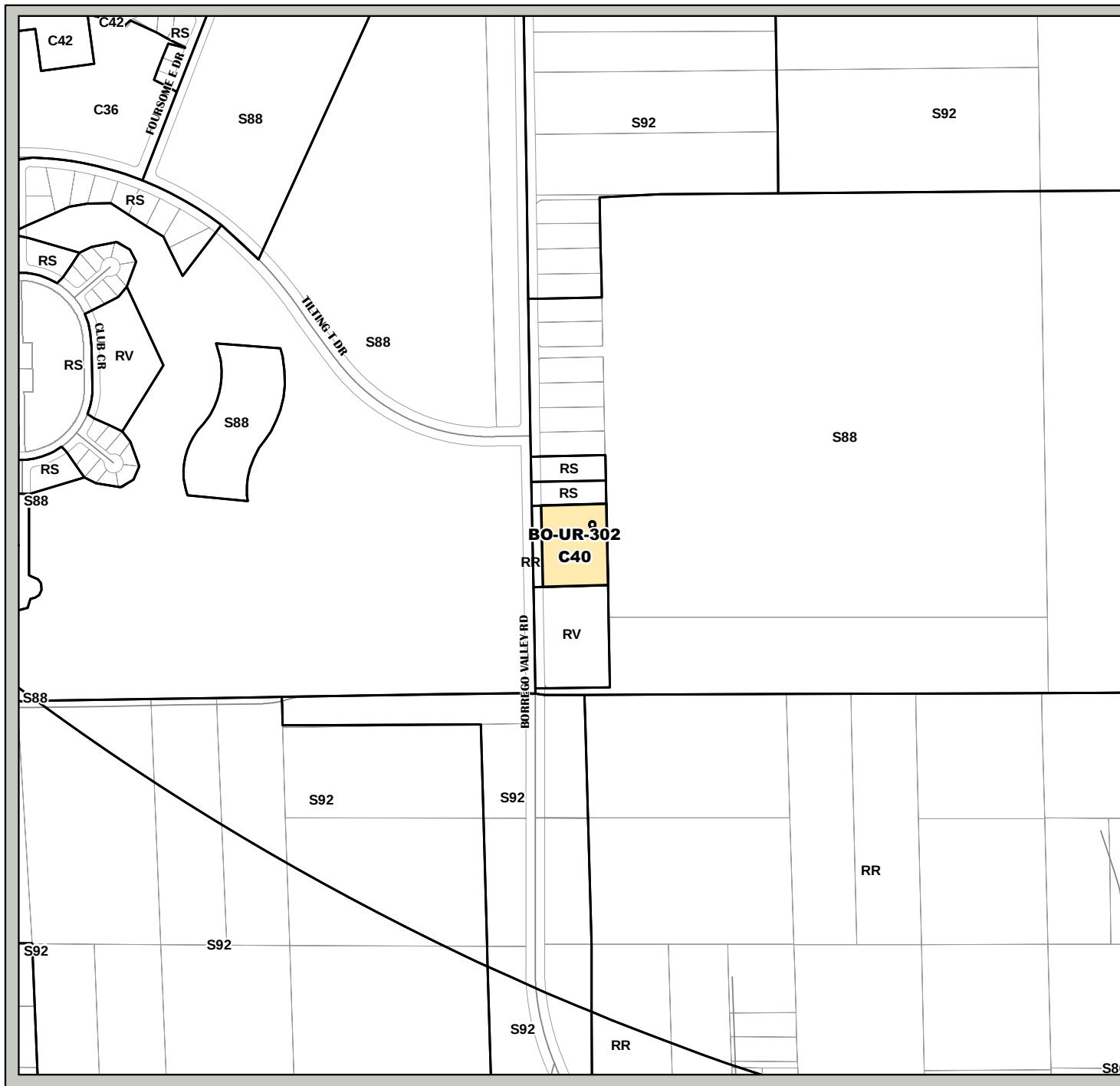
Lot Size Changes

Sub-Area No.	Old	New
VC-LS-301	A70	S80

Section 29. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Zoning Use Regulation Changes Map identified as Maps VC-UR-304 from the TBD 2017 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-304	A70	S80



COUNTY OF SAN DIEGO
BORRERO SPRINGS

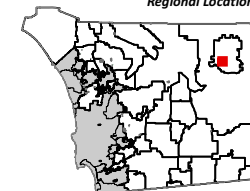
Staff Recommendation

Legend

- Proposed Use Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Roads
- Assessor Parcels

Parcel Number(s):
19909018

Regional Location Map



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Geographic Information Systems



Coordinates: NAD83 Feet

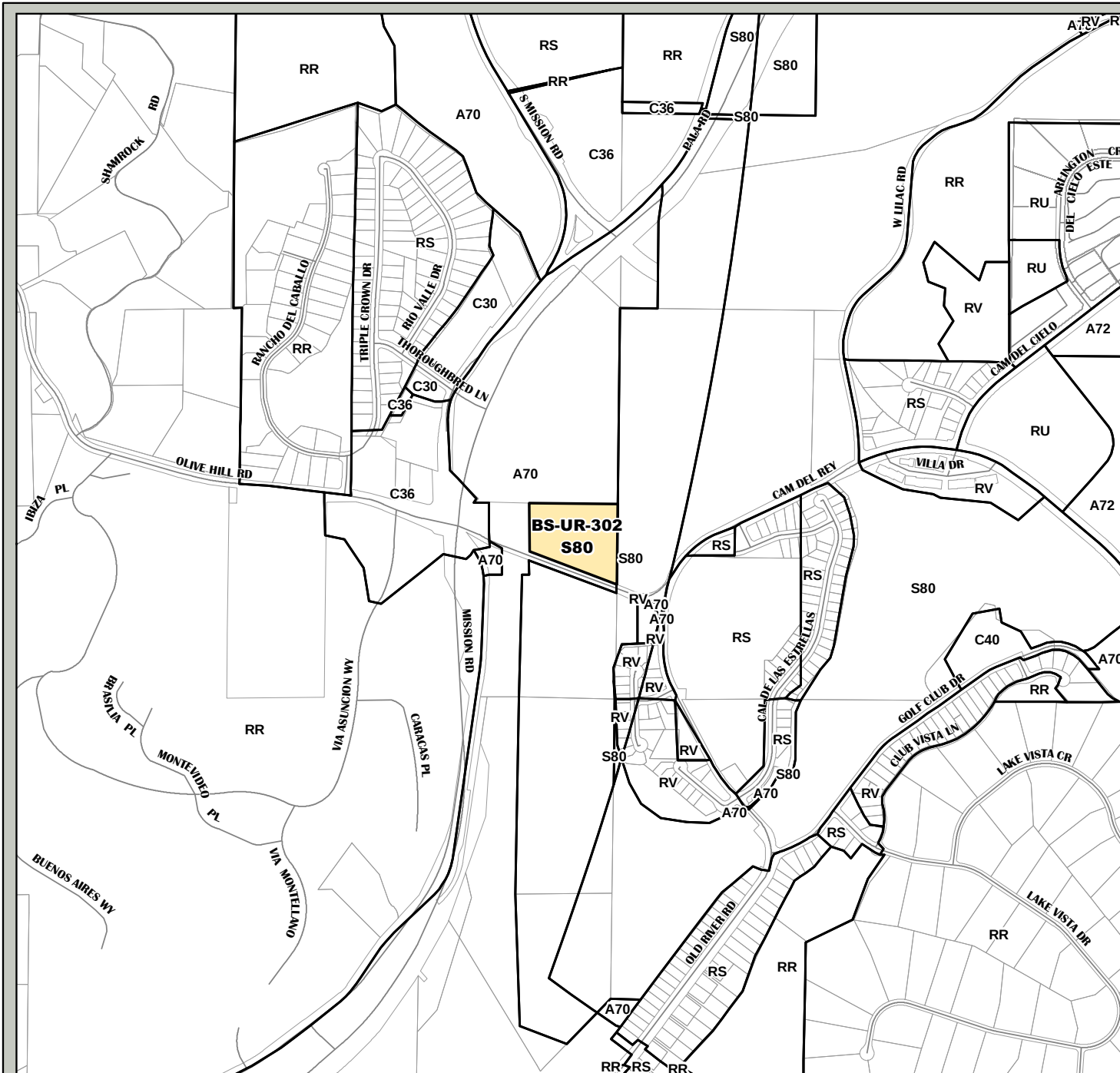
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COUNTY OF SAN DIEGO
BONSALL

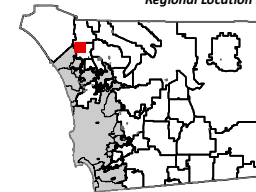
Staff Recommendation

Legend

- Proposed Use Regulations (Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Roads
- Assessor Parcels

Parcel Number(s):
12623014

Regional Location Map



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Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

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COUNTY OF SAN DIEGO
BONSALL

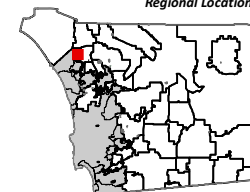
Staff Recommendation

Legend

-  Proposed Use Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Roads
-  Assessor Parcels
-  Municipal Boundary

Parcel Number(s):
12617088

Regional Location Map



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Coordinates: NAD83 Feet

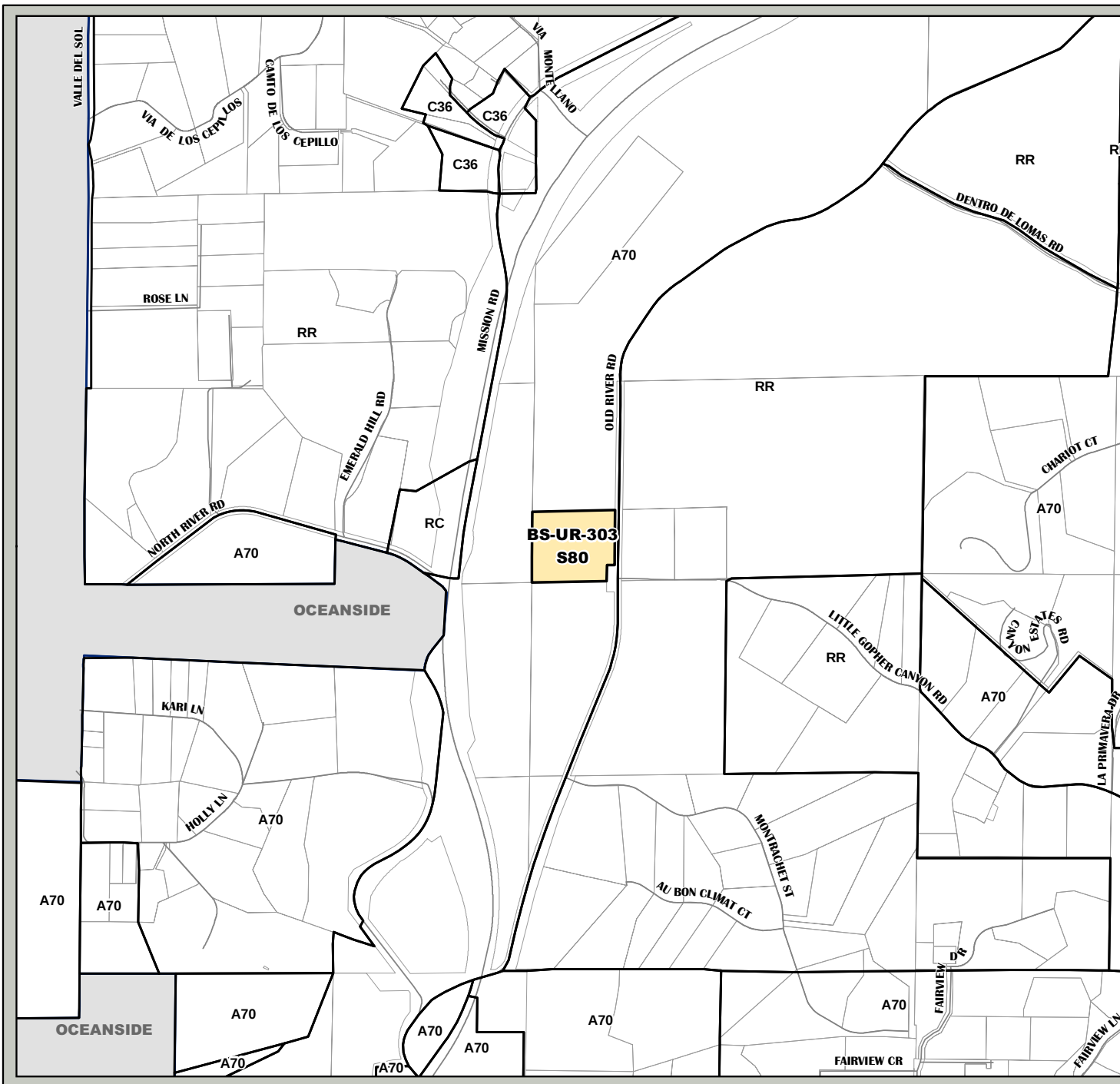
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COUNTY OF SAN DIEGO
HIDDEN MEADOWS

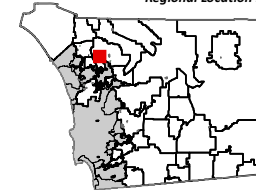
Staff Recommendation

Legend

-  Proposed Density Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Lakes
-  Roads
-  Assessor Parcels

Parcel Number(s):
18509074, 18509082,
18509076, 18510211,
18509078, 18510212,
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18509081, 18510214

Regional Location Map



LUENGIS
Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

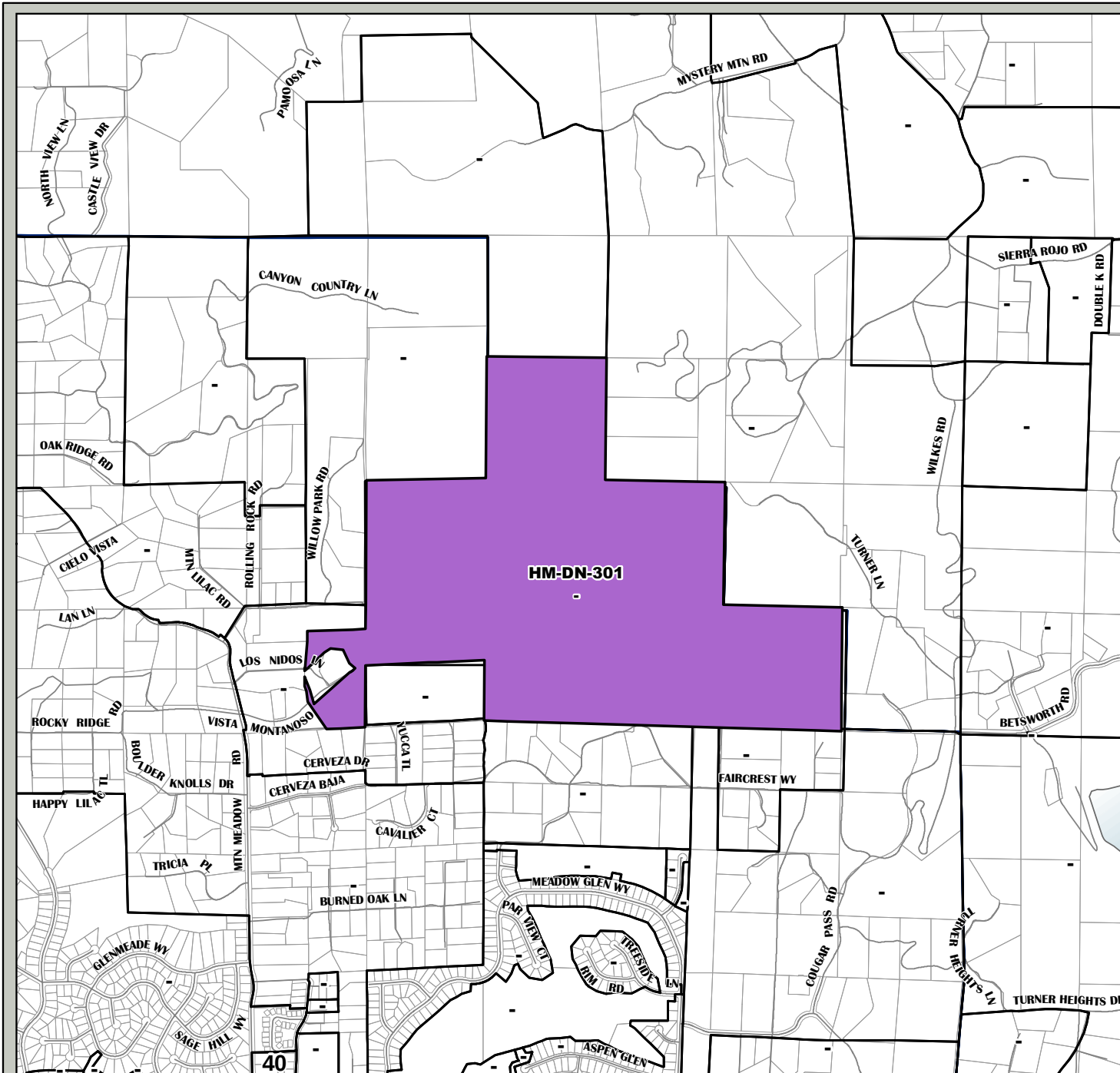
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COUNTY OF SAN DIEGO
HIDDEN MEADOWS

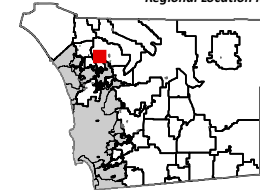
Staff Recommendation

Legend

- Proposed Special Area Regulations(Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Lakes
- Roads
- Assessor Parcels

Parcel Number(s):
 18509074, 18509082,
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Regional Location Map



Coordinates: NAD83 Feet

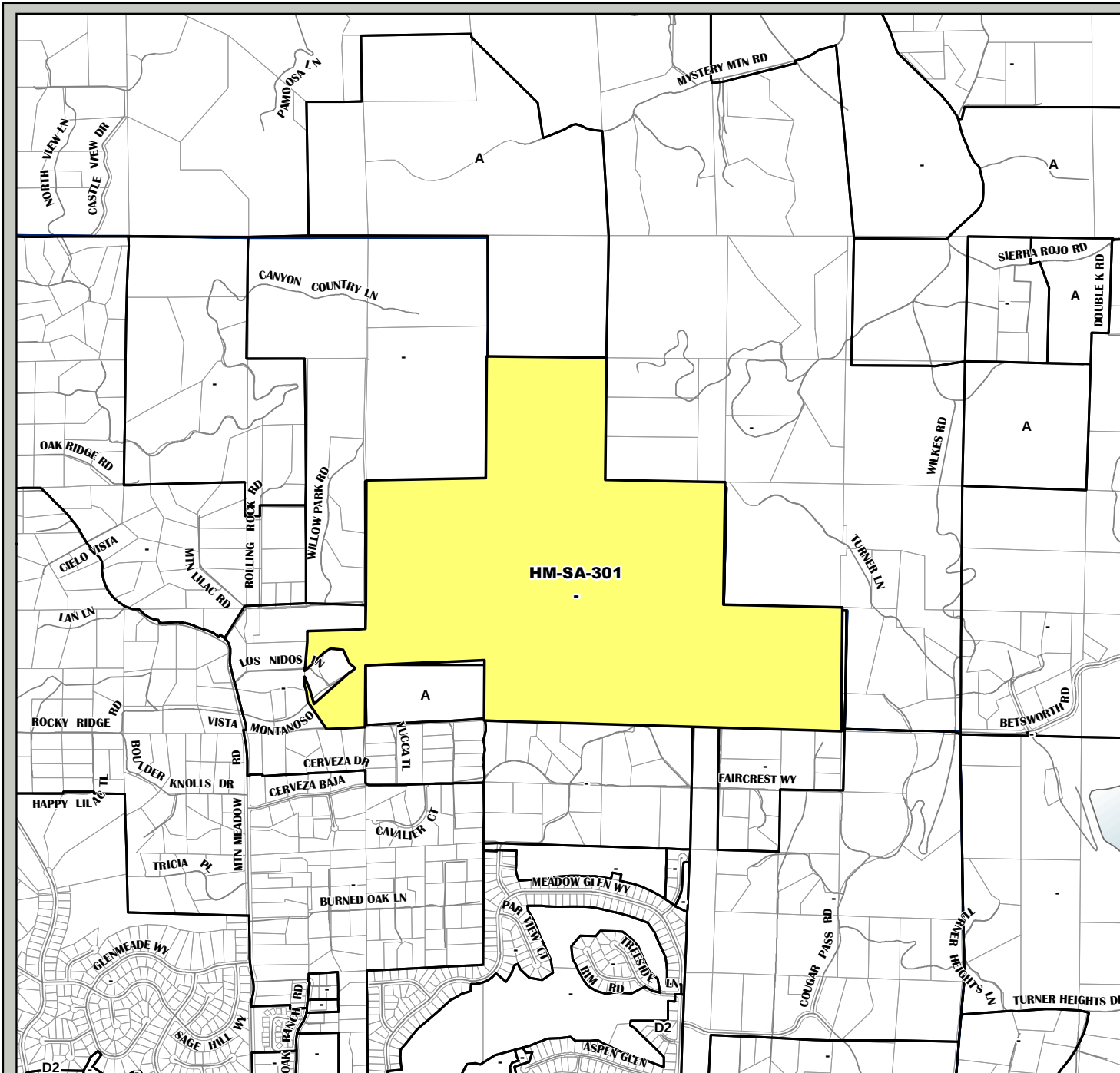
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COUNTY OF SAN DIEGO
HIDDEN MEADOWS

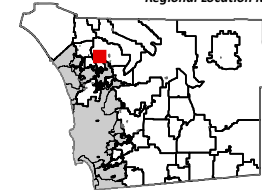
Staff Recommendation

Legend

-  Proposed Setback Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Lakes
-  Roads
-  Assessor Parcels

Parcel Number(s):
18509074, 18509082,
18509076, 18510211,
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Regional Location Map



LUEGIS
Land Use & Environmental Geographic Information Systems



Coordinates: NAD83 Feet

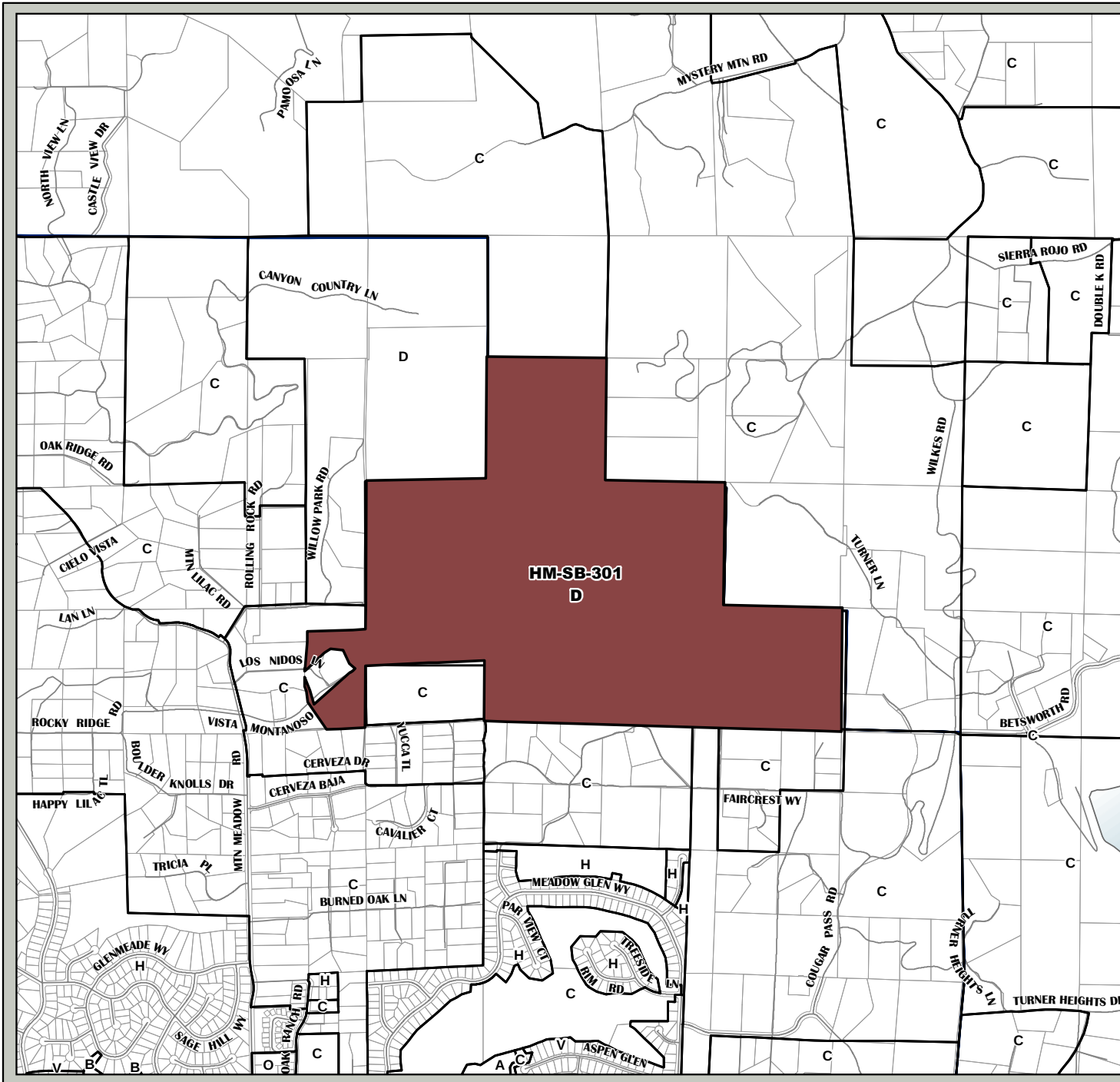
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COUNTY OF SAN DIEGO
HIDDEN MEADOWS

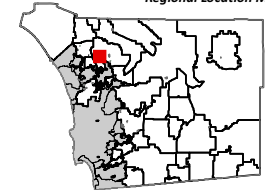
Staff Recommendation

Legend

-  Proposed Use Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Lakes
-  Roads
-  Assessor Parcels

Parcel Number(s):
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18509076, 18510211,
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Regional Location Map



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Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

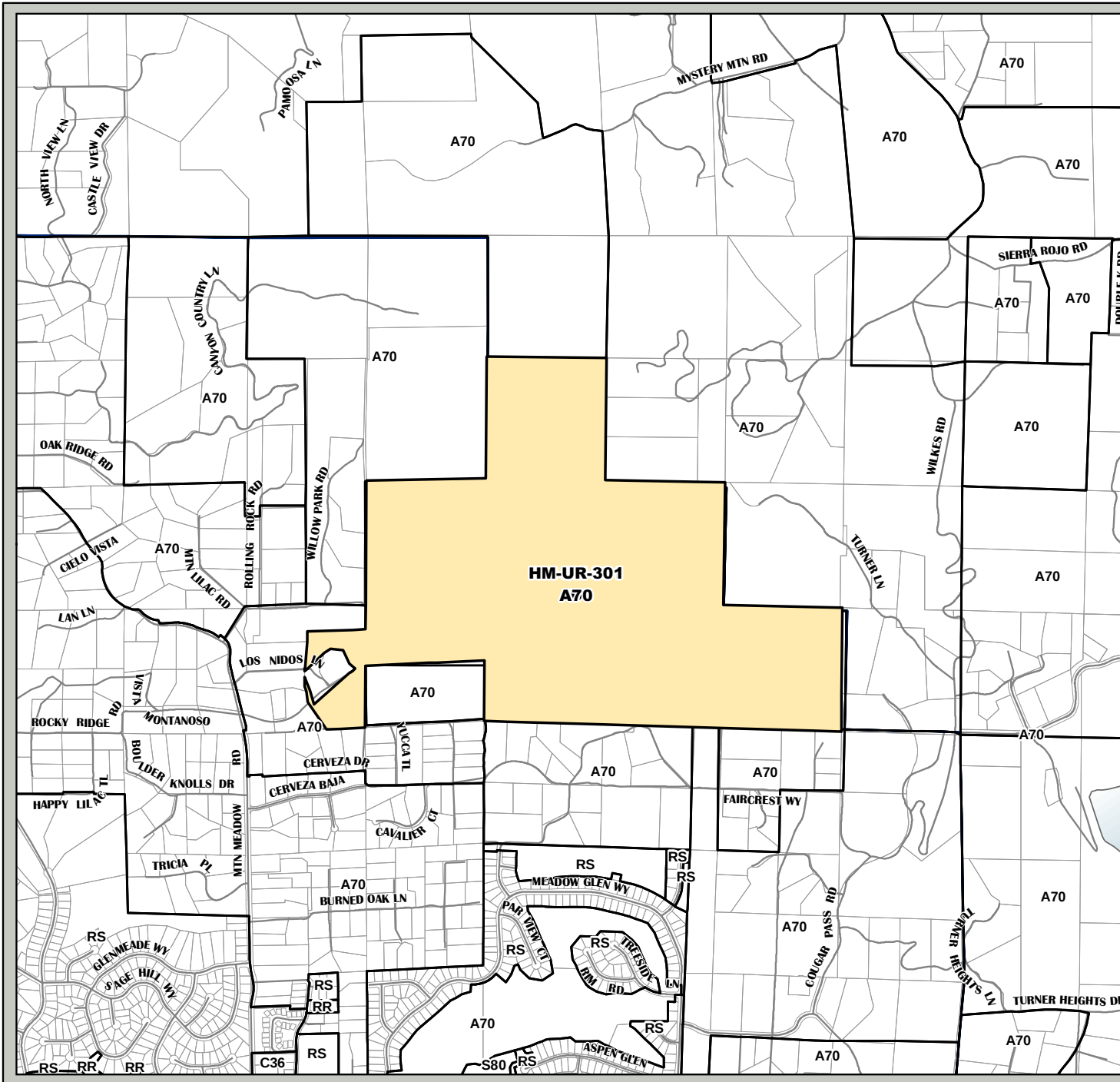
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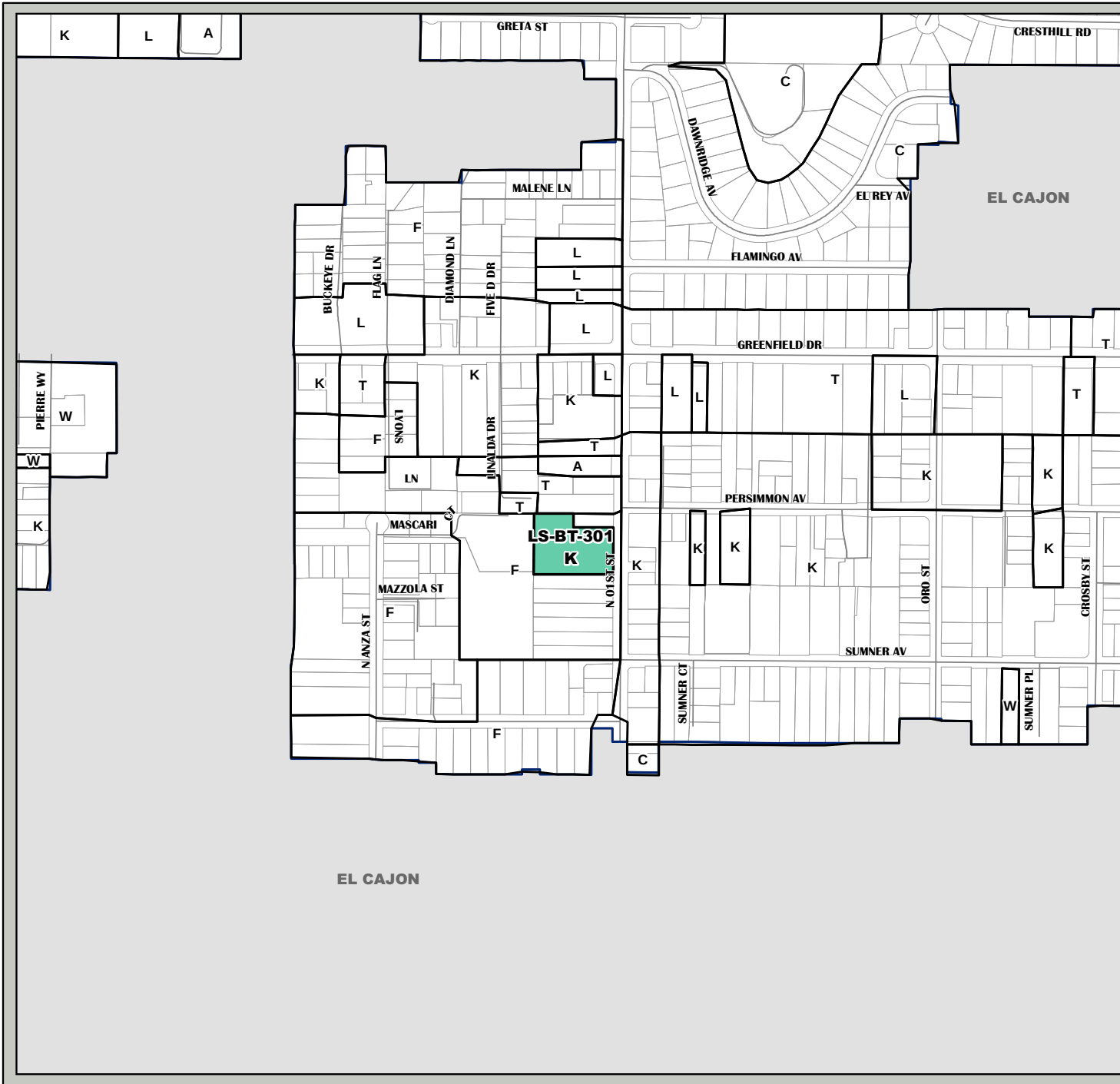
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COUNTY OF SAN DIEGO LAKESIDE

Staff Recommendation

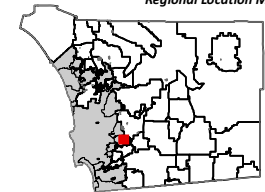
Legend

- Proposed Building Type Regulations(Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Roads
- Assessor Parcels
- Municipal Boundary

Parcel Number(s):

48409221

Regional Location Map



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Geographic Information Systems



Coordinates: NAD83 Feet

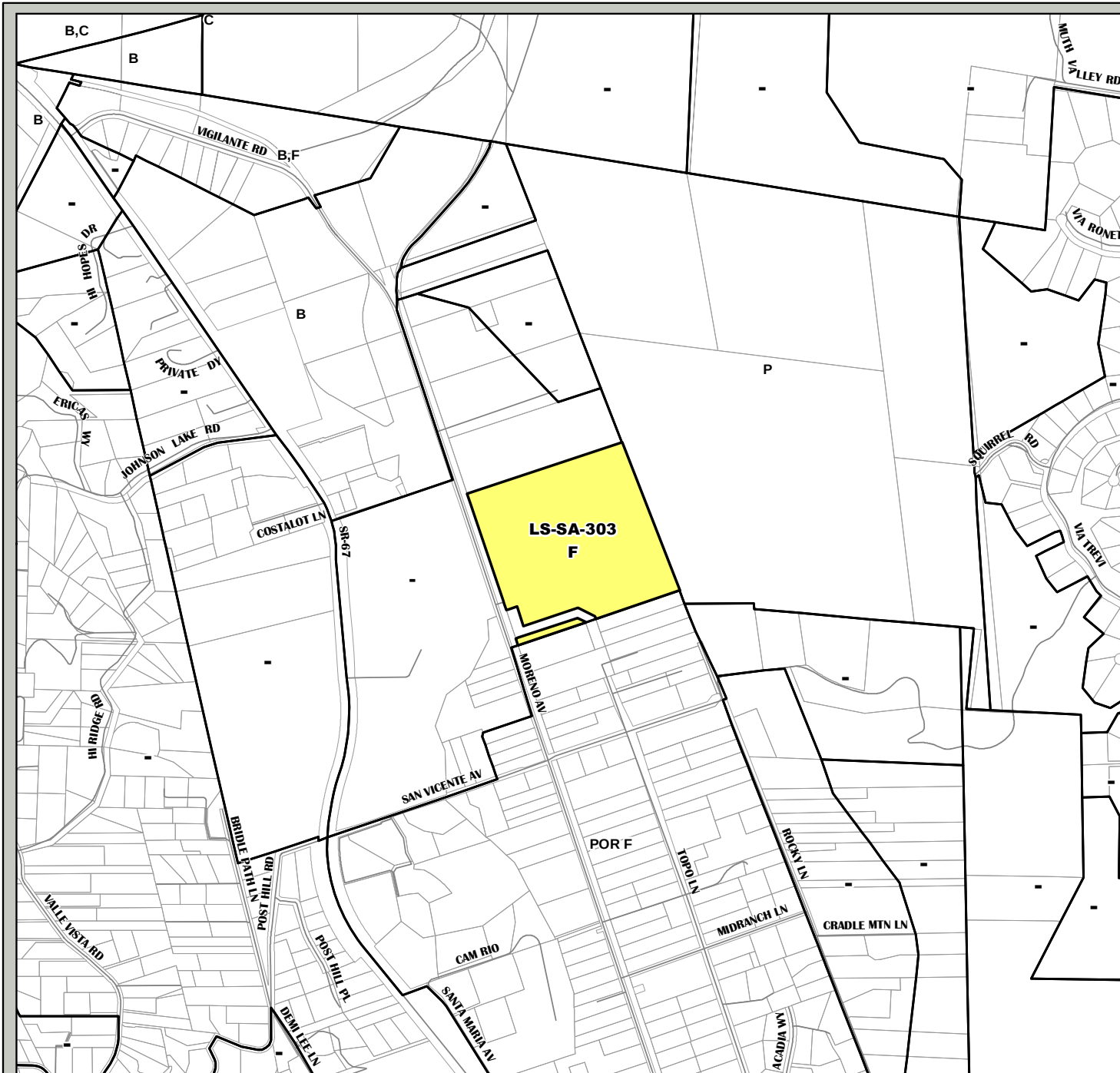
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COUNTY OF SAN DIEGO
LAKESIDE

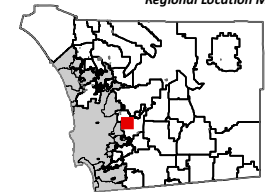
Staff Recommendation

Legend

- Proposed Special Area Regulations(Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
37511124

Regional Location Map



Coordinates: NAD83 Feet

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COUNTY OF SAN DIEGO
LAKESIDE

Staff Recommendation

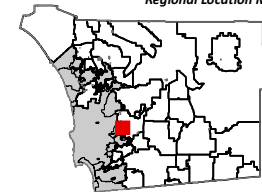
Legend

-  Proposed Use Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Roads
-  Assessor Parcels
-  Municipal Boundary

Parcel Number(s):

37711132, 37901101,
37711229, 37901102,
37711230, 37904001,
37711231

Regional Location Map



Coordinates: NAD83 Feet

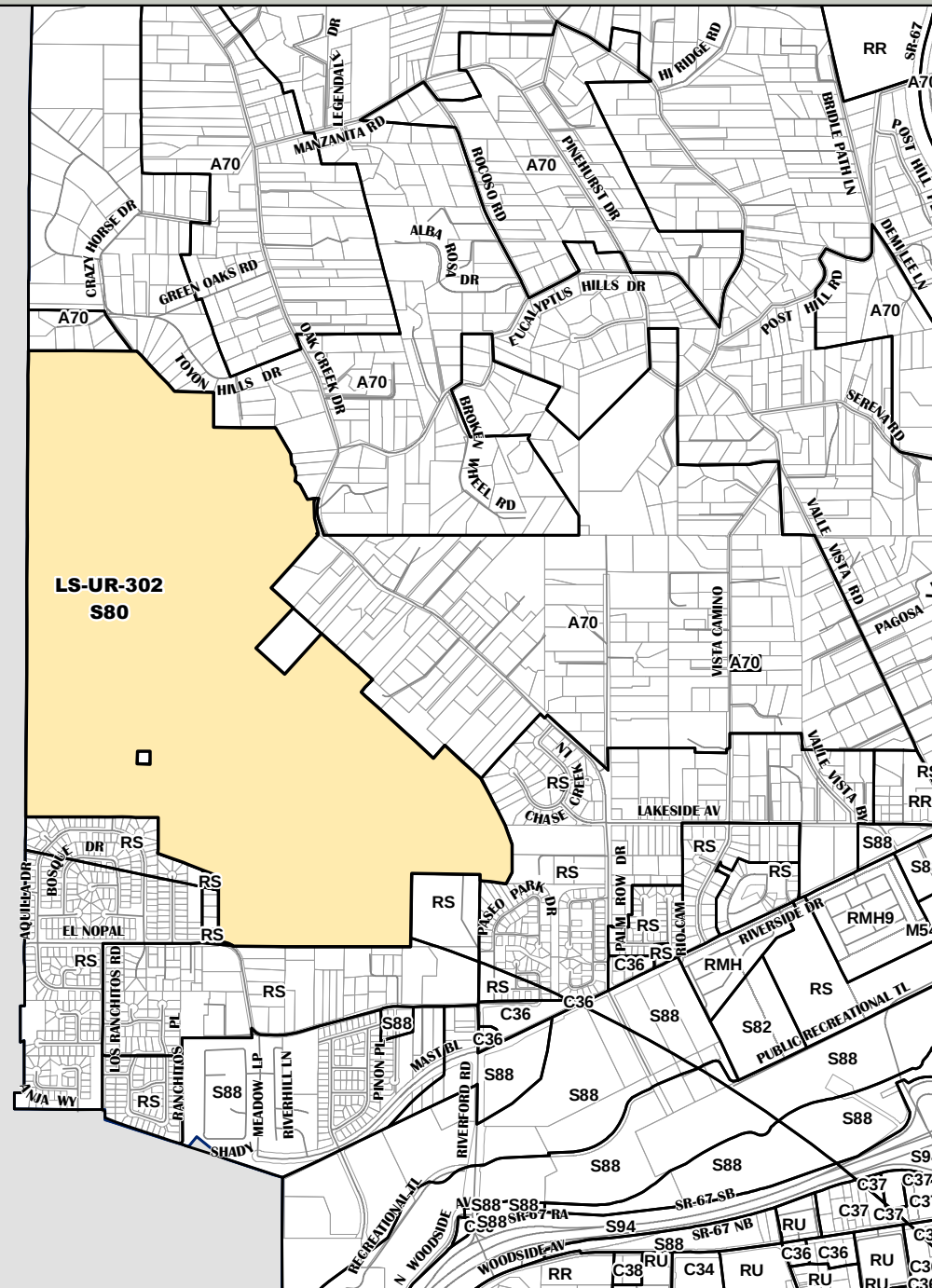
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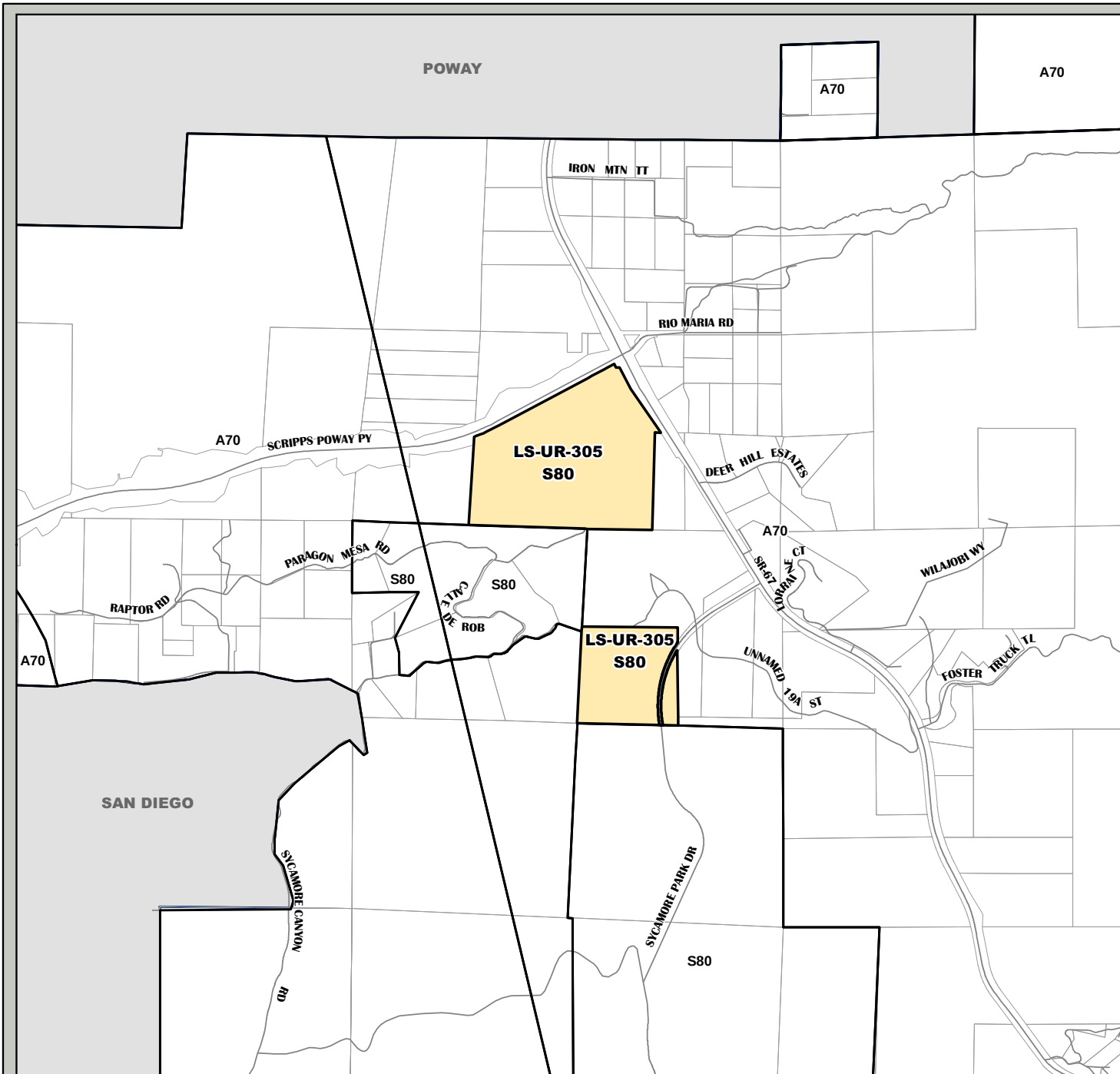
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**COUNTY OF SAN DIEGO
LAKESIDE**

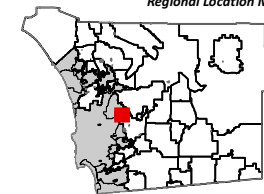
Staff Recommendation

Legend

- Proposed Use Regulations (Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Municipal Boundary
- Roads

Parcel Number(s):
32401115, 32404008,
32404007, 32407029

Regional Location Map



Coordinates: NAD83 Feet

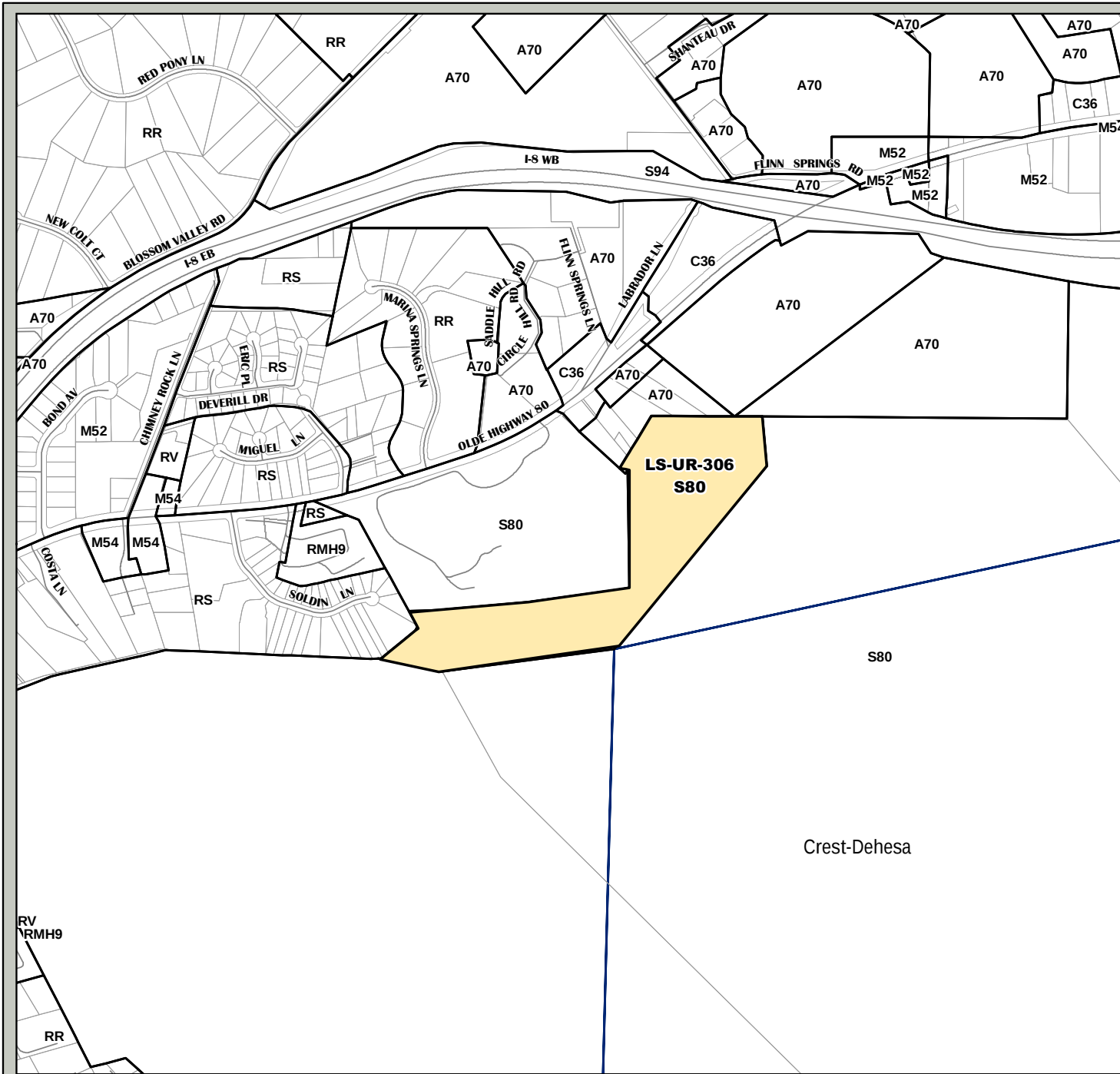
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COUNTY OF SAN DIEGO
LAKESIDE

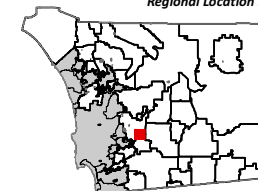
Staff Recommendation

Legend

- Proposed Use Regulations (Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
39901009, 39901011,
39901010

Regional Location Map



LUEGIS
Land Use & Environmental Services
Geographic Information Systems



Coordinates: NAD83 Feet

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Crest-Dehesa



**COUNTY OF SAN DIEGO
NORTH MOUNTAIN**

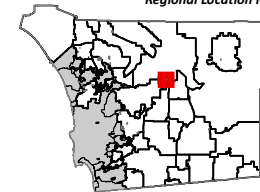
Staff Recommendation

Legend

- Proposed Use Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
24708008, 24716007,
24710017

Regional Location Map



Coordinates: NAD83 Feet

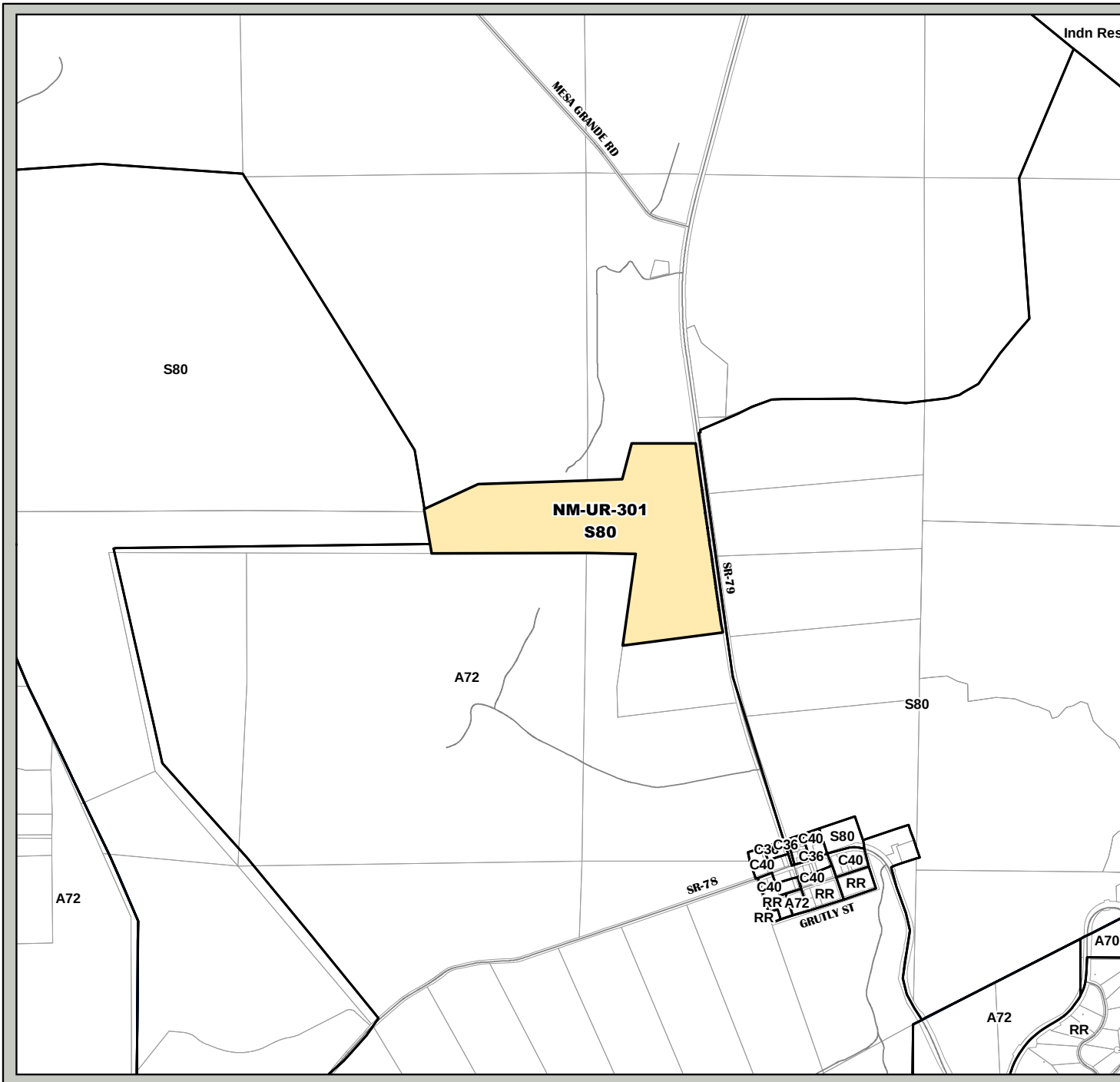
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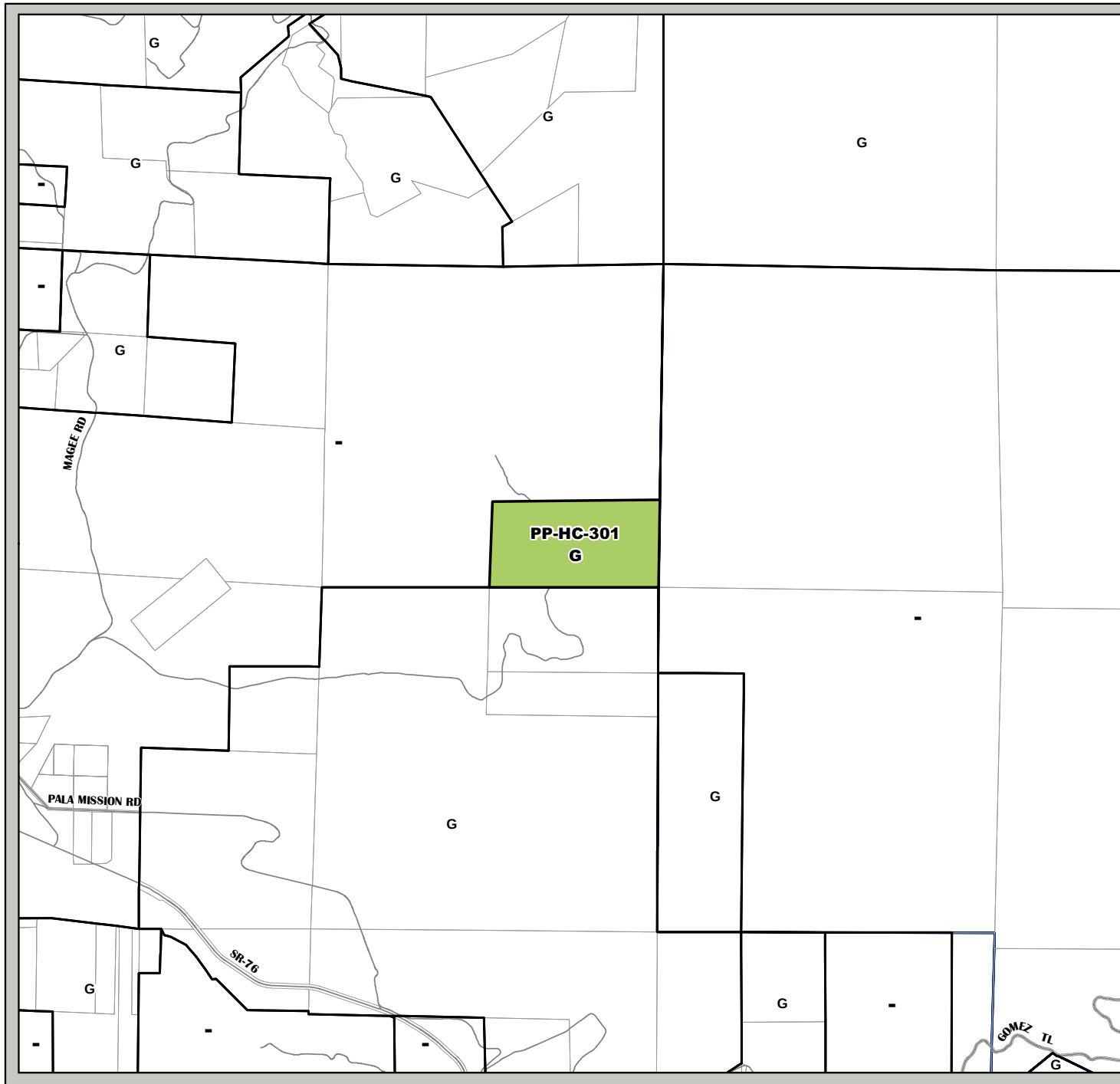
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COUNTY OF SAN DIEGO
PALA-PAUMA

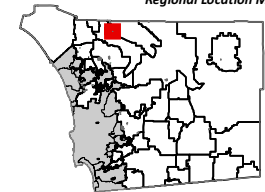
Staff Recommendation

Legend

- Proposed Height Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
11103007, 11103008

Regional Location Map



Coordinates: NAD83 Feet

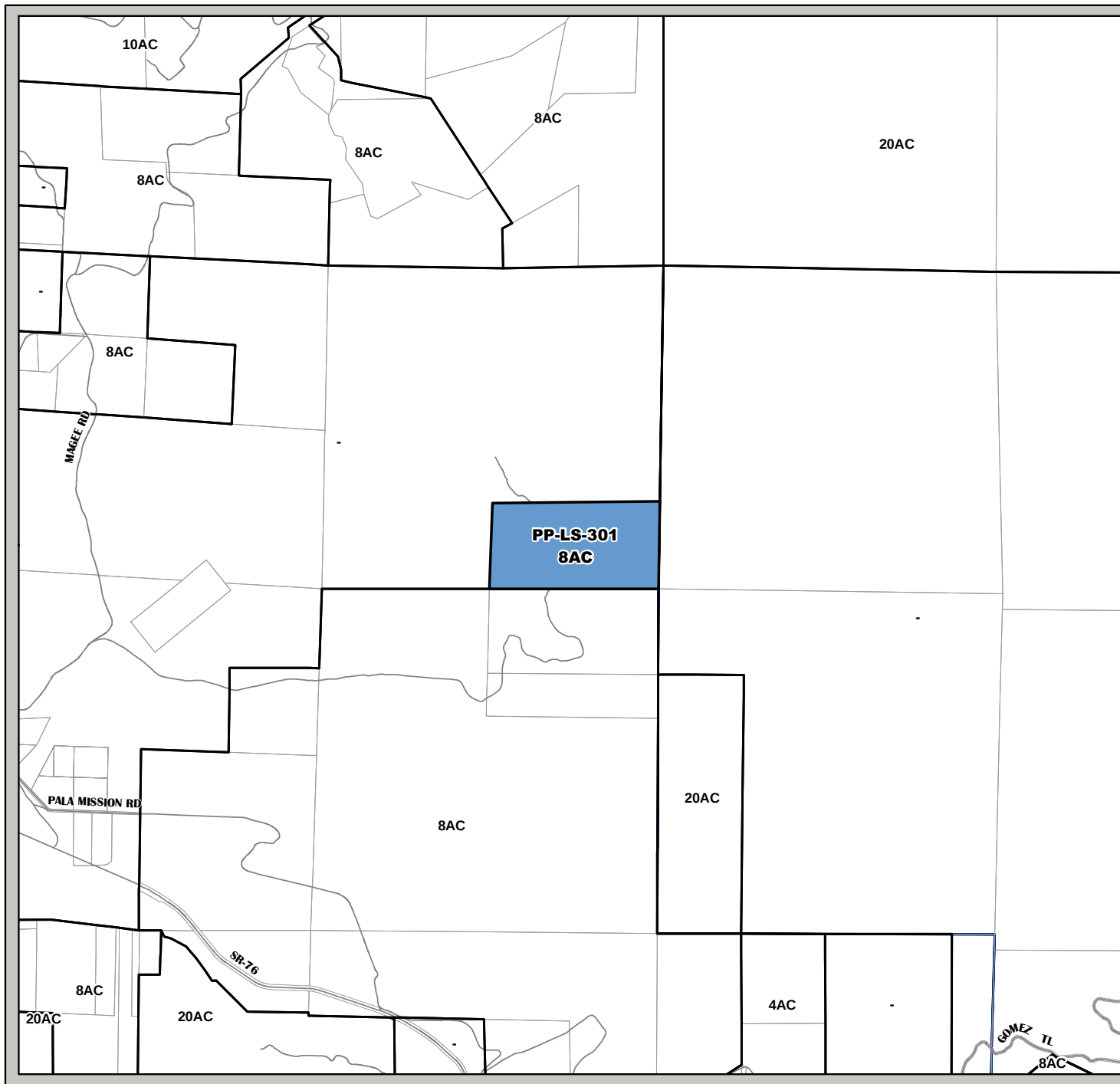
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COUNTY OF SAN DIEGO
PALA-PAUMA

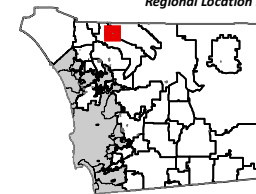
Staff Recommendation

Legend

- Proposed Lot Size Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
 11103007, 11103008

Regional Location Map



Coordinates: NAD83 Feet

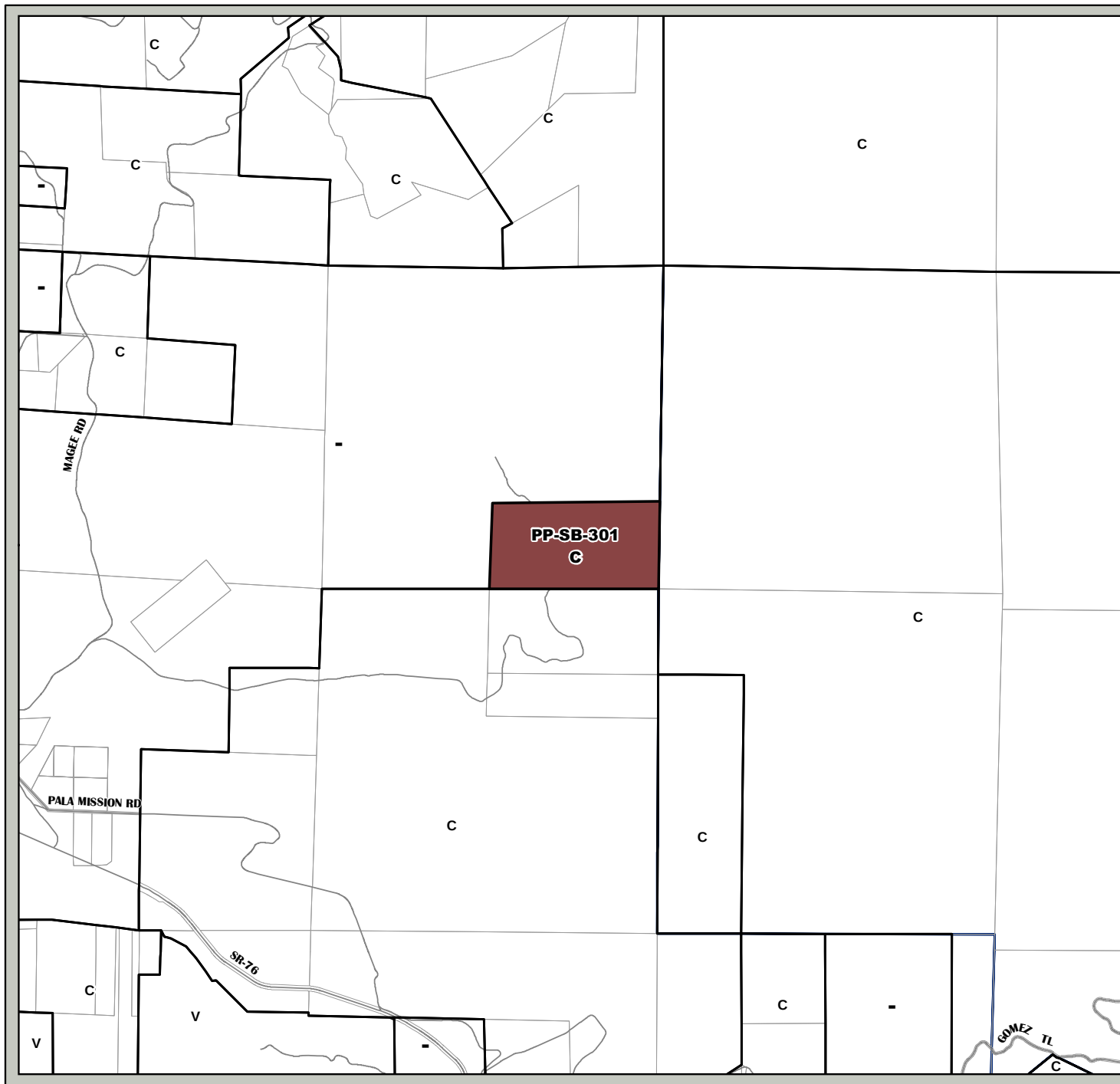
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COUNTY OF SAN DIEGO
PALA-PAUMA

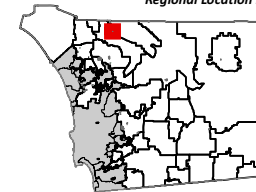
Staff Recommendation

Legend

- Proposed Setback Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s):
11103007, 11103008

Regional Location Map



Coordinates: NAD83 Feet

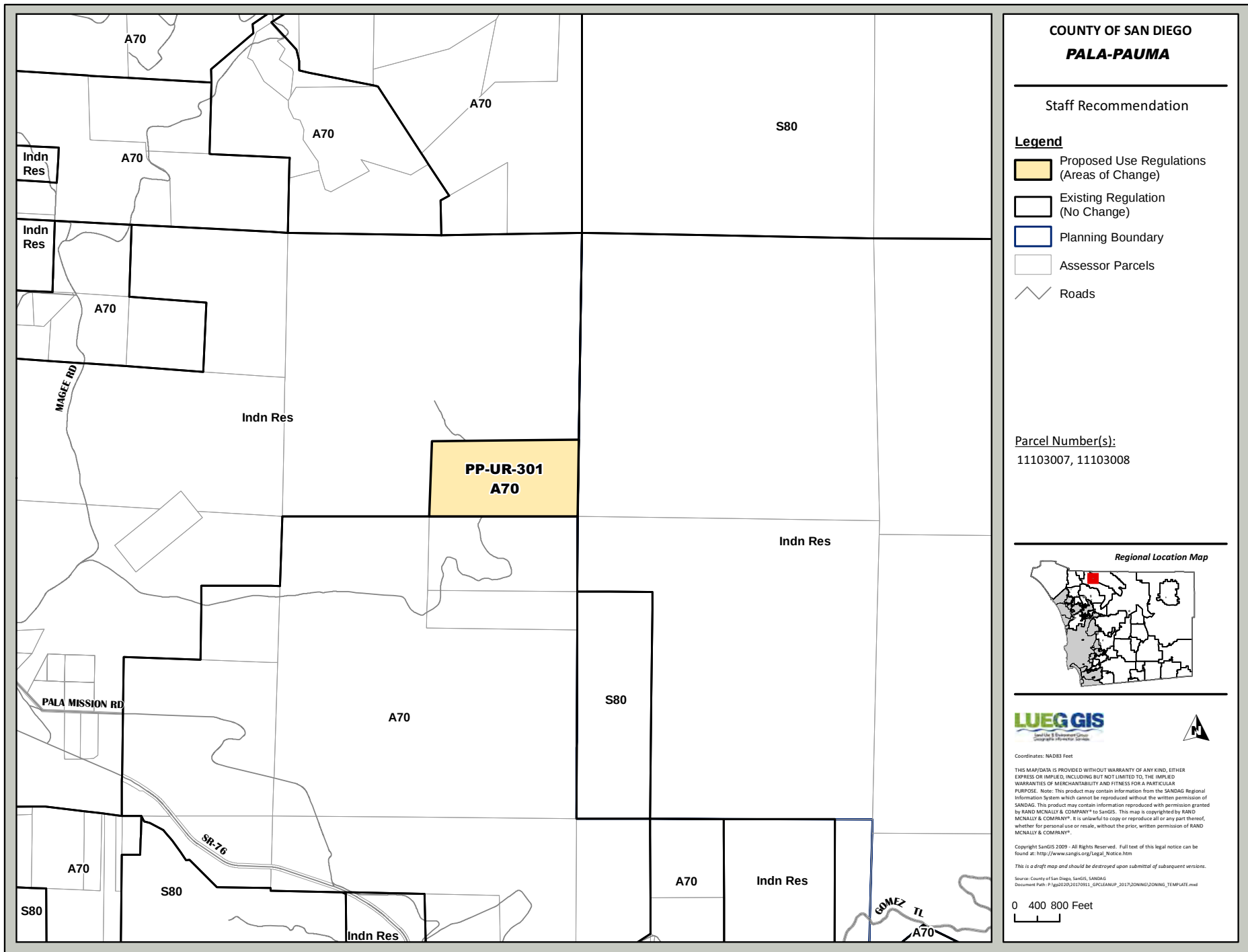
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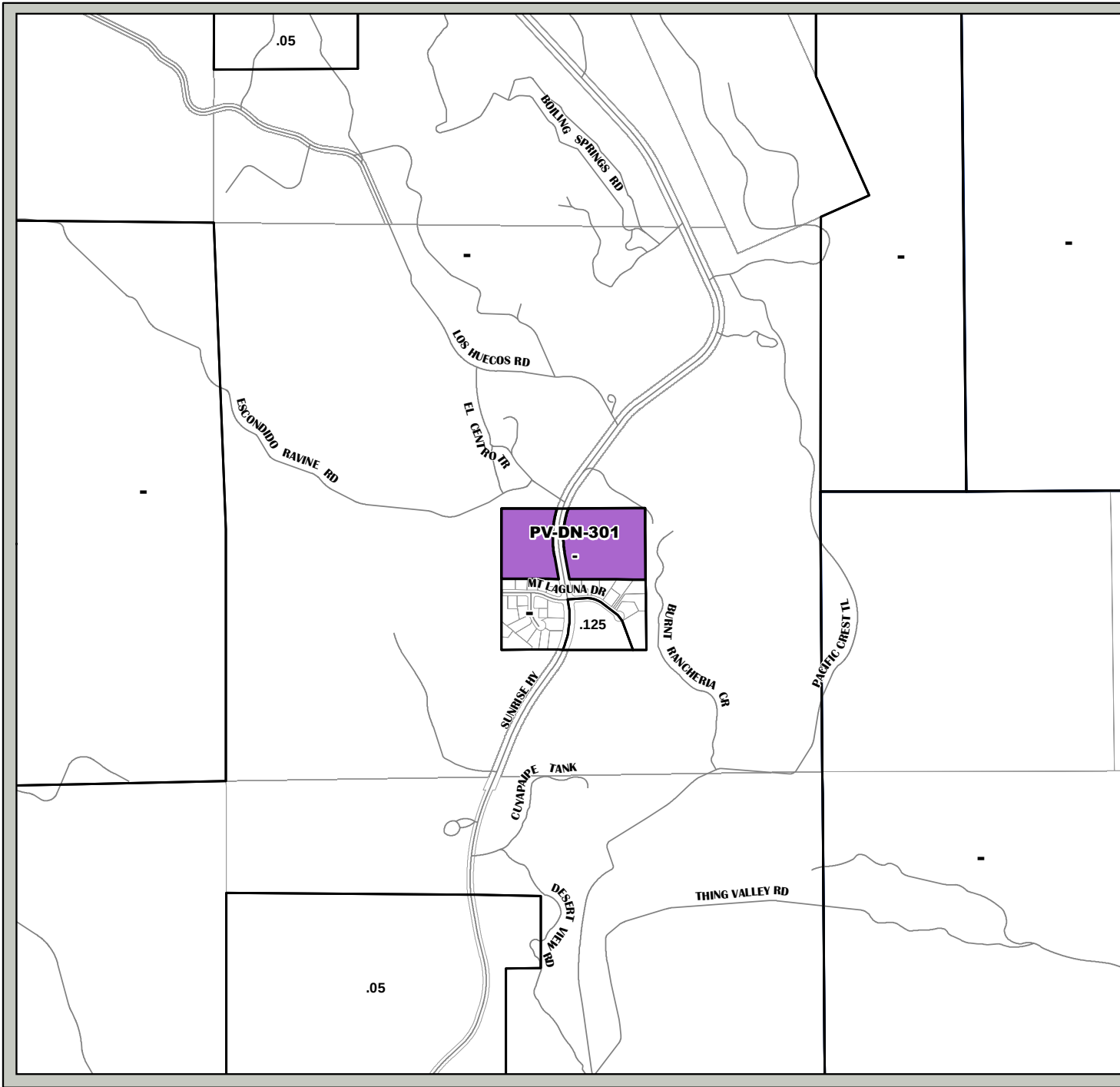
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COUNTY OF SAN DIEGO
PINE VALLEY

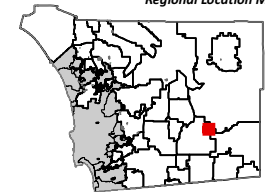
Staff Recommendation

Legend

- Proposed Density Regulations
(Areas of Change)
- Existing Regulation
(No Change)
- Planning Boundary
- Assessor Parcels
- Roads

Parcel Number(s)
41117102,

Regional Location Map



Coordinates: NAD83 Feet

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COUNTY OF SAN DIEGO
SAN DIEGUI TO

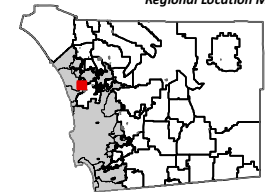
Staff Recommendation

Legend

-  Proposed Density Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Assessor Parcels
-  Municipal Boundary
-  Roads

Parcel Number(s):
22307008

Regional Location Map



Coordinates: NAD83 Feet

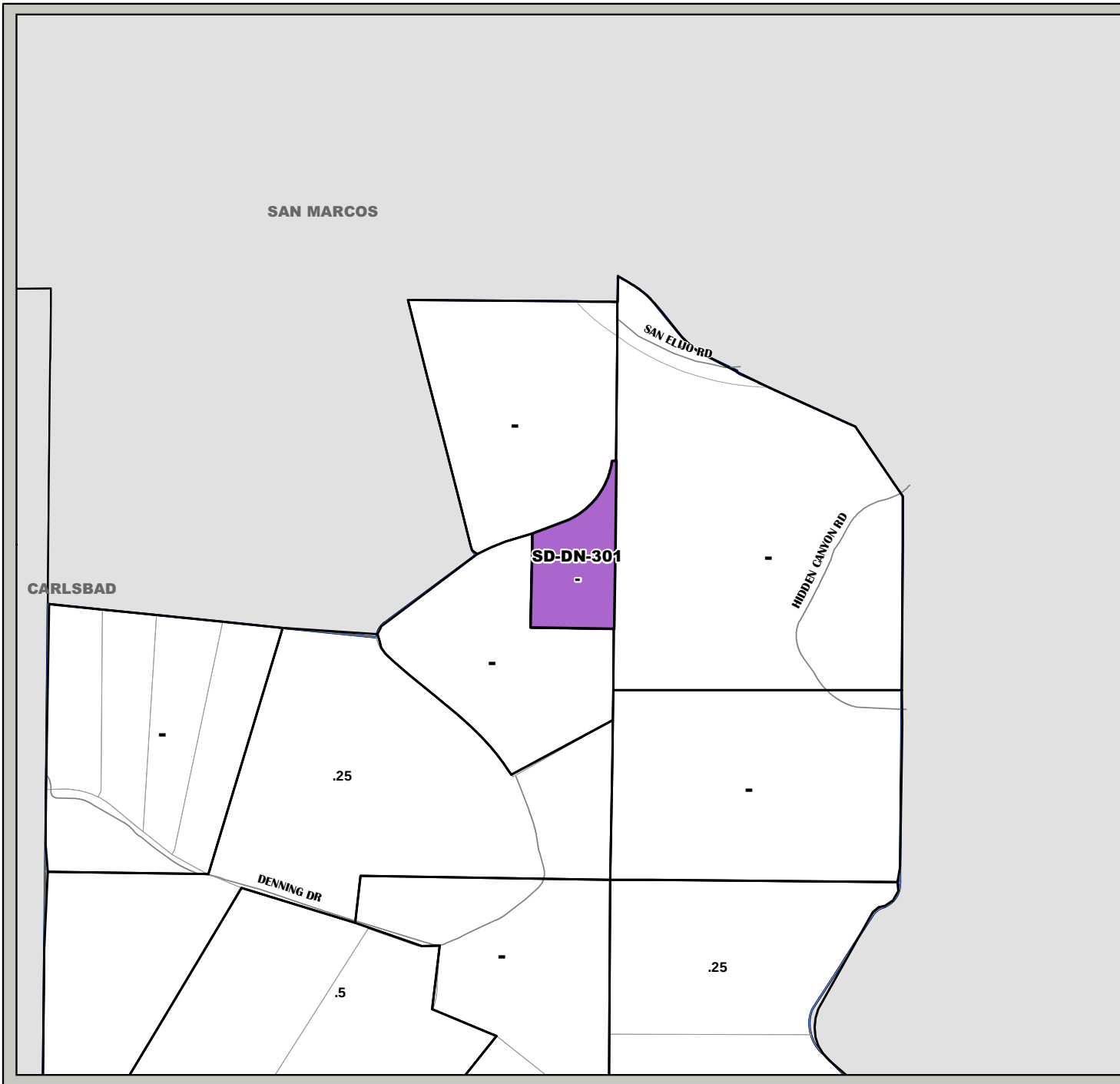
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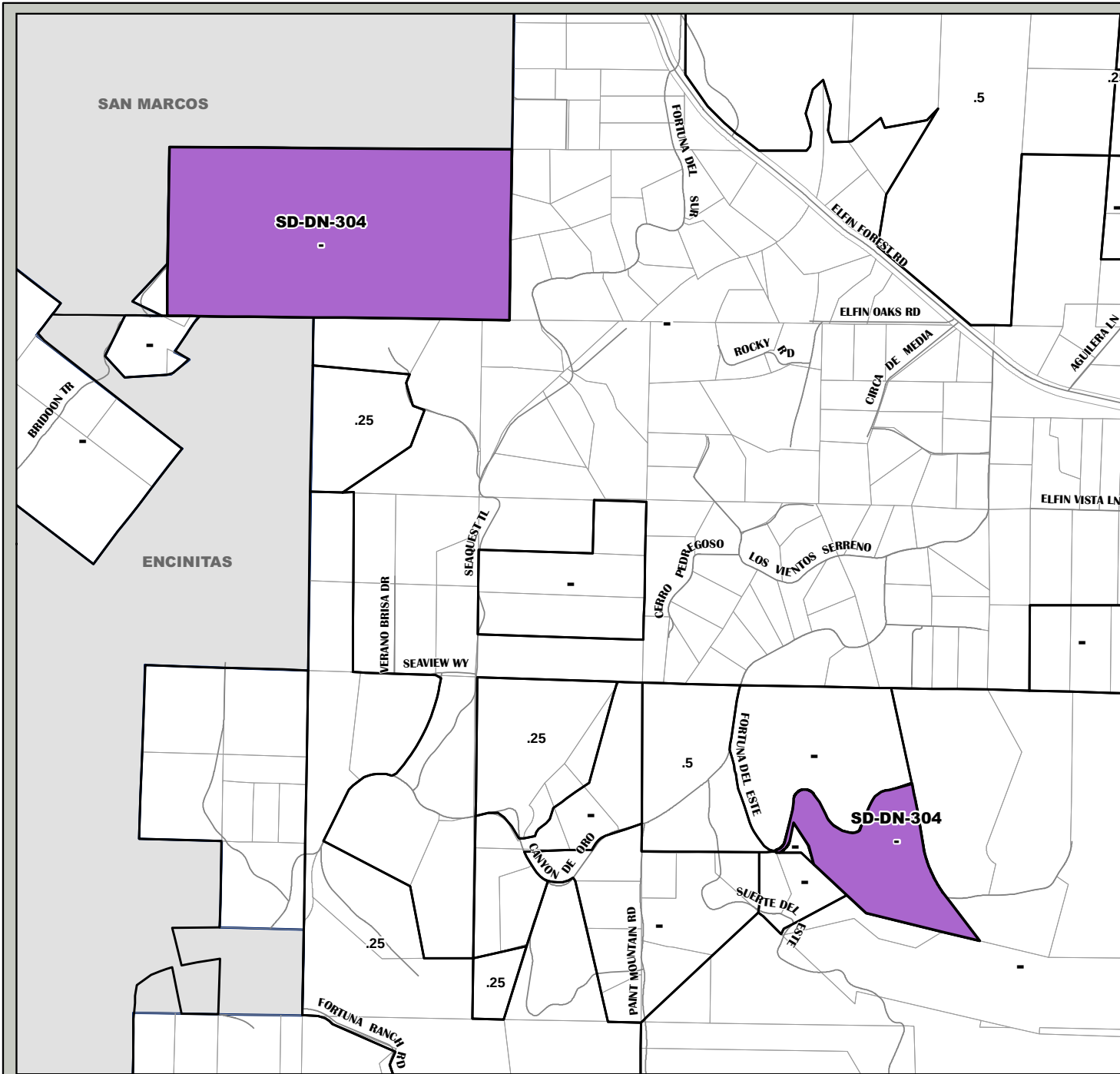
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COUNTY OF SAN DIEGO
SAN DIEGUITO

Staff Recommendation

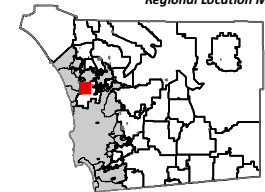
Legend

- Proposed Density Regulations (Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Municipal Boundary
- Roads

Parcel Number(s):

22308104, 26404127,
22308105, 26410417,
22308204

Regional Location Map



LUEGIS
Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

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COUNTY OF SAN DIEGO
SAN DIEGUI TO

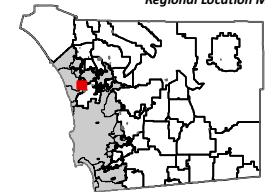
Staff Recommendation

Legend

-  Proposed Use Regulations
(Areas of Change)
-  Existing Regulation
(No Change)
-  Planning Boundary
-  Assessor Parcels
-  Municipal Boundary
-  Roads

Parcel Number(s):
22307008

Regional Location Map



Coordinates: NAD83 Feet

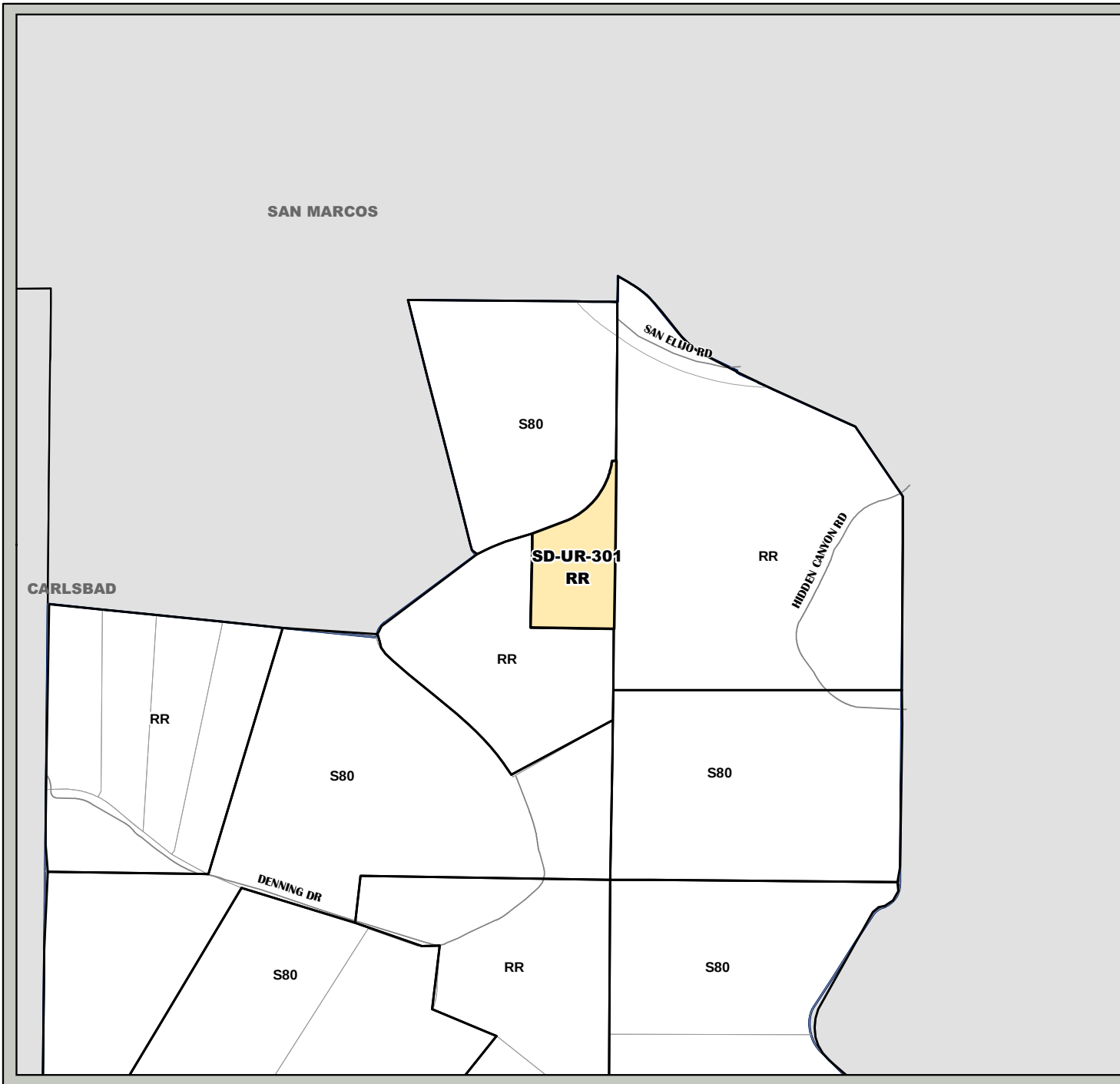
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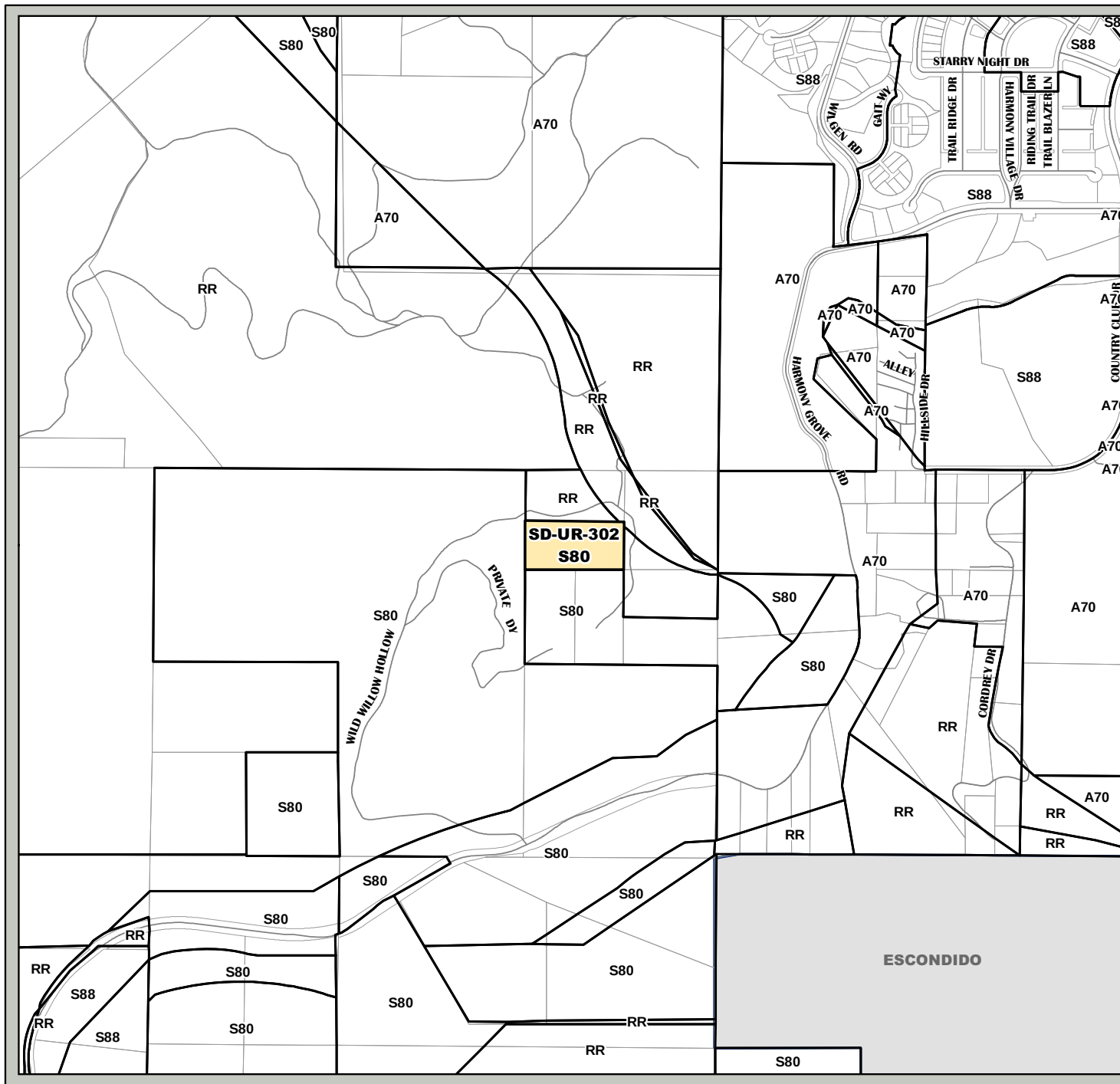
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COUNTY OF SAN DIEGO SAN DIEGUITO

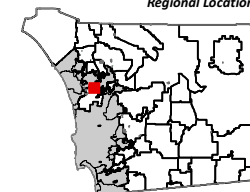
Staff Recommendation

Legend

- Proposed Use Regulations (Areas of Change)
- Existing Regulation (No Change)
- Planning Boundary
- Assessor Parcels
- Municipal Boundary
- Roads

Parcel Number(s):
67913008

Regional Location Map



LUEGIS
Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

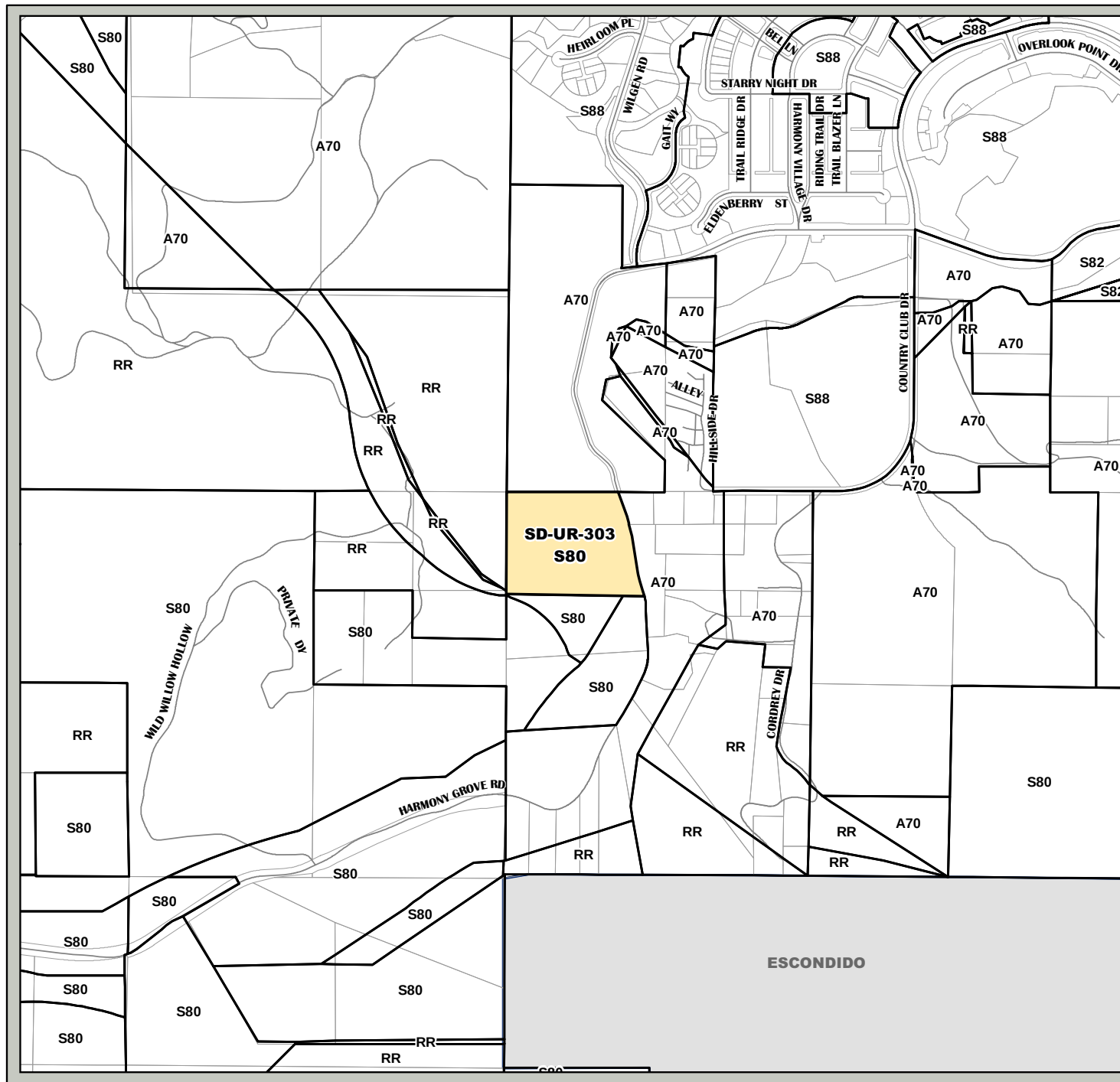
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COUNTY OF SAN DIEGO
SAN DIEGUITO

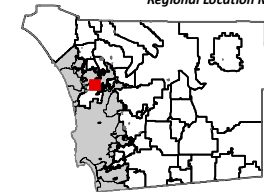
Staff Recommendation

Legend

-  Proposed Use Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Assessor Parcels
-  Municipal Boundary
-  Roads

Parcel Number(s):
23801123

Regional Location Map



LUEGIS
Land Use & Environmental Geospatial Information Services



Coordinates: NAD83 Feet

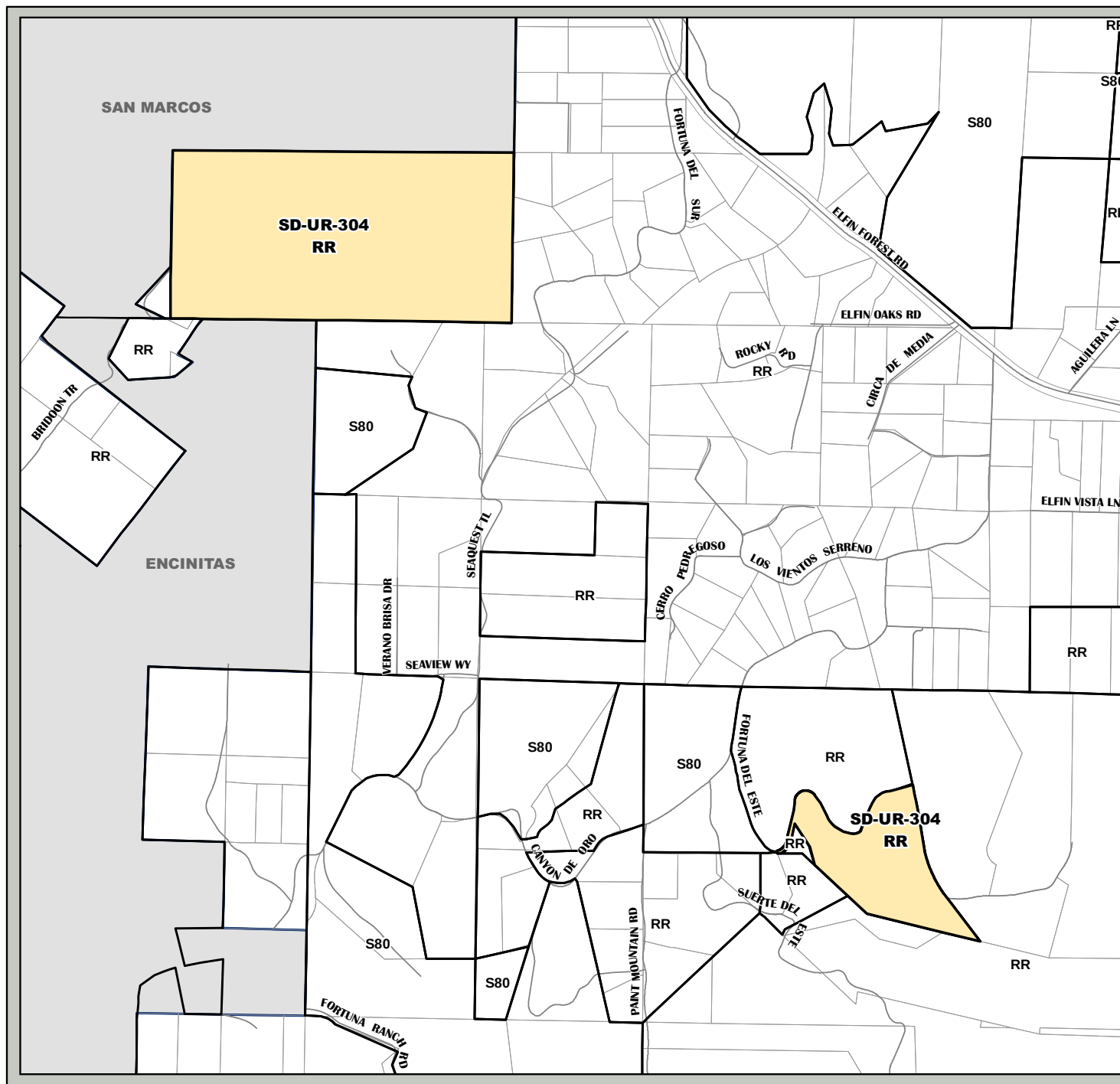
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COUNTY OF SAN DIEGO

SAN DIEGUITO

Staff Recommendation

Legend

Proposed Use Regulations (Areas of Change)

Existing Regulation (No Change)

Planning Boundary

Assessor Parcels

Municipal Boundary

Roads

Parcel Number(s):

22308104, 26404127,

22308105, 26410417,

22308204

Regional Location Map

LUEGIS

San Diego & Encinitas Council of Governments

Geographic Information Services

Coordinates: NAD83 Feet

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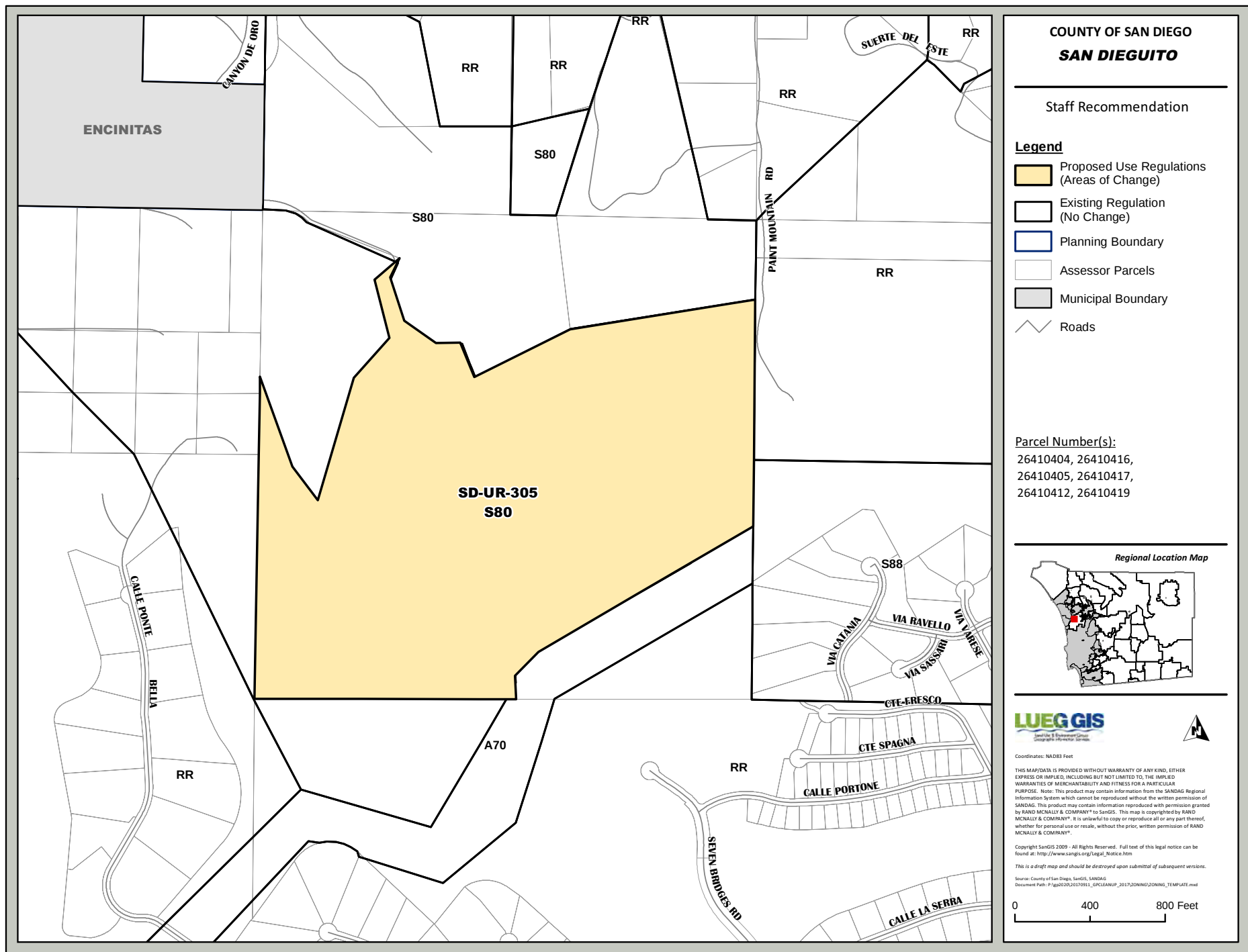
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2 - 69



COUNTY OF SAN DIEGO
VALLEY CENTER

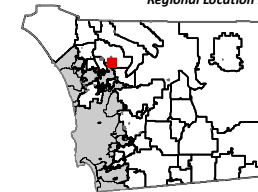
Staff Recommendation

Legend

-  Proposed Lot Size Regulations
(Areas of Change)
-  Existing Regulation
(No Change)
-  Planning Boundary
-  Assessor Parcels
-  Roads

Parcel Number(s):
18627012, 18909130,
18627024

Regional Location Map



LUEGIS
Land Use & Environmental Services
Geographic Information Systems



Coordinates: NAD83 Feet

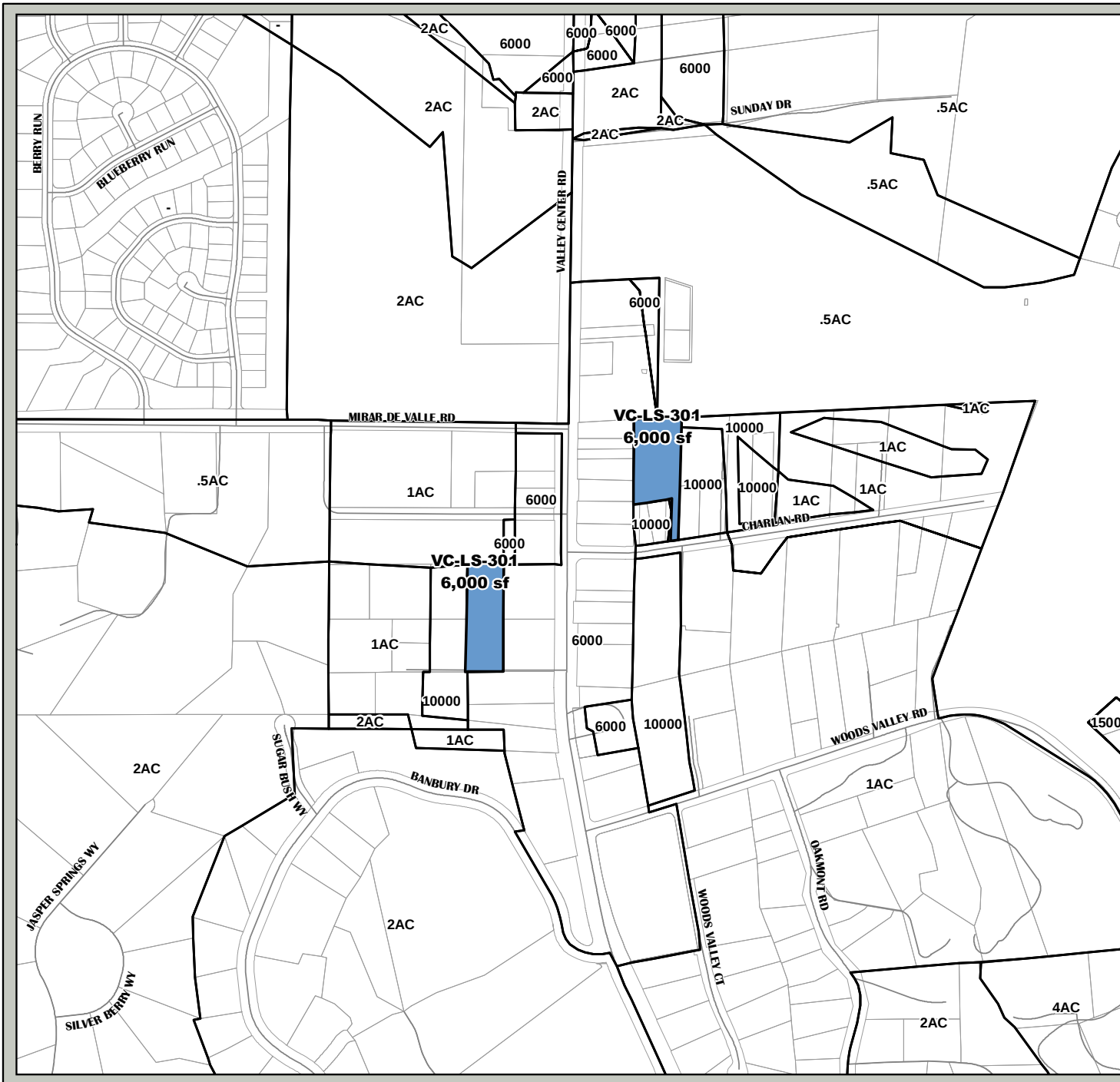
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COUNTY OF SAN DIEGO
VALLEY CENTER

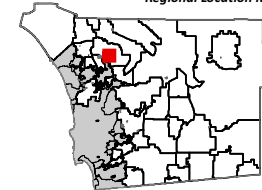
Staff Recommendation

Legend

-  Proposed Use Regulations (Areas of Change)
-  Existing Regulation (No Change)
-  Planning Boundary
-  Assessor Parcels
-  Roads

Parcel Number(s):
18520134, 18545115

Regional Location Map



LUEGIS
Land Use & Environmental Group
Geographic Information Services



Coordinates: NAD83 Feet

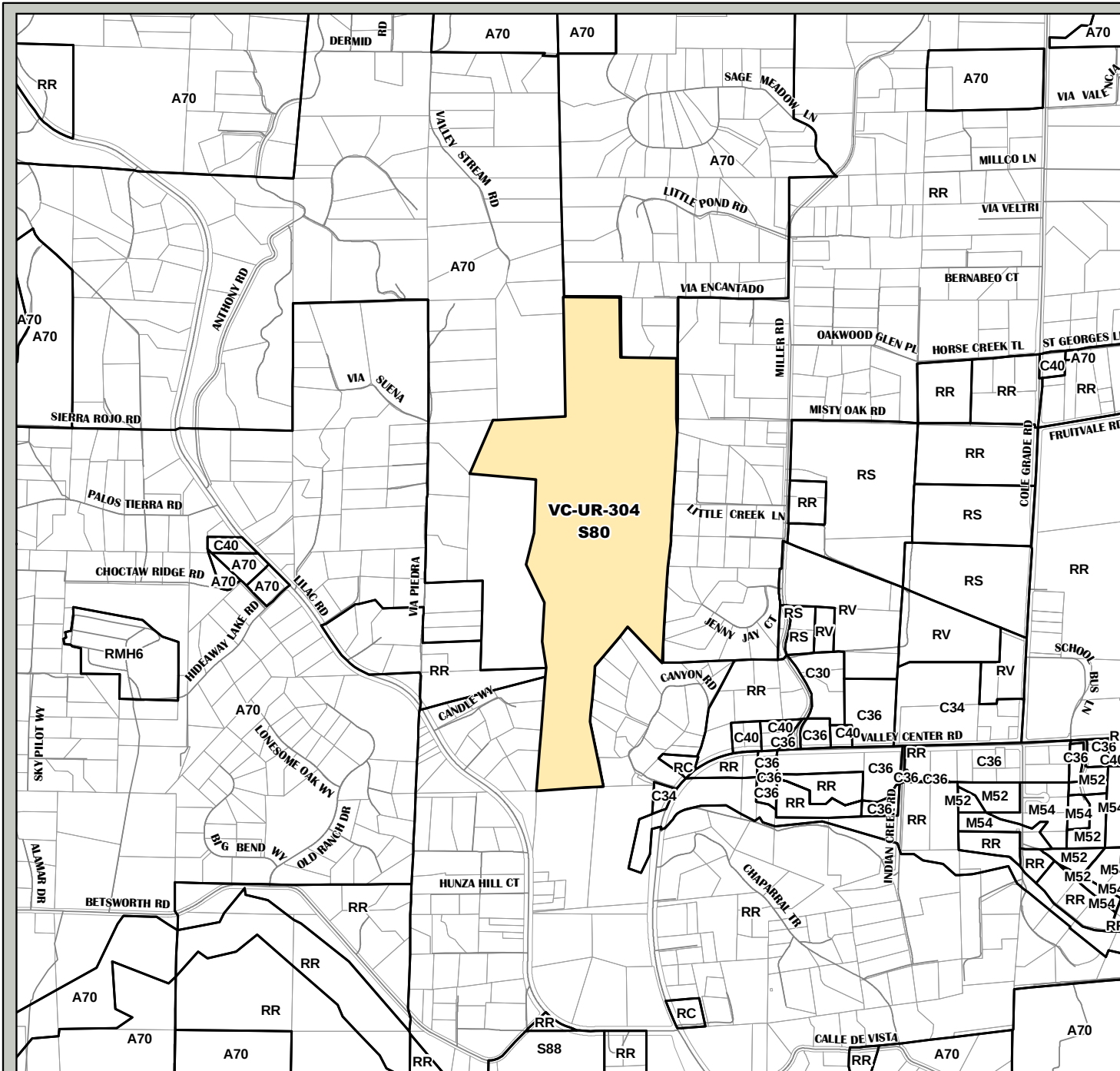
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Attachment C – Staff Recommendation

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GENERAL PLAN CLEAN-UP



GPA 16-001; REZ 16-001
STAFF RECOMMENDATION

Prepared by the County of San Diego
Planning and Development Services

September 2017

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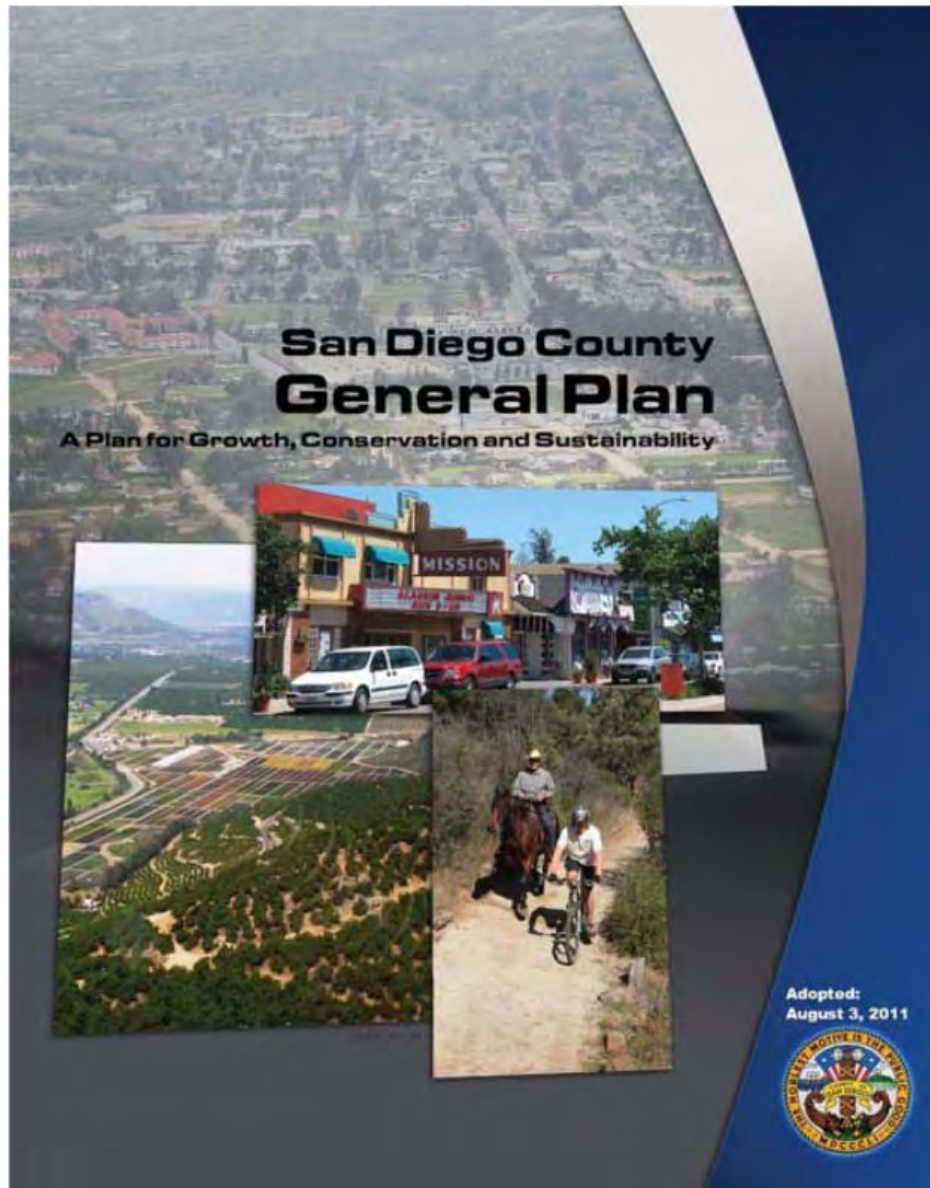
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Section 1

Introduction to the General Plan Clean-Up



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1.1 INTRODUCTION

Purpose

As part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan ‘clean-up’ every two years in the form of a General Plan Amendment (GPA). The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the Plan’s implementation or to reflect changing circumstances. General Plan Clean-Up items have generally been limited to the following:

- Ownership changes;
- Mapping errors;
- Errors and omissions;
- Minor community plan changes; and
- Internal clarification and inconsistencies.

This is the third General Plan Clean-Up processed since 2011. All of the items included in the Clean-Up must be eligible under a California Environmental Quality Act (CEQA) Addendum to the General Plan Environmental Impact Report (EIR). The types of changes included in the current Clean-Up fall into the following categories: Land Use Map and Zoning, Mobility Element Network, and Implementation Plan.

2017 – Types of Changes

Land Use Map and Zoning

The Land Use Map and Zoning regulations provide a framework to accommodate future development in an efficient and sustainable manner. The proposed items in the current project include two different types of changes. These are ownership changes and mapping errors.

There are eleven items that involve ownership changes. Of these, eight involve open space acquisitions by the County’s Department of

Parks and Recreation (DPR), two involve open space acquisitions by the Endangered Habitats Conservancy League, and one involves an acquisition by the Sweetwater Authority. These ownership changes are located in Alpine, Bonsall, Lakeside, North Mountain, San Dieguito, and Valley Center.

There are twelve items that involve the correction of mapping errors. Four of these contain zoning development designator errors, four contain mapping errors related to ownership, and four contain zoning regulations that are inconsistent with their respective General Plan land use designations. These ownership changes are located in Borrego Springs, Desert, Hidden Meadows, Lakeside, North County Metro, Pala Pauma, Pine Valley, San Dieguito, Twin Oaks, and Valley Center.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location of road network components. Four corrections are proposed for the Mobility Element Network Appendix. One involves the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for the Desert subregion. The other three involve corrections to road segments on the Mobility Element Maps for Lakeside, San Dieguito, and Valle de Oro.

Implementation Plan

The Implementation Plan is a set of the principal actions and procedures necessary to achieve the goals and policies set forth in the General Plan. The proposed changes include text revisions to the Mobility and Cultural Resources sections.

1.2 PUBLIC OUTREACH

Changes to an adopted General Plan must follow the process specified by state law; even when they are corrections for a Clean-Up. The draft plan for the project is being circulated for a 45-day public review period, starting in June 2017. Agencies and tribal governments requiring noticing will receive

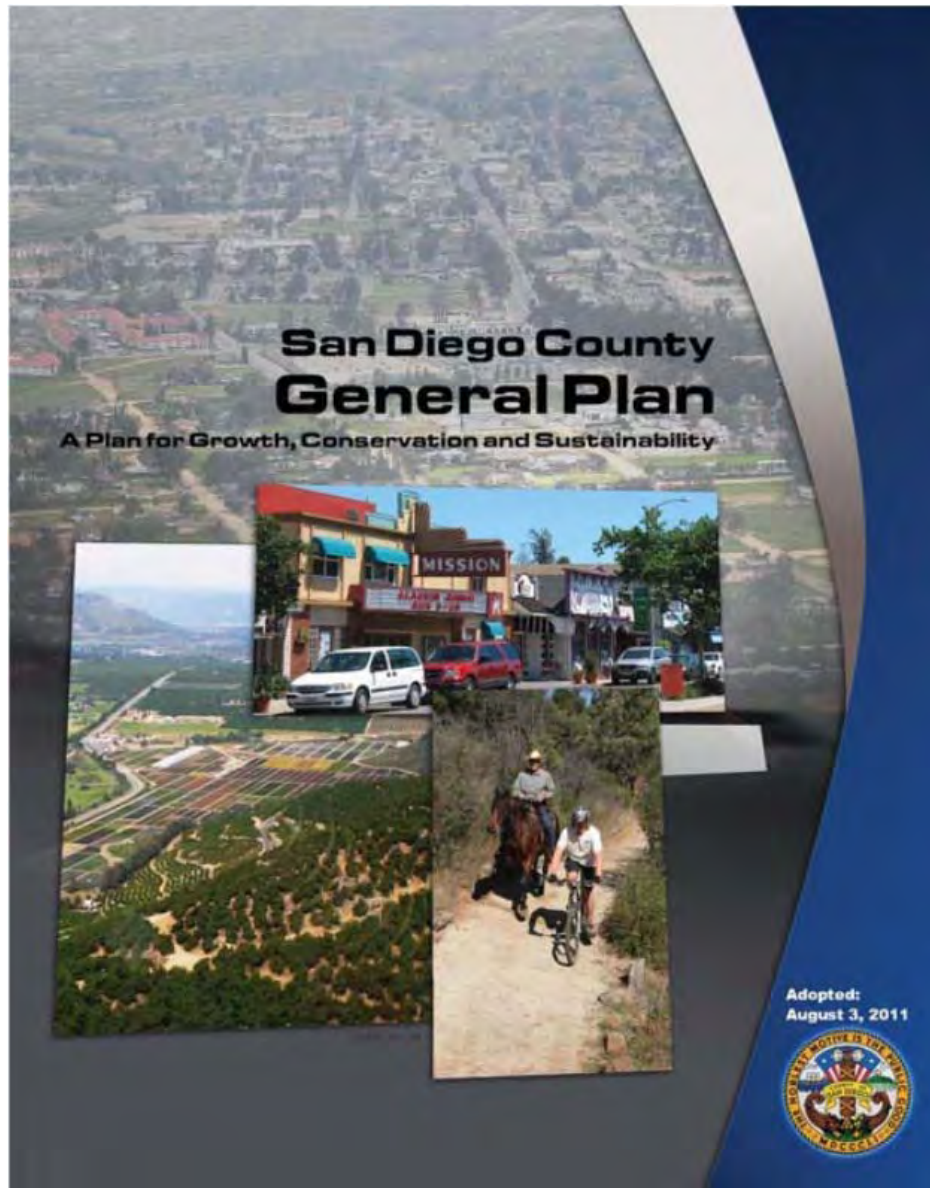
notices with links to the public review documents. Each property owner subject to proposed Land Use Map and/or Zoning changes, and their neighbors within 300 feet, will receive a mailed notice of the proposed changes at the start of public review and prior to the hearings. Staff has been working with planning groups and stakeholders, and will continue to do so as the process moves forward. Public hearings for the project at the Planning Commission and Board of Supervisors are anticipated for late 2017. The project web page is at this link - www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html

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Section 2

Overview of Changes



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2.1 -OVERVIEW OF LAND USE MAP AND ZONING CHANGES

Table 2-1 - Overview of Land Use Map and Zoning Changes

ID	Proposed Change	Page
Alpine AL301	<i>Ownership Change – Sweetwater Authority purchased the parcel. Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities.</i>	21
Borrego B0302	<i>Mapping Error – Zoning is inconsistent with General Plan (GP) designation. Rezone one parcel from RR to C40.</i>	23
Bonsall BS302	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition. Redesignate one parcel from Rural Lands 40 to Open Space–Recreation and rezone from A70 to S80.</i>	25
Bonsall BS303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>	26
Desert DT301	<i>Mapping Error – Bureau of Land Management owns the parcels. Redesignate thirteen parcels from Rural Lands 80 to Public Agency Lands and change regional category from Rural to No Jurisdiction.</i>	28
Hidden Meadows HM301	<i>Mapping Error – No specific plan was ever adopted. Rezone ten parcels from S88 to A70, change setback from “V” to “D,” and remove the “A” Special Area Designator.</i>	30
Lakeside LS301	<i>Mapping Error – The “K” designator is more appropriate for the GP designation. Change Building Type Designator from “F” to “K” for one parcel.</i>	32
Lakeside LS302	<i>Ownership Change – Parcels purchased by the Endangered Habitats Conservancy League (EHC) with grant funds that preclude development. Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space – Conservation and rezone from A70 to S80.</i>	33
Lakeside LS303	<i>Mapping Error – Parcel located in flood plain but has no special area designator. Add “F” Special Area Designator for one parcel.</i>	34
Lakeside LS305	<i>Ownership Change – DPR acquisition. Redesignate four parcels from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>	35
Lakeside LS306	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80.</i>	36

ID	Proposed Change	Page
North County Metro NCM301	<i>Mapping Error – Zoning is inconsistent with GP designation. Reduce the minimum lot size for one parcel from “15,000 sf” to “10,000 sf.”</i>	38
North Mountain NM301	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Rural Lands 80 to Open Space – Conservation and rezone from A72 to S80.</i>	40
Pala Pauma PP301	<i>Mapping Error – Parcels not located within Indian Reservation. Rezone two parcels from Indian Reservation to A70, add “8 acres” to the minimum lot size, add “G” to the height, and add “C” to the setback.</i>	42
Pine Valley PV301	<i>Mapping Error – Densities are not attached to zoning. Remove the “0.125” density for three parcels.</i>	44
San Dieguito SD301	<i>Mapping Error – Privately owned parcel incorrectly designated as open space. Redesignate one parcel from Open Space – Conservation to Semi-Rural 10, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>	46
San Dieguito SD302	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>	47
San Dieguito SD303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>	48
San Dieguito SD304	<i>Mapping Error – Parcels are owned by the Olivenhain Water District. Redesignate four parcels from Open Space – Conservation to Public/Semi-Public Facilities, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>	49
San Dieguito SD305	<i>Ownership Change – Parcels purchased by EHC with grant funds that preclude development. Redesignate six parcels from Semi-Rural 2 to Open Space – Conservation and rezone from RR to S80.</i>	50
Twin Oaks TO301	<i>Mapping Error – Parcel owned by the San Diego County Water Authority. Redesignate one parcel from Semi-Rural 10 to Public/Semi Public Facilities.</i>	52
Valley Center VC301	<i>Mapping Error – Inconsistent minimum lot size with other C36 zoned parcels. Reduce the minimum lot size from “1 acre” to “6,000 sf” for three parcels.</i>	54
Valley Center VC304	<i>Ownership Change – DPR acquisition. Redesignate two parcels from Semi-Rural 2 to Open Space – Conservation and rezone from A70 to S80.</i>	55

For additional information on the proposed Land Use Map and zoning changes, see Section 3 of this document and the project web page at:

www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html

2.2 - OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
Desert	<i>Big Horn Road:</i> Correct a typographical error for the extent of the segment.
Lakeside	<i>Quail Canyon Road:</i> Correct segment boundary.
San Dieguito	<i>Harmony Grove Village Parkway:</i> Update to reflect a newly constructed road.
Valle De Oro	<i>Hillsdale Road:</i> Update to reflect the correct road classification.

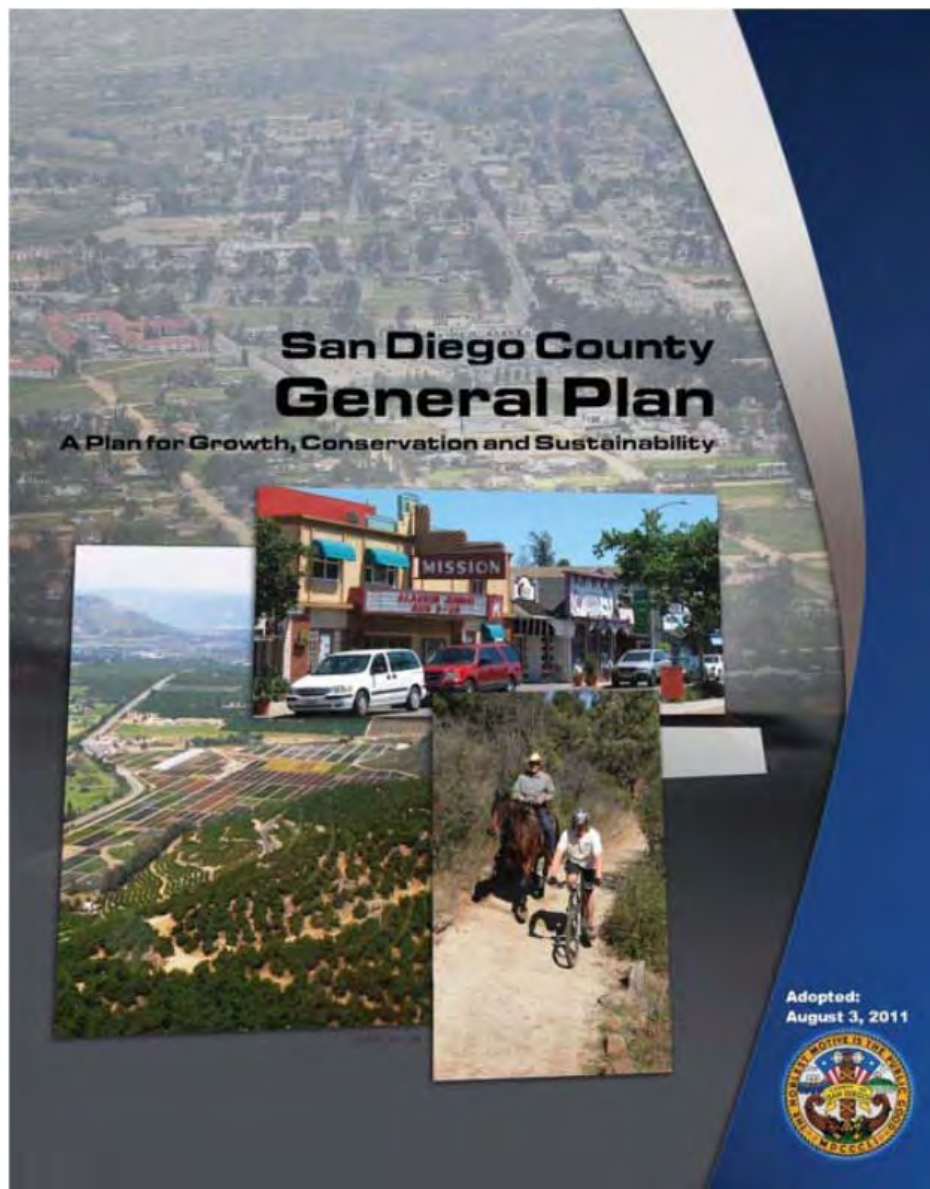
Table 2-3 - Overview of Implementation Plan Changes

Implementation Plan	
Mobility 4.1.3B	<i>Internal Consistency and Clarification</i> – Revise the text to clarify SANDAG has designated a Consolidated Transportation Services Agency.
Cultural Resources 5.7.1.1	<i>Internal Consistency and Clarification</i> – Revise the text to reflect the passage of Assembly Bill 52.

For additional information on the proposed non-Land Use Map changes, see Section 4 of this document.

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Section 3 Land Use Map and Zoning Changes



Note: For additional information and analysis of each proposed Land Use Map and/or Zoning change, please see the project web page at:
www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html

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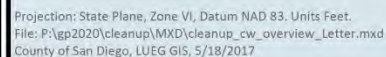


Table 3-1 General Plan Clean-Up Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²		Category of Change
				Existing	Proposed	Existing	Proposed	
AL301	Alpine	1	40	RL-40	P/SP	1	0	Ownership Change
BO302	Borrego	1	3.4	C-4	No Change	0	0	Mapping Error
BS302	Bonsall	1	6.44	RL-40	OS-R	1	0	Ownership Change
BS303	Bonsall	1	6	RL-40	OS-C	1	0	Ownership Change
DT301	Desert	13	1720	RL-80	PAL	21	0	Mapping Error
HM301	Hidden Meadows	10	308.11	SR-1/RL-20	No Change	143	143	Mapping Error
LS301	Lakeside	1	1.73	VR-15	No Change	25	25	Mapping Error
LS302	Lakeside	7	405	SR-1/VR-7.3	OS-C	491	0	Ownership Change
LS303	Lakeside	1	48.4	SR-4	No Change	11	11	Mapping Error
LS305	Lakeside	4	140	RL-40	OS-C	3	0	Ownership Change
LS306	Lakeside	3	40	SR-4	OS-C	10	0	Ownership Change
NCM301	North County Metro	1	1.8	VR 4.3	No Change	7	7	Mapping Error
NM301	North Mountain	3	178	RL-80	OS-C	2	0	Ownership Change
PP301	Pala Pauma	2	80	RL-40	No Change	2	2	Mapping Error
PV301	Pine Valley	3	18	RL-80/PAL	No Change	3	3	Mapping Error
SD301	San Dieguito	1	5.49	OS-C	SR-10	0	1	Mapping Error
SD302	San Dieguito	1	5	RL-20	OS-C	1	0	Ownership Change
SD303	San Dieguito	1	14.27	RL-20	OS-C	1	0	Ownership Change
SD304	San Dieguito	4	98.3	OS-C	P/SP	0	0	Mapping Error
SD305	San Dieguito	6	96.57	SR-2	OS-C	36	0	Ownership Change
TO301	Twin Oaks	1	0.4	SR-10	P/SP	1	0	Mapping Error
VC301	Valley Center	3	4	C-1	No Change	0	0	Mapping Error
VC304	Valley Center	2	148	SR-2	OS-C	39	0	Ownership Change
Totals		71	3,368.91			799	192	

¹ See the next page for Land Use designation legend providing descriptions of General Plan designations and links to zoning information.

² Existing and proposed *potential* dwelling units are conservative estimates, based 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.

Land Use Designation Legend

VR-30 - Village Residential 30 (30 units per gross acre)
VR-24 - Village Residential 24 (24 units per gross acre)
VR-20 - Village Residential 20 (20 units per gross acre)
VR-15 - Village Residential 15 (15 units per gross acre)
VR-10.9 - Village Residential 10.9 (10.9 units per gross acre)
VR-7.3 - Village Residential 7.3 (7.3 units per gross acre)
VR-4.3 - Village Residential 4.3 (4.3 units per gross acre)
VR-2.9 - Village Residential 2.9 (2.9 units per gross acre)
VR-2 - Village Residential 2 (2 units per gross acre)
SR-0.5 - Semi-Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres)
SR-1 - Semi-Rural 1 (1 unit per 1, 2, or 4 gross acres)
SR-2 - Semi-Rural 2 (1 unit per 2, 4, or 8 gross acres)
SR-4 - Semi-Rural 4 (1 unit per 4, 8, or 16 gross acres)
SR-10 - Semi-Rural 10 (1 unit per 10 or 20 gross acres)
RL-20 - Rural Lands 20 (1 unit per 20 gross acres)
RL-40 - Rural Lands 40 (1 unit per 40 gross acres)
RL-80 - Rural Lands 80 (1 unit per 80 gross acres)
C-1 - General Commercial
C-2 - Office Professional
C-3 - Neighborhood Commercial
C-4 - Rural Commercial
C-5 - Village Core Mixed Use
I-1 - Limited Impact Industrial
I-2 - Medium Impact Industrial
I-3 - High Impact Industrial
TL - Tribal Lands
PAL - Public Agency Lands
SPA - Specific Plan Area
P/SP -Public/Semi-Public Facilities
OS-C - Open Space - Conservation
OS-R - Open Space - Recreation

Links to Zoning Information

Zoning Use Regulations

(including descriptions, allowed uses, and uses subject to discretionary approval)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z2000.pdf>

Zoning Development Designators

(including density, lot area, building type, maximum floor area, floor-area ratio, height, coverage, setback, and usable open space)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z4000.pdf>

Special Area Designators

(including agriculture preserve and flood plain)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z5000.pdf>

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Alpine

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

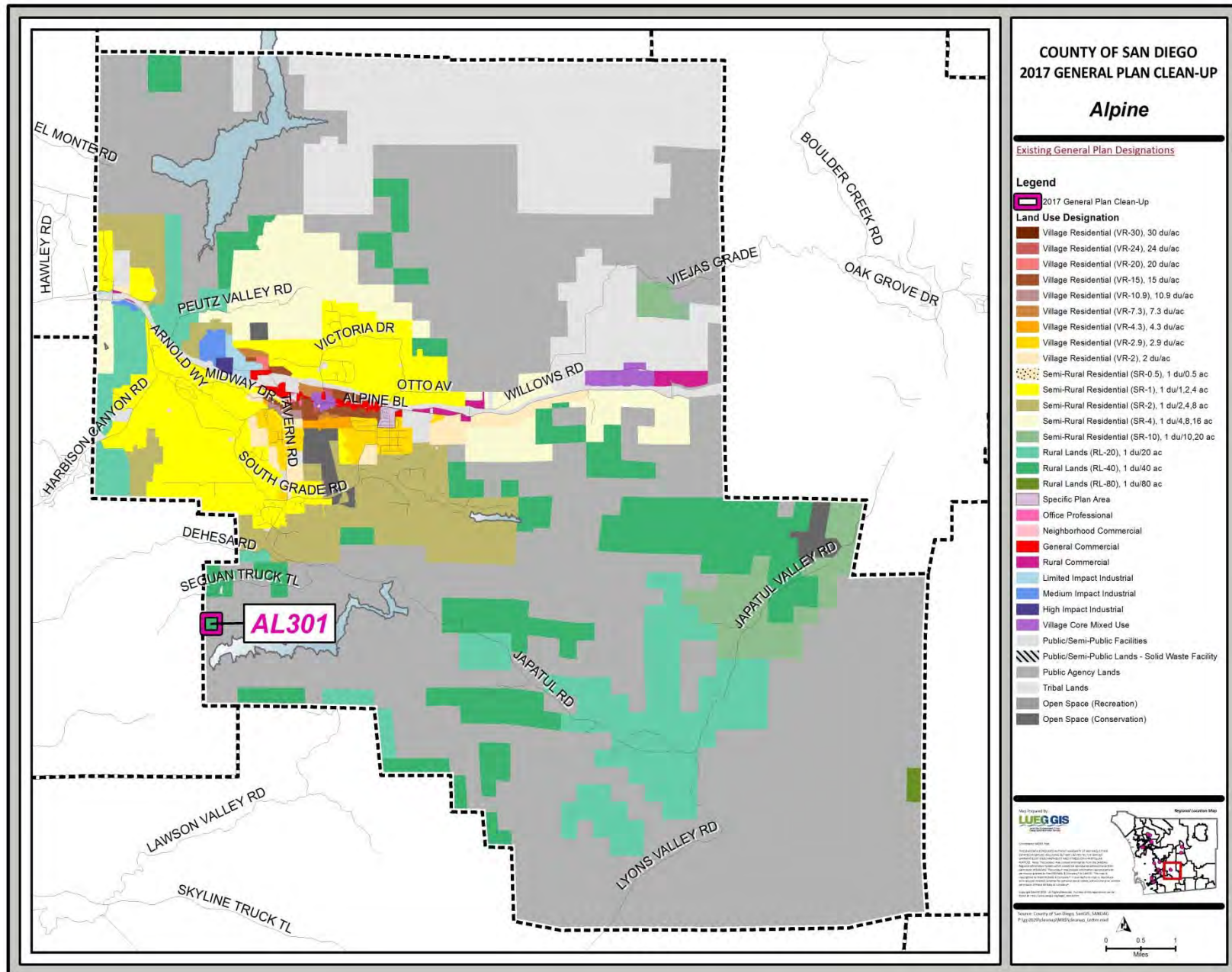
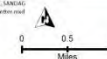
Land Use Designation

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- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.2, 4 ac
- Semi-Rural Residential (SR-2), 1 du/2.4, 8 ac
- Semi-Rural Residential (SR-4), 1 du/4.8, 16 ac
- Semi-Rural Residential (SR-10), 1 du/10, 20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

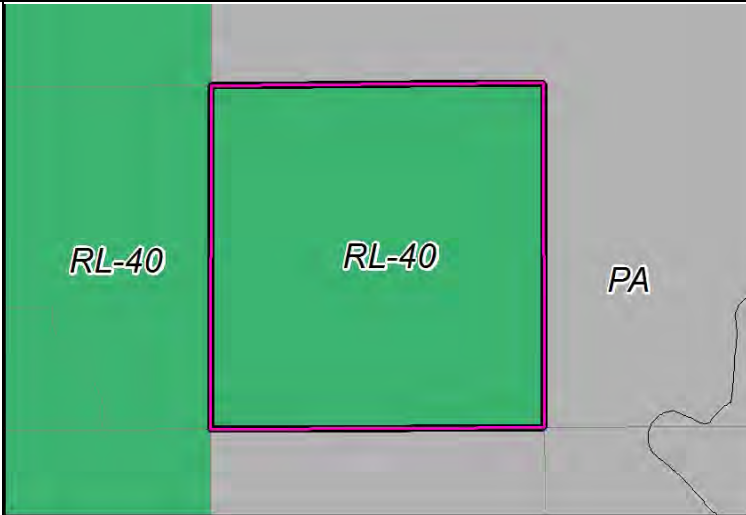
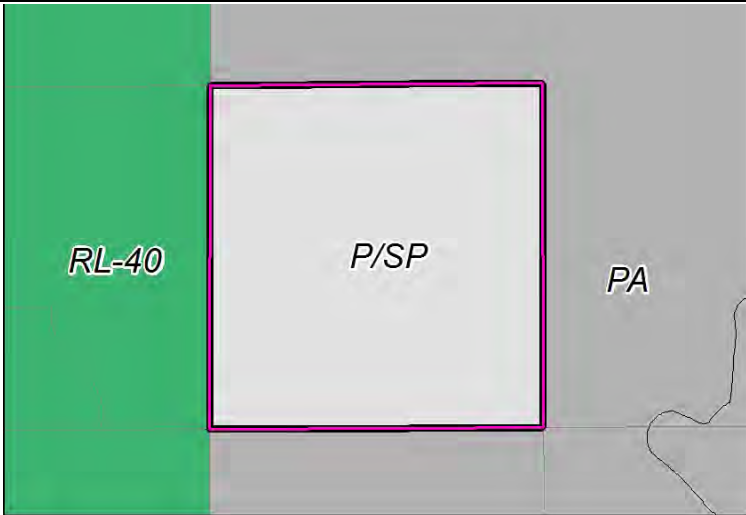
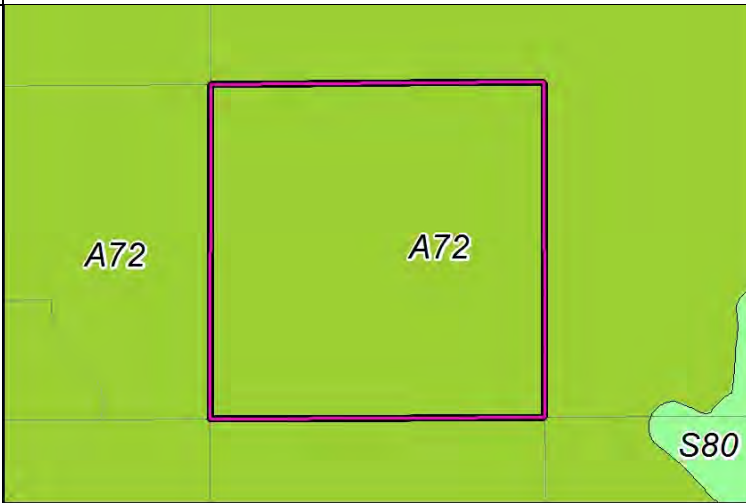
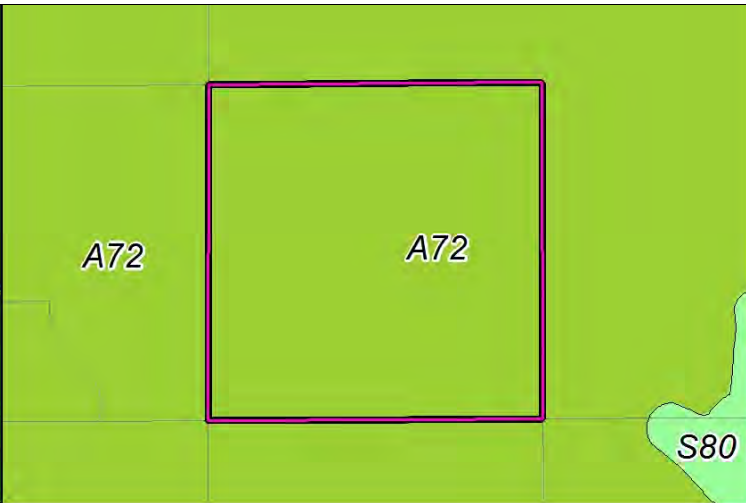
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LUFGIS
Landscape Use & Form Geographic Information Systems

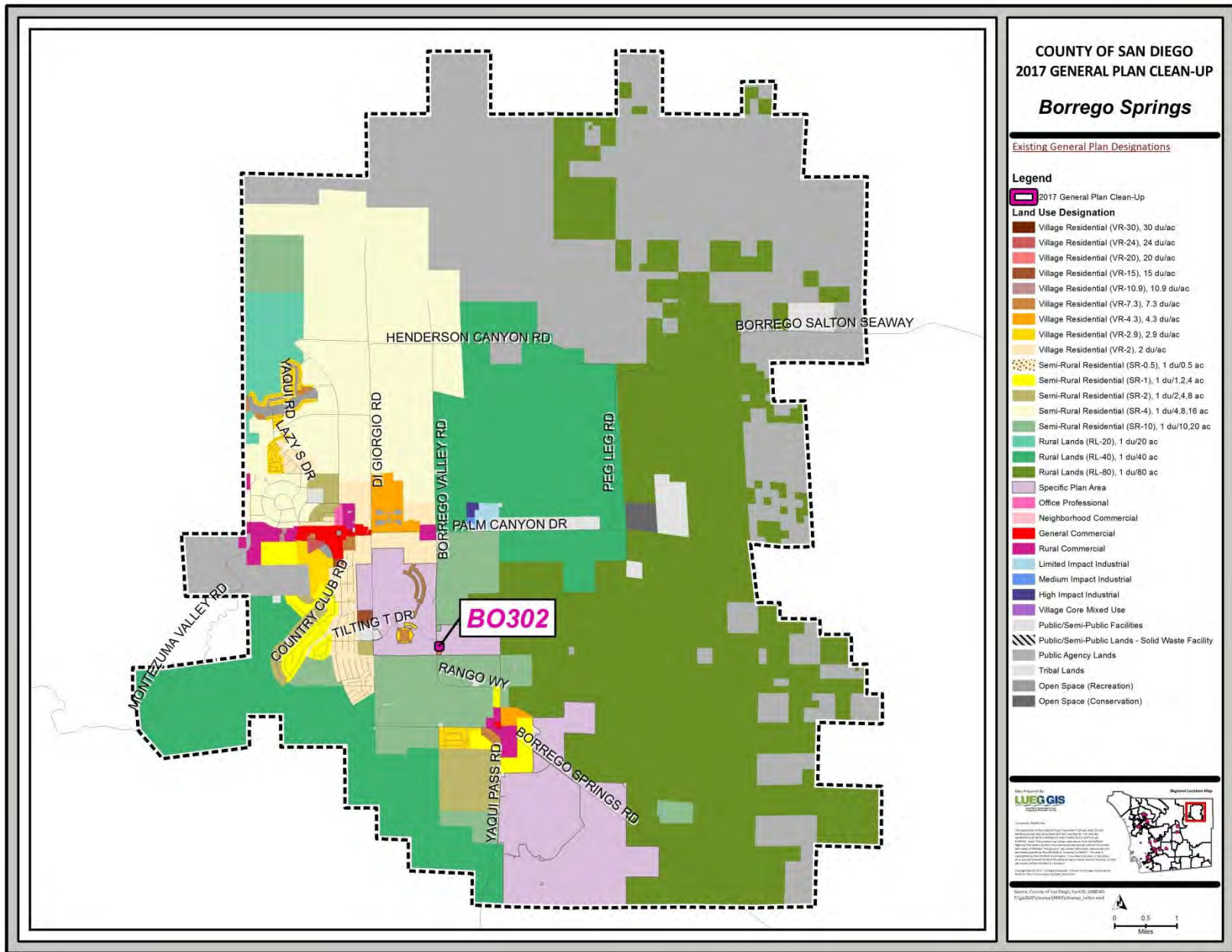
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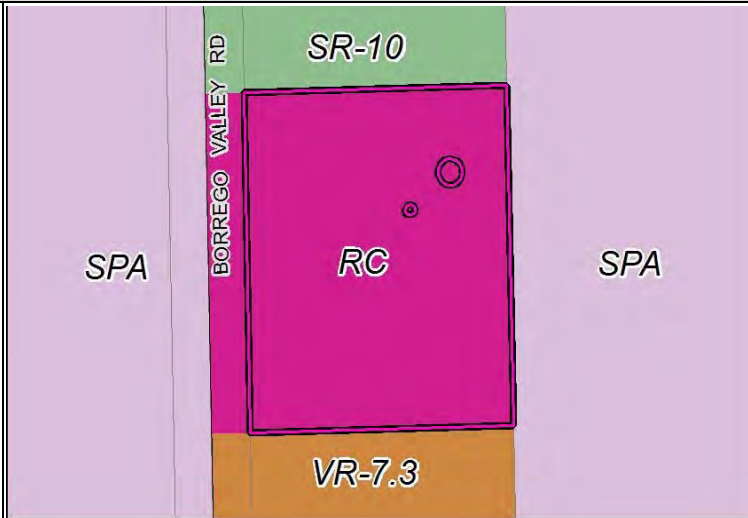
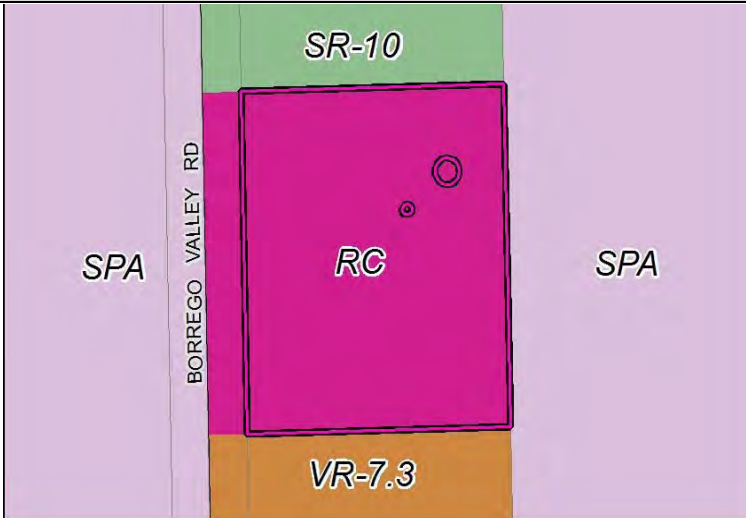
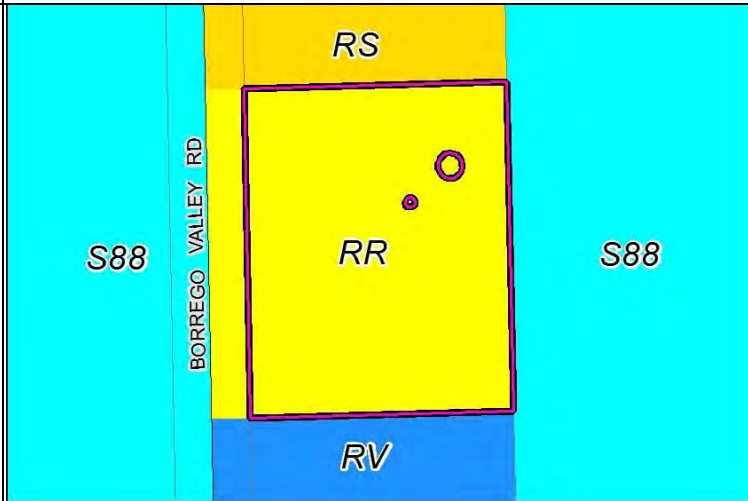
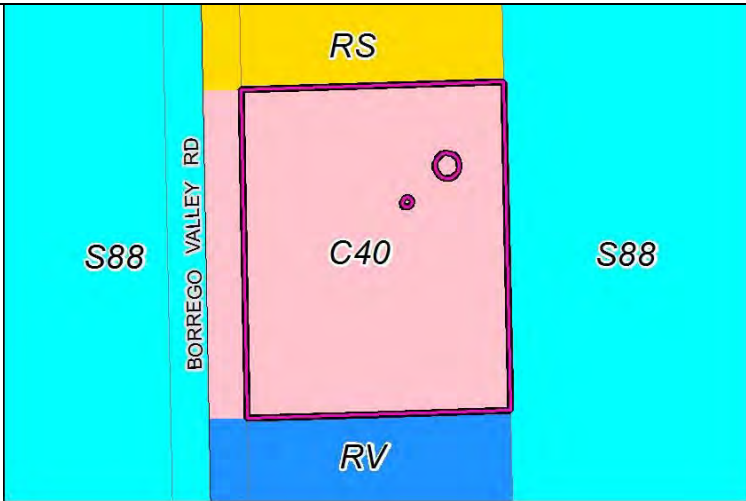


Land Use Map & Zoning Changes – General Plan Clean-Up – Alpine

AL301		Current		Proposed	
General Plan Designation					
Zoning Use Regulation					
Summary of Development Designator Changes					
No changes are proposed to the zoning development designators.					



Land Use Map & Zoning Changes – General Plan Clean-Up – Borrego Springs

BO302		Current		Proposed					
General Plan Designation									
Zoning Use Regulation									
Summary of Development Designator Changes									
No changes are proposed to the zoning development designators.									

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Bonsall

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

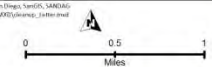
Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.2,4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

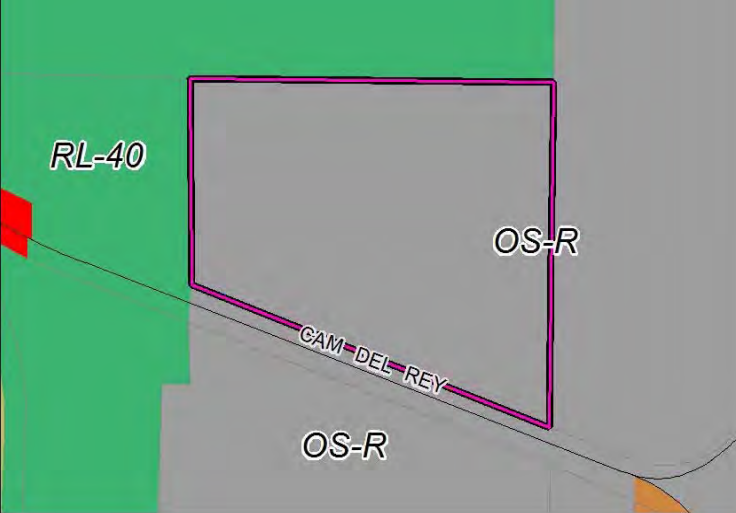
Map prepared by
LUEGIS
Landscape Urban Ecological GIS

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Source: County of San Diego, SanGIS, SANDAG
Project: 2017 General Plan Clean-Up



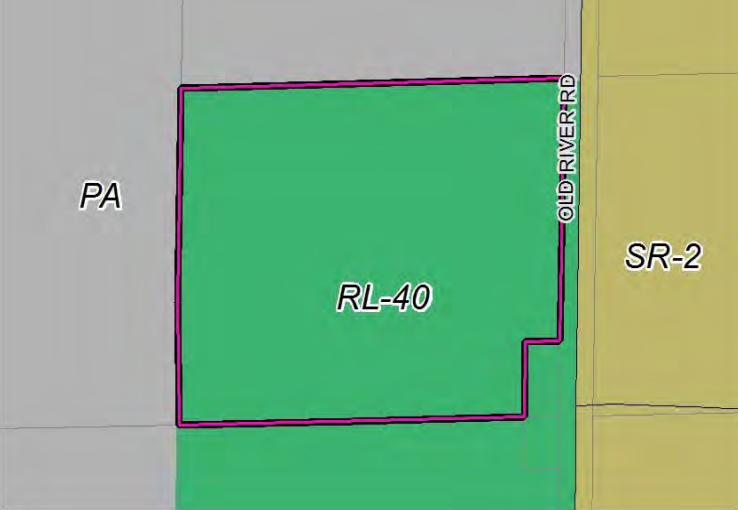
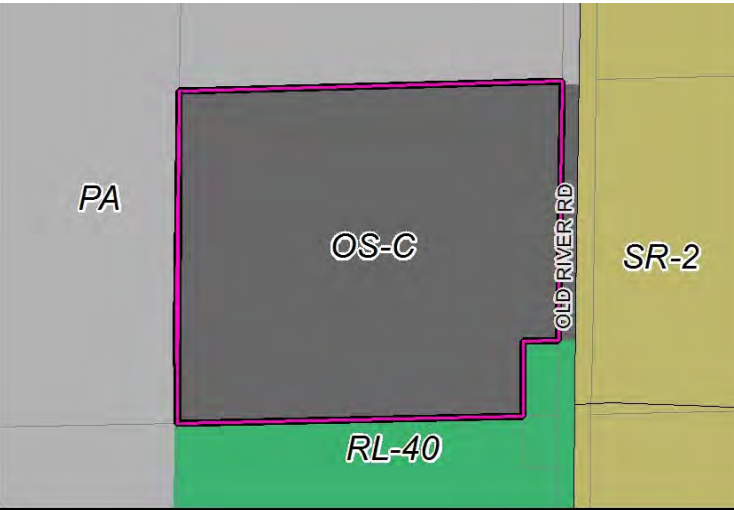
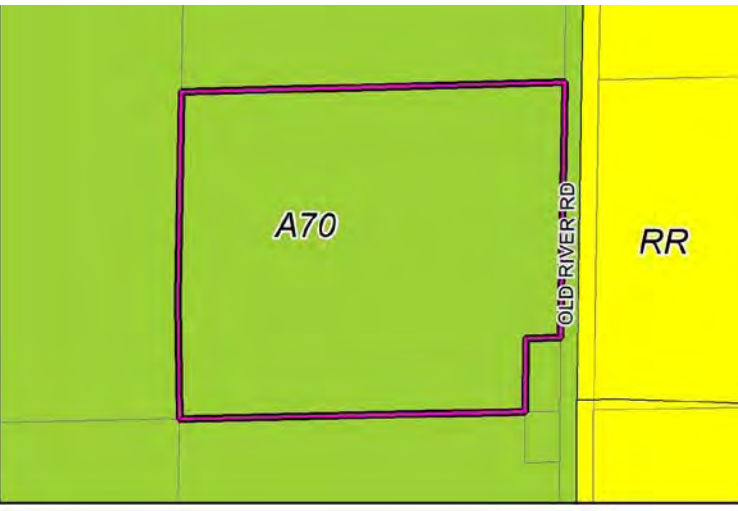
Land Use Map & Zoning Changes – General Plan Clean-Up – Bonsall

BS302	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

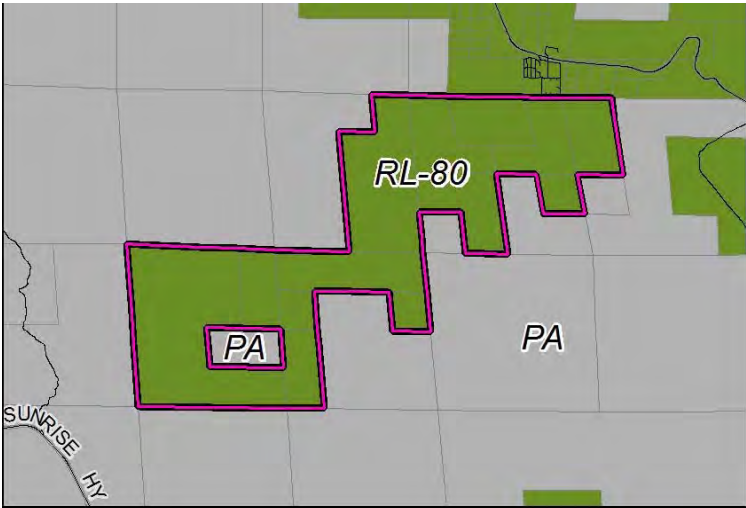
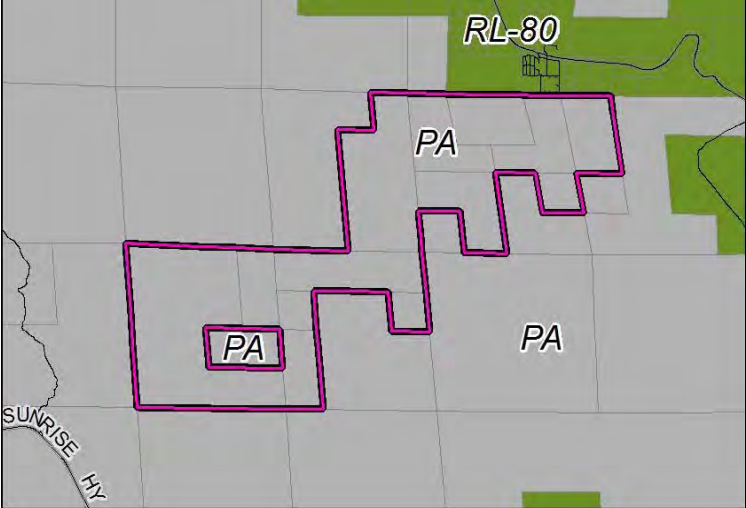
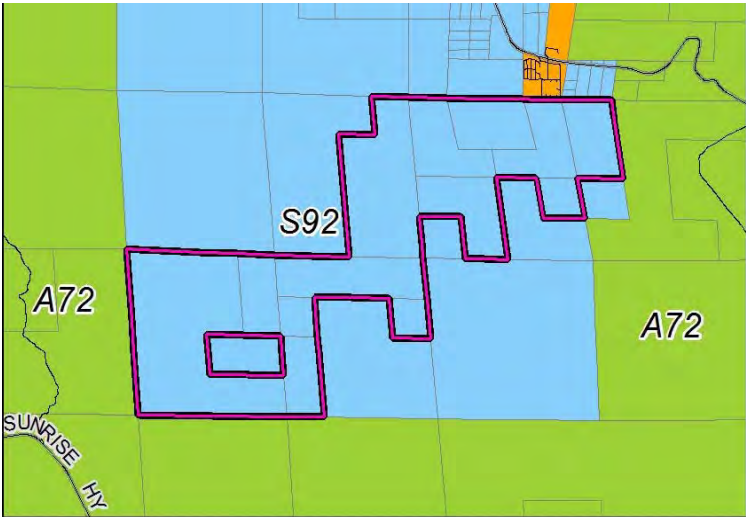
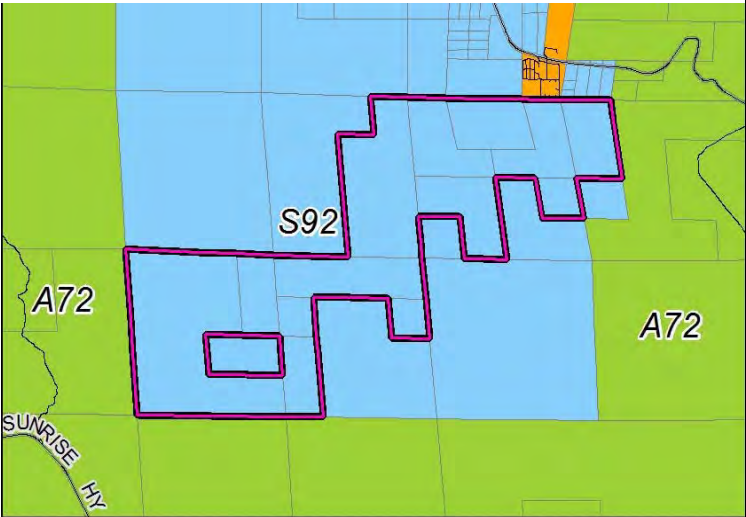
Summary of Development Designator Changes

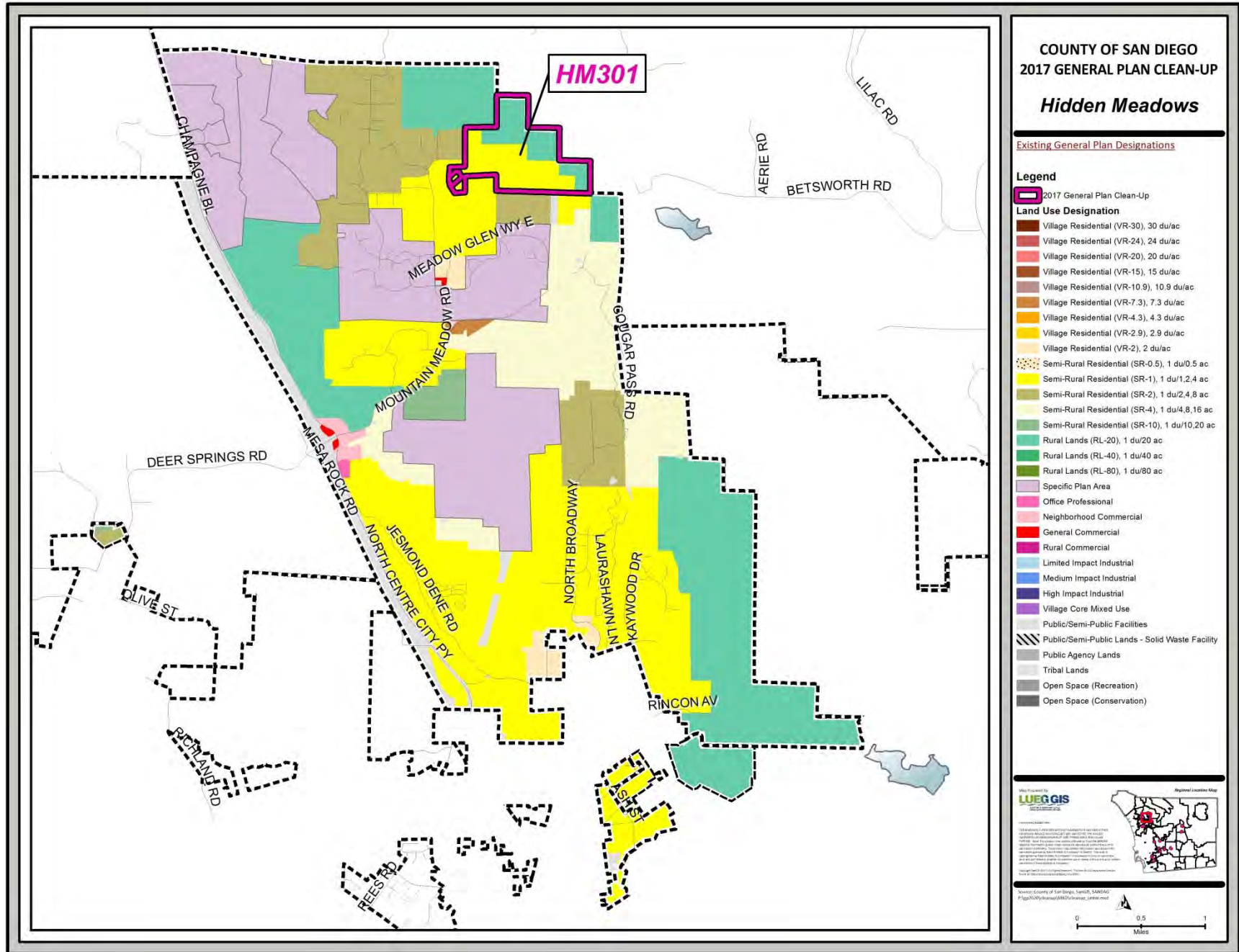
No changes are proposed for the zoning development designators.

Land Use Map & Zoning Changes – General Plan Clean-Up – Bonsall

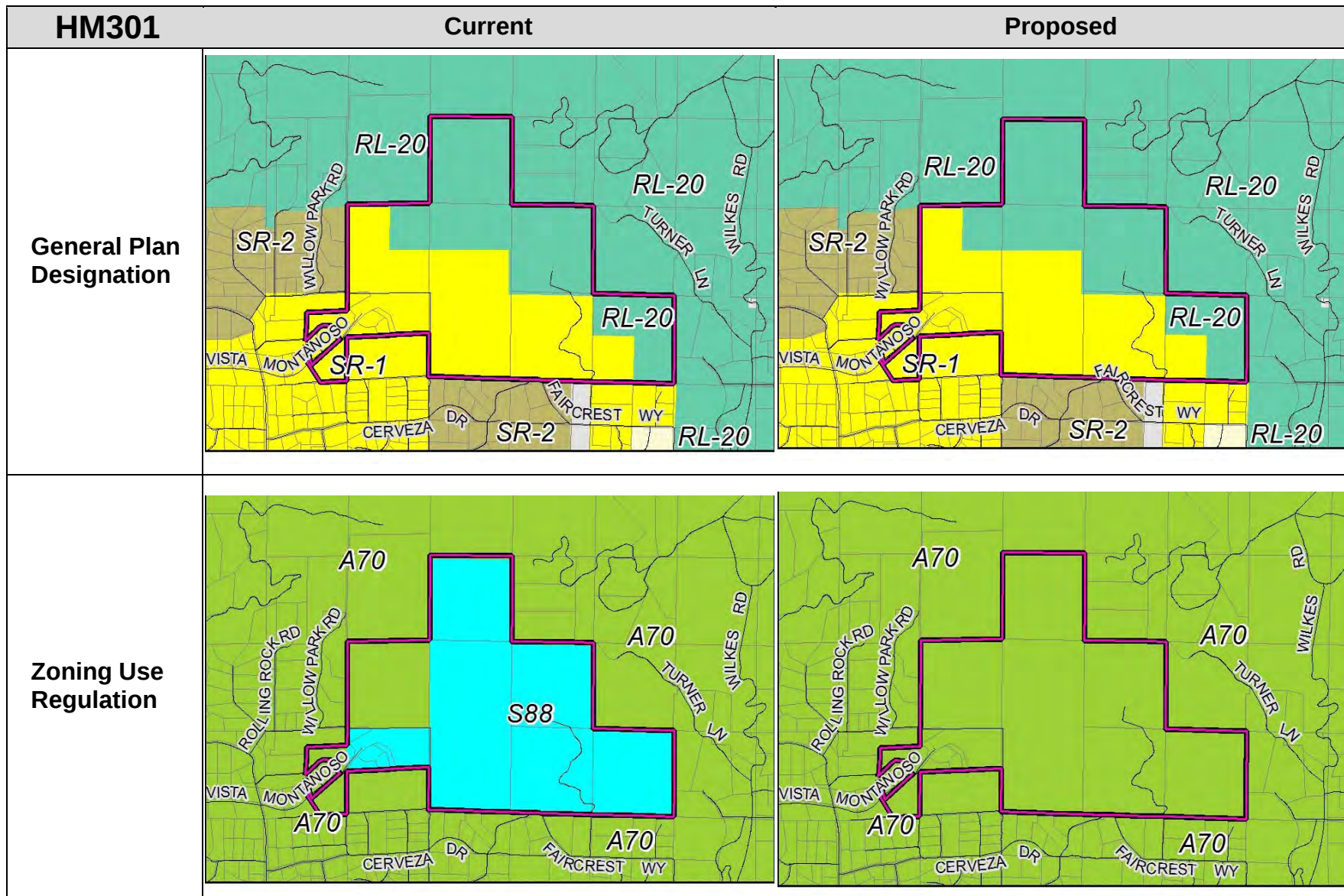
BS303	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		

Land Use Map & Zoning Changes – General Plan Clean-Up – Desert

DT301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Regional Category			
Current		Proposed	
Rural		No Jurisdiction	



Land Use Map & Zoning Changes – General Plan Clean-Up – Hidden Meadows



Summary of Development Designator Changes					
Density		Setback		Special Area Designator	
Current	Proposed	Current	Proposed	Current	Proposed
0.31	Remove	V	D	A	Remove

Existing General Plan Designations

Legend

 2017 General Plan Clean-Up

Land Use Designation

- | | |
|---|---|
|  | Village Residential (VR-30), 30 du/ac |
|  | Village Residential (VR-24), 24 du/ac |
|  | Village Residential (VR-20), 20 du/ac |
|  | Village Residential (VR-15), 15 du/ac |
|  | Village Residential (VR-10.9), 10.9 du/ac |
|  | Village Residential (VR-7.3), 7.3 du/ac |
|  | Village Residential (VR-4.3), 4.3 du/ac |
|  | Village Residential (VR-2.9), 2.9 du/ac |
|  | Village Residential (VR-2), 2 du/ac |
|  | Semi-Rural Residential (SR-0.5), 1 du/0.5 ac |
|  | Semi-Rural Residential (SR-1), 1 du/1.2,4 ac |
|  | Semi-Rural Residential (SR-2), 1 du/2.4,8 ac |
|  | Semi-Rural Residential (SR-4), 1 du/4.8,16 ac |
|  | Semi-Rural Residential (SR-10), 1 du/10,20 ac |
|  | Rural Lands (RL-20), 1 du/20 ac |
|  | Rural Lands (RL-40), 1 du/40 ac |
|  | Rural Lands (RL-80), 1 du/80 ac |
|  | Specific Plan Area |
|  | Office Professional |
|  | Neighborhood Commercial |
|  | General Commercial |
|  | Rural Commercial |
|  | Limited Impact Industrial |
|  | Medium Impact Industrial |
|  | High Impact Industrial |
|  | Village Core Mixed Use |
|  | Public/Semi-Public Facilities |
|  | Public/Semi-Public Lands - Solid Waste Facility |
|  | Public Agency Lands |
|  | Tribal Lands |
|  | Open Space (Recreation) |
|  | Open Space (Conservation) |

Map prepared by:
LUEG GIS

Continuing, NACBO Work

[illegible]

WILLIAM: These two students in
high school were not willing to
go beyond a minimum. The pro-

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Source: County of San Diego, SanGIS, SANDAG
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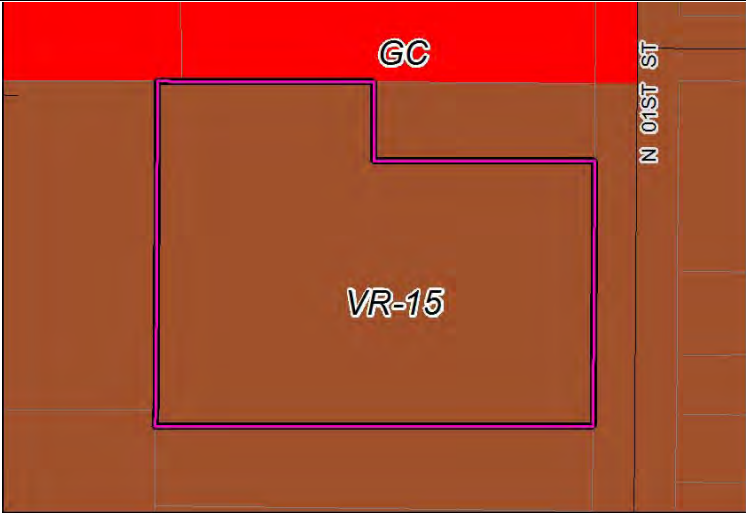
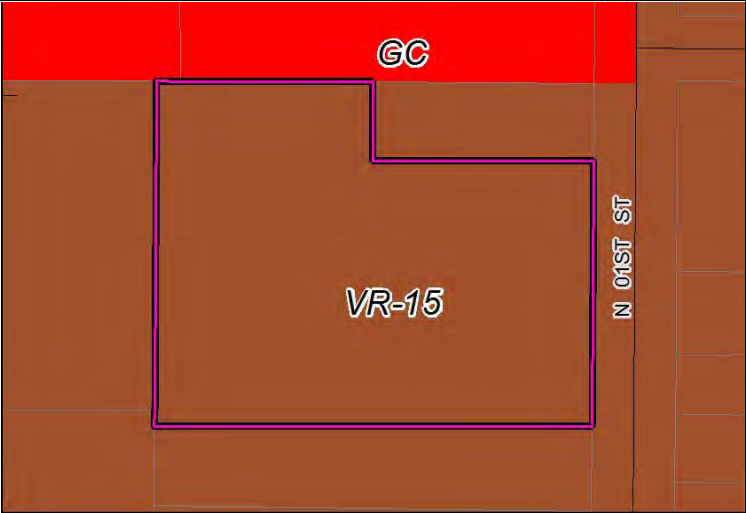
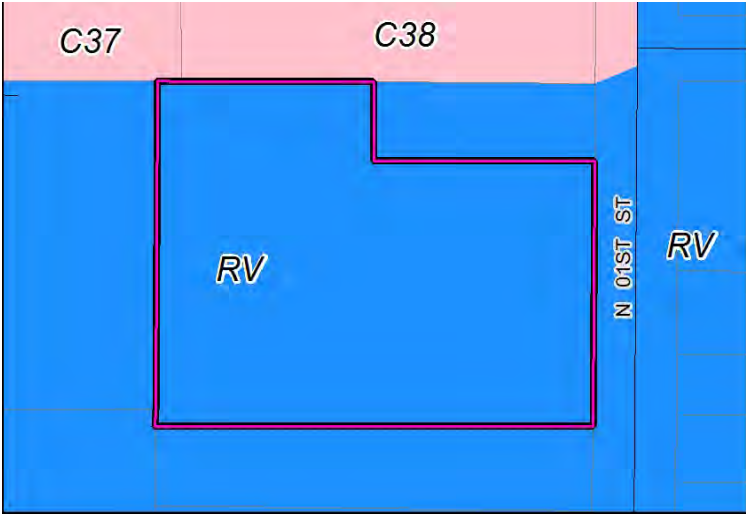
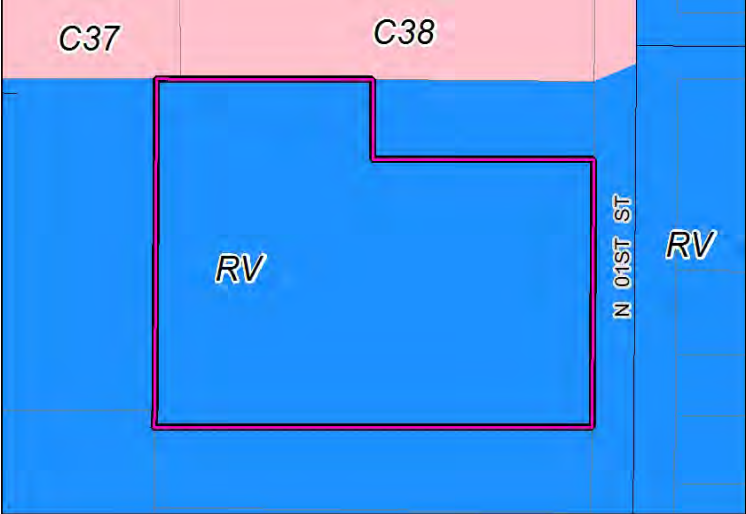
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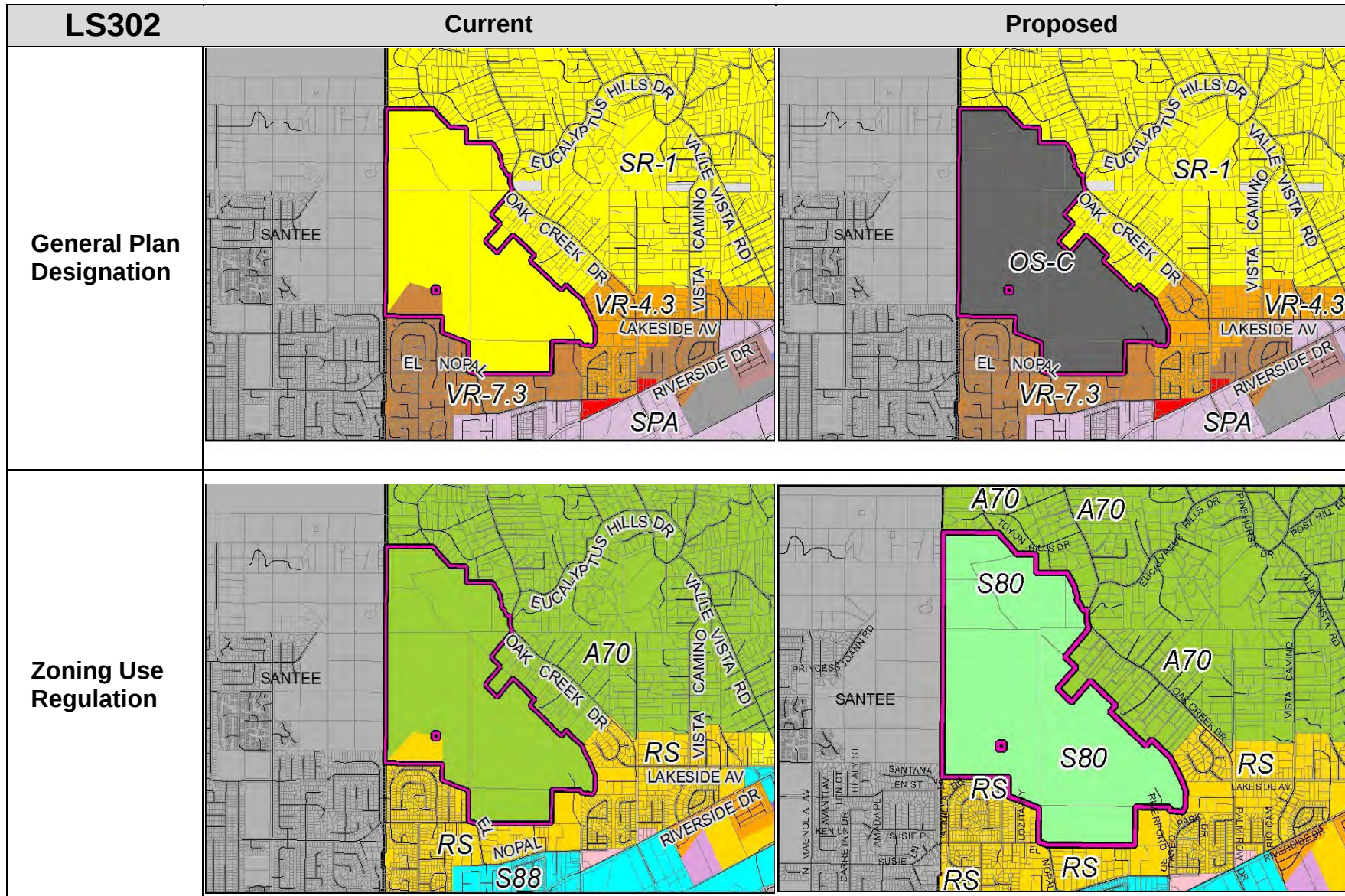
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0 0.5
Miles

Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
Building Type Designator			
Current		Proposed	
F		K	

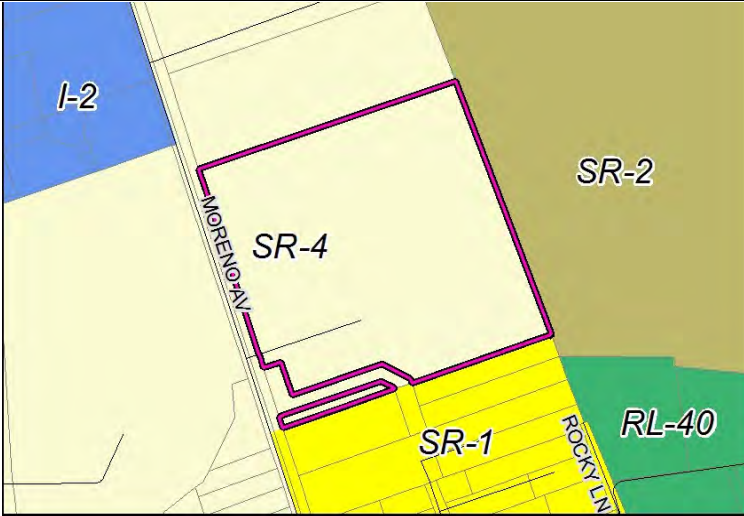
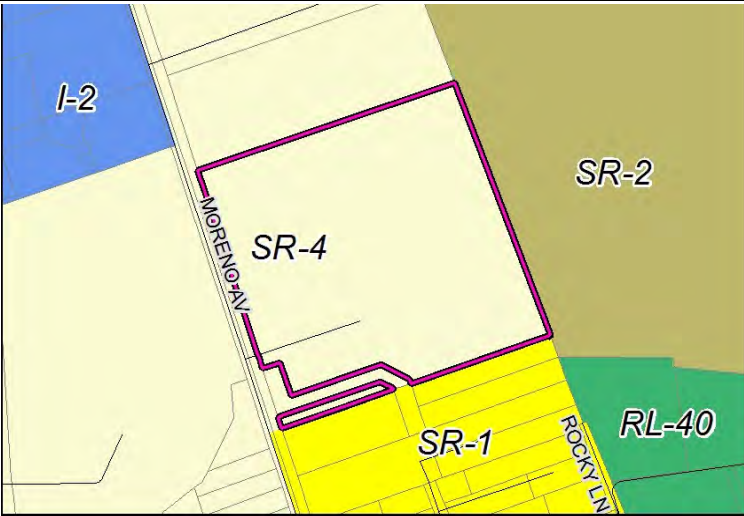
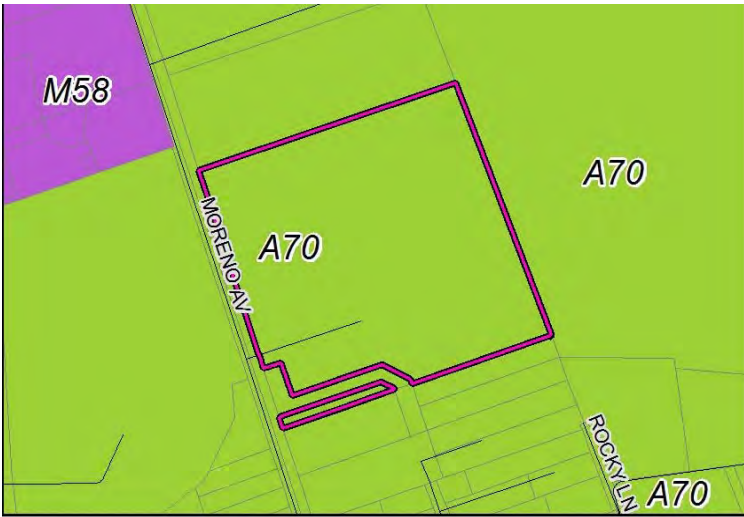
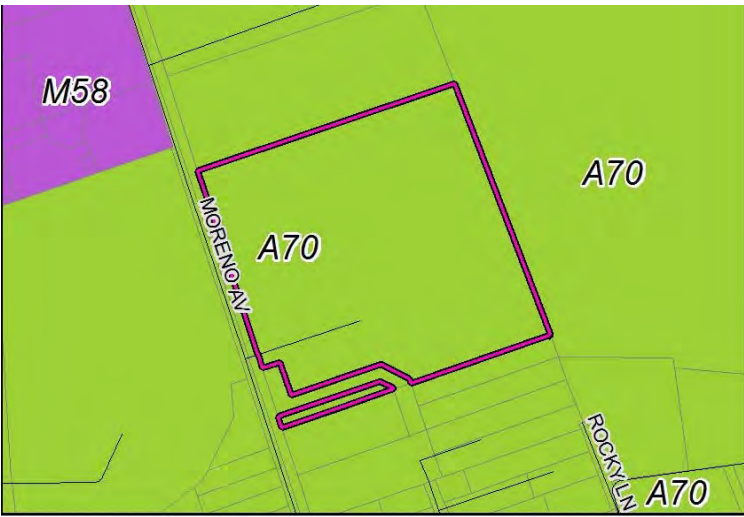
Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside



Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS303		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
Special Area Regulations			
Current		Proposed	
None		F	

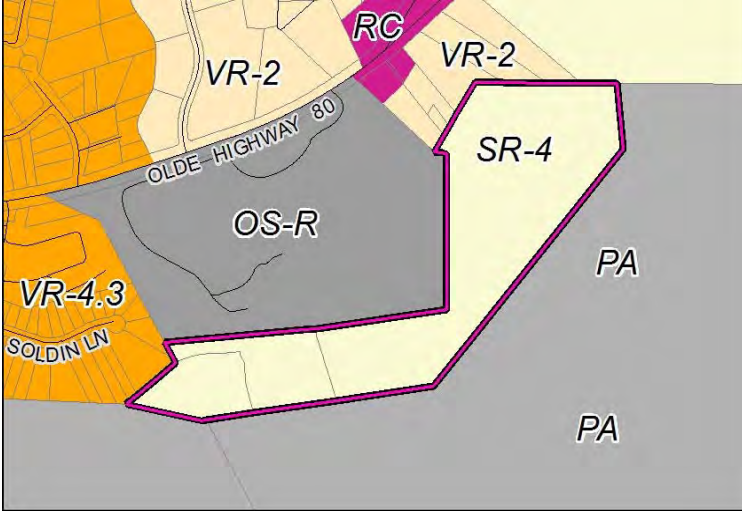
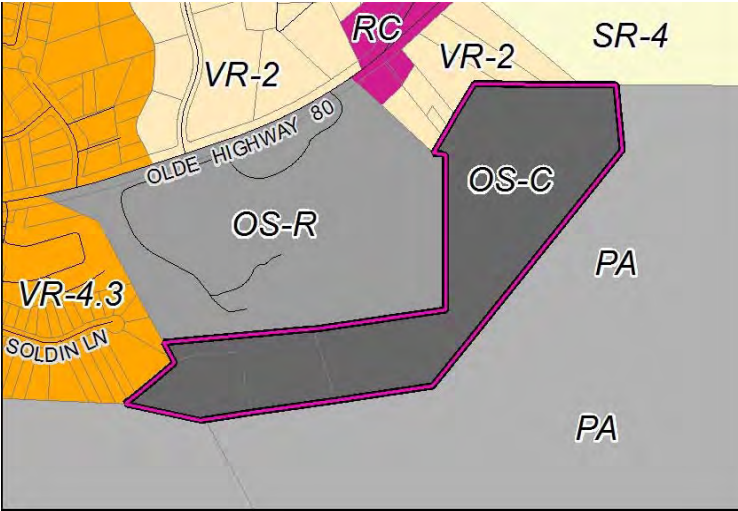
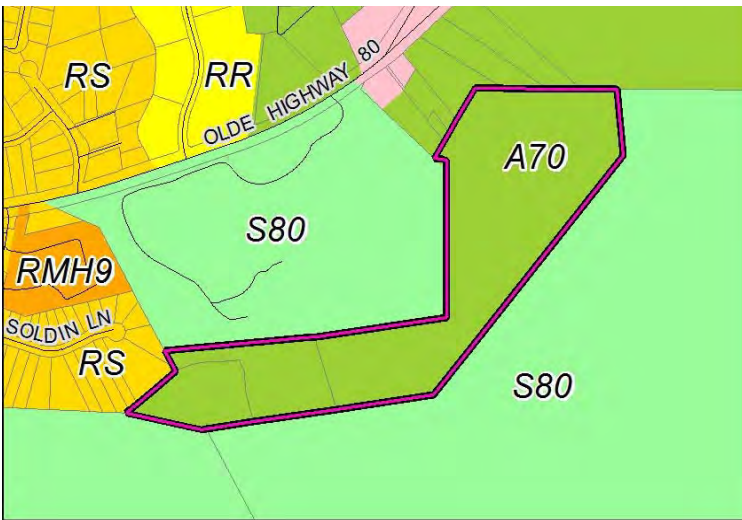
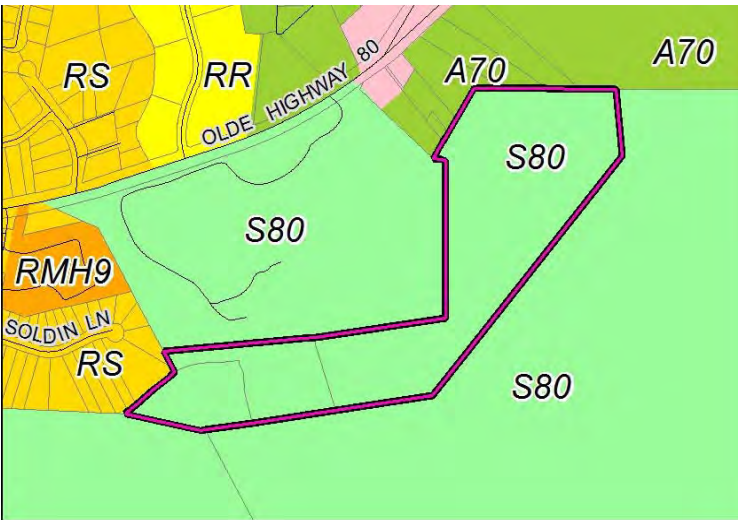
Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

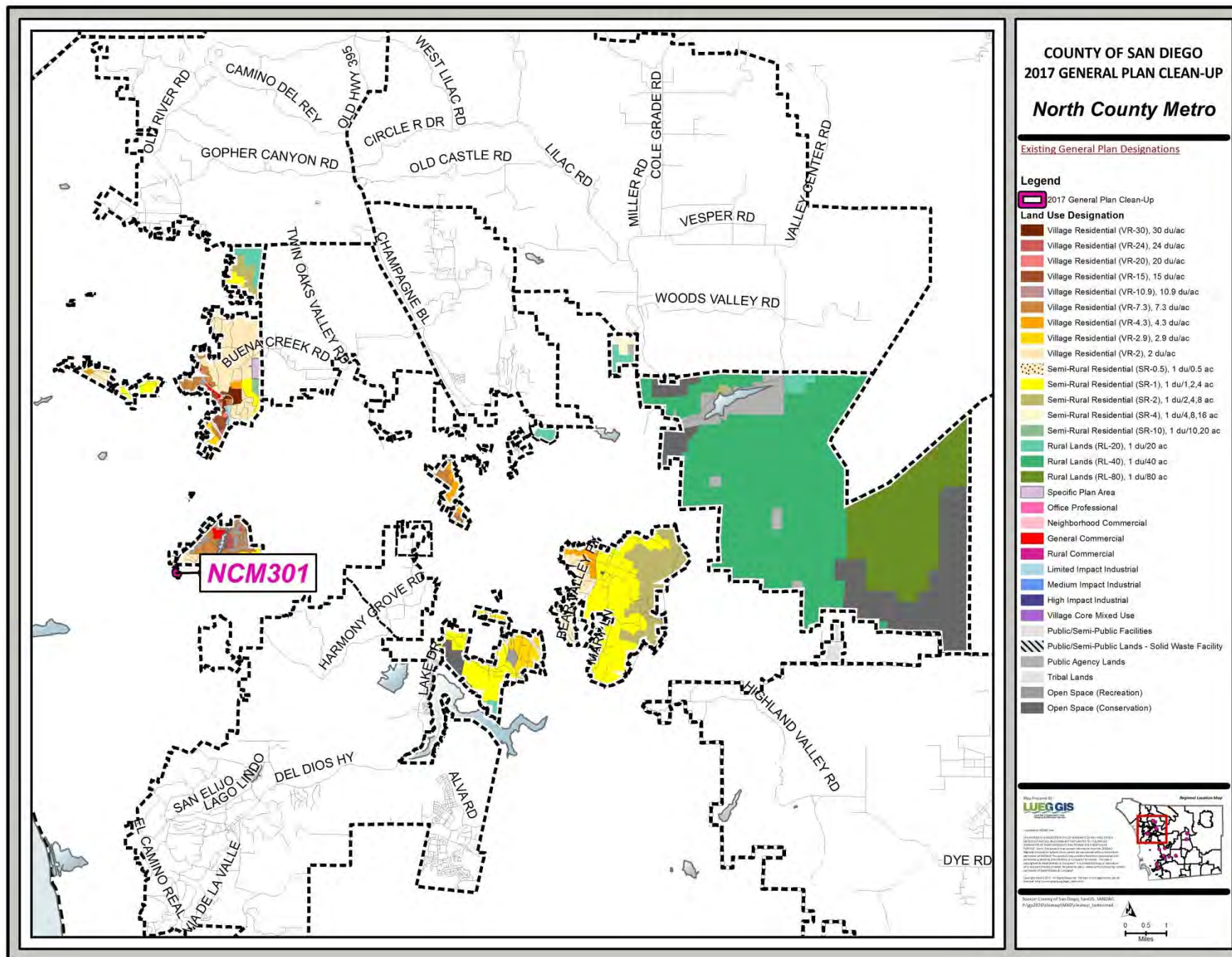
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General Plan Designation		
Zoning Use Regulation		

Summary of Development Designator Changes

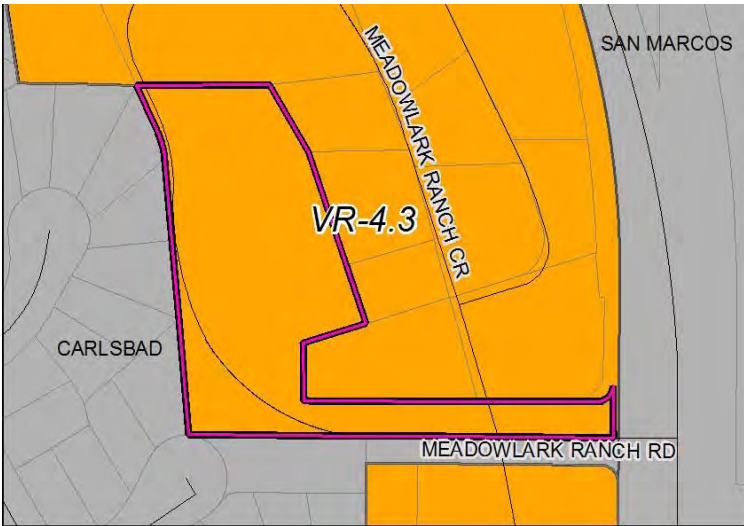
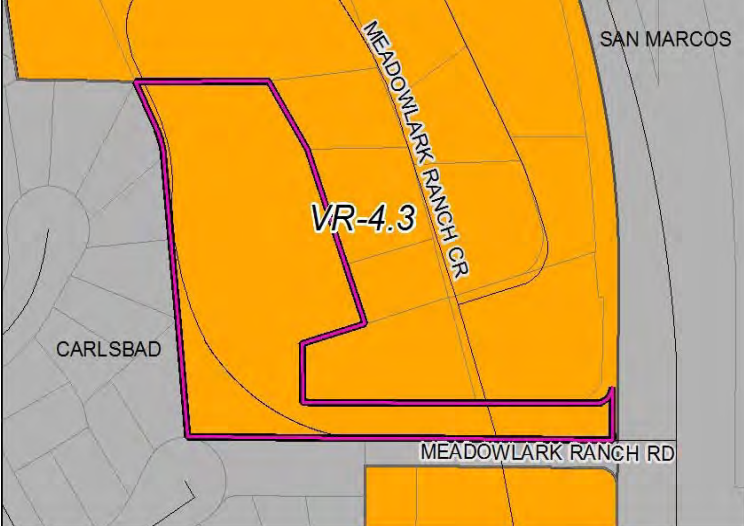
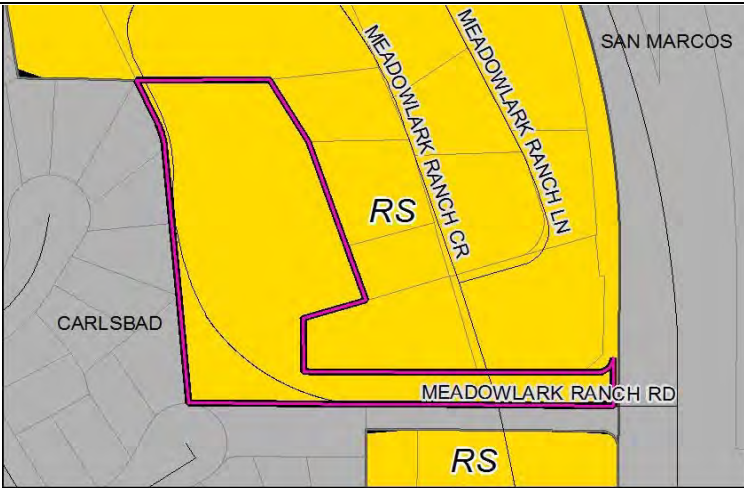
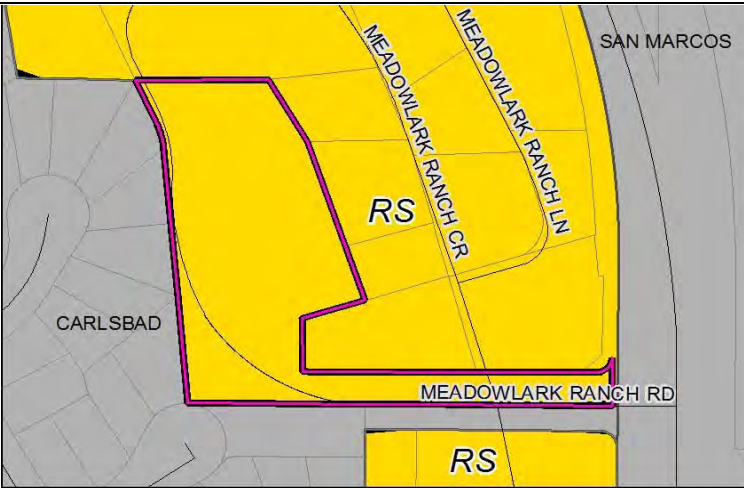
No changes are proposed for the zoning development designators.

Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS306	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		



Land Use Map & Zoning Changes – General Plan Clean-Up – North County Metro

NCM301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			

Summary of Development Designator Changes	
Minimum Lot Size	
Current	Proposed
15,000 sf	10,000 sf

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

North Mountain

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

Land Use Designation

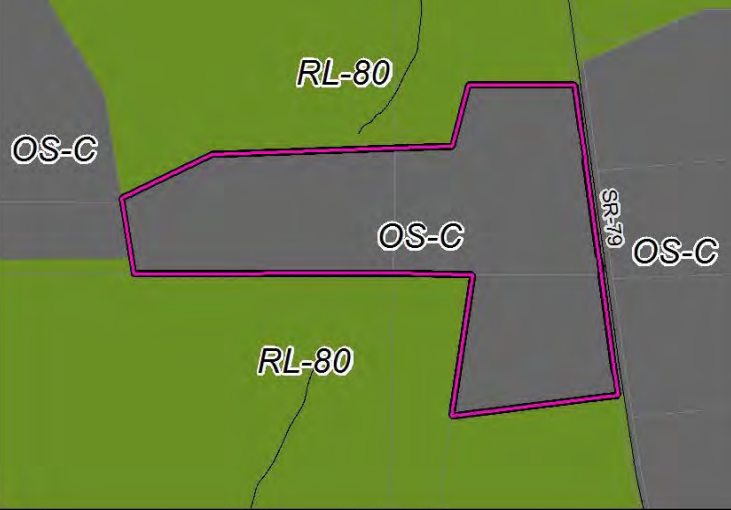
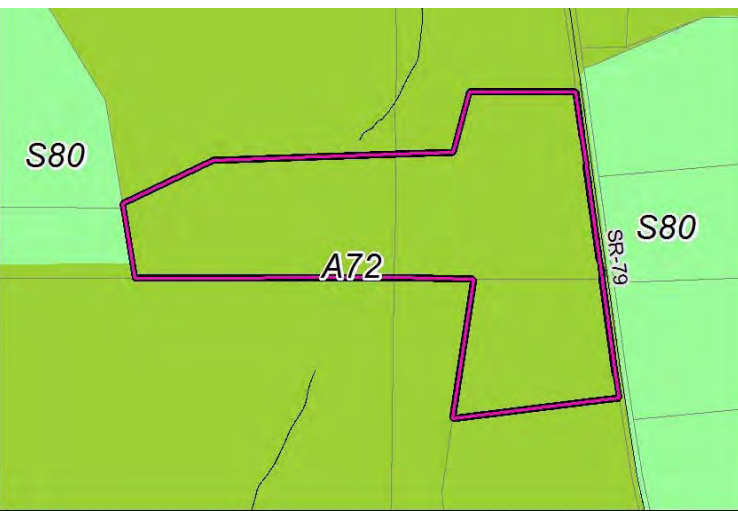
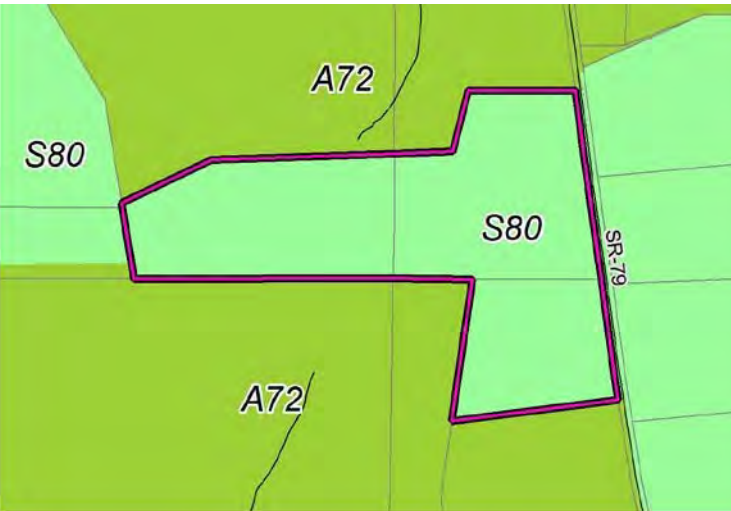
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- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.2, 4 ac
- Semi-Rural Residential (SR-2), 1 du/2.4, 8 ac
- Semi-Rural Residential (SR-4), 1 du/4.8, 16 ac
- Semi-Rural Residential (SR-10), 1 du/10, 20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
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- Neighborhood Commercial
- General Commercial
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- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

Map Prepared By
LUEGIS

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Land Use Map & Zoning Changes – General Plan Clean-Up – North Mountain

NM301	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Pala - Pauma

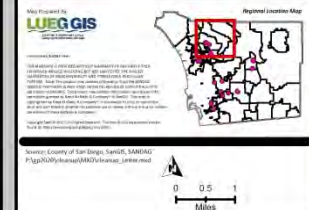
Existing General Plan Designations

Legend

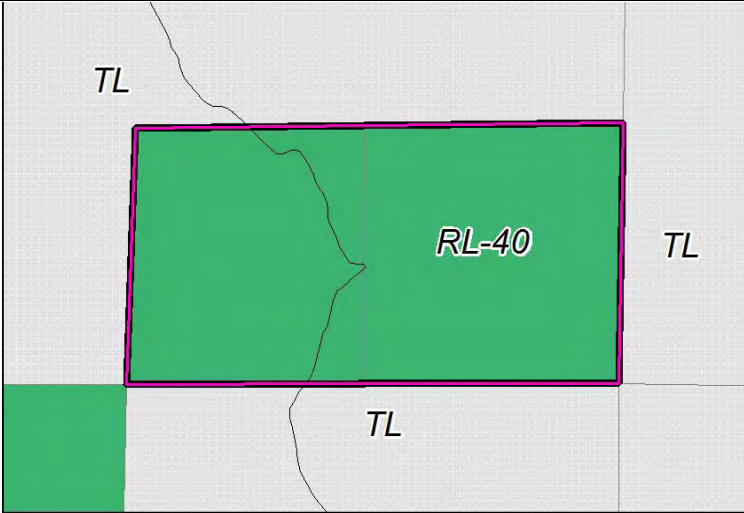
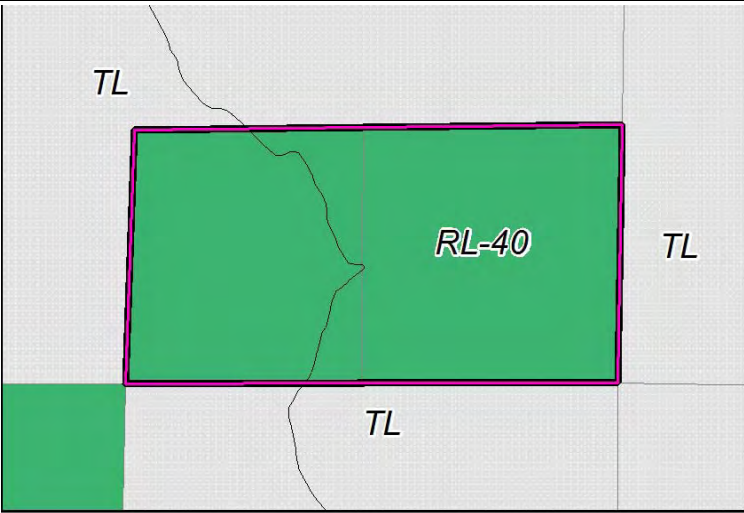
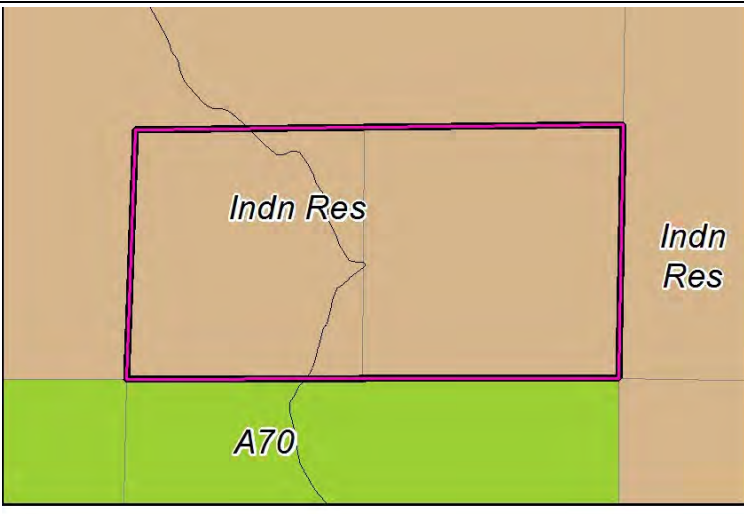
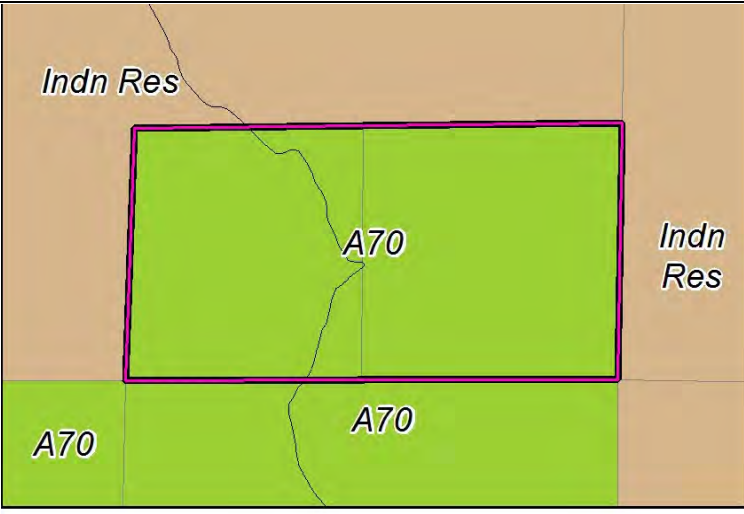
2017 General Plan Clean-Up

Land Use Designation

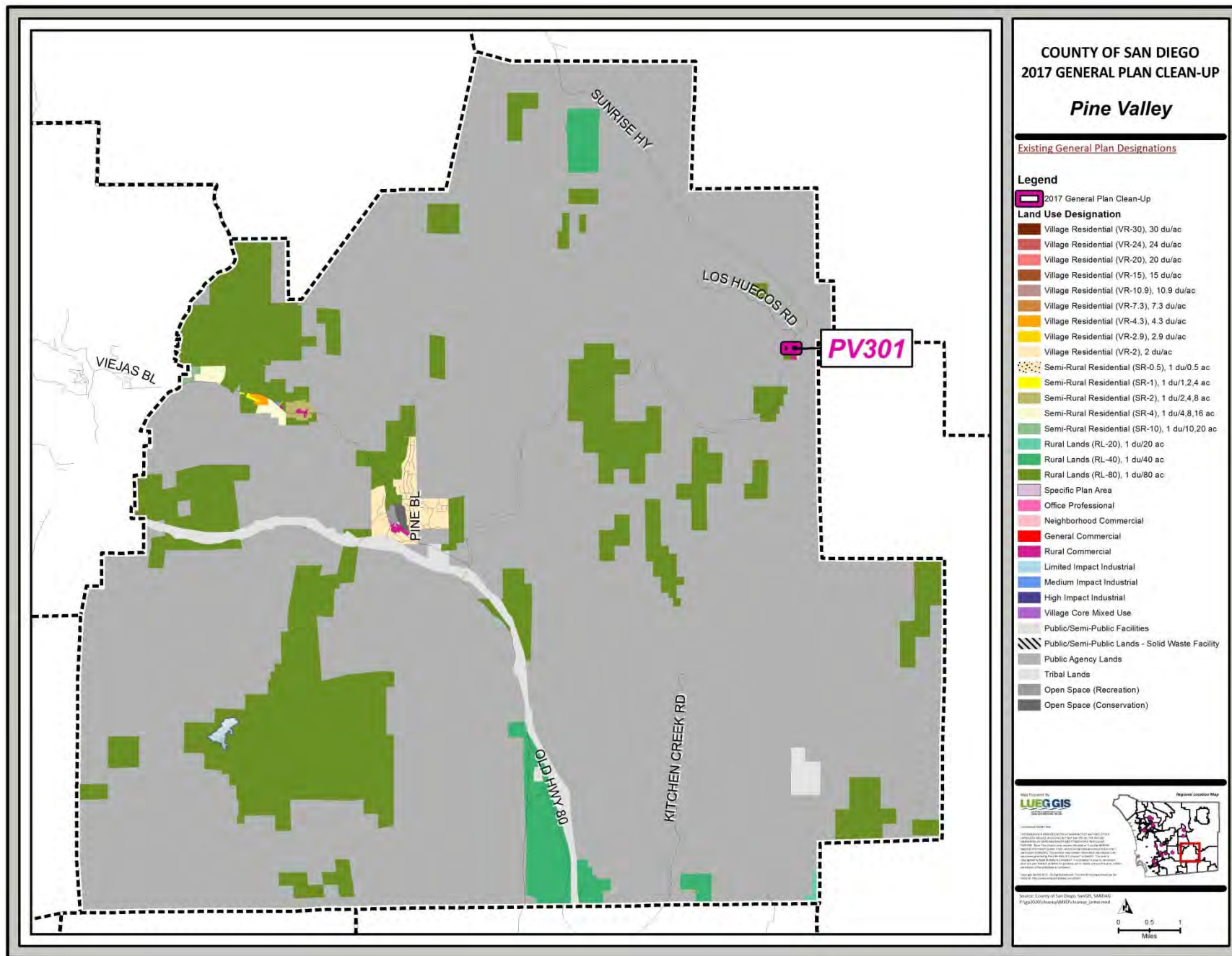
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- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.24 ac
- Semi-Rural Residential (SR-2), 1 du/2.48 ac
- Semi-Rural Residential (SR-4), 1 du/4.816 ac
- Semi-Rural Residential (SR-10), 1 du/10.20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
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- Neighborhood Commercial
- General Commercial
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- Medium Impact Industrial
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- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



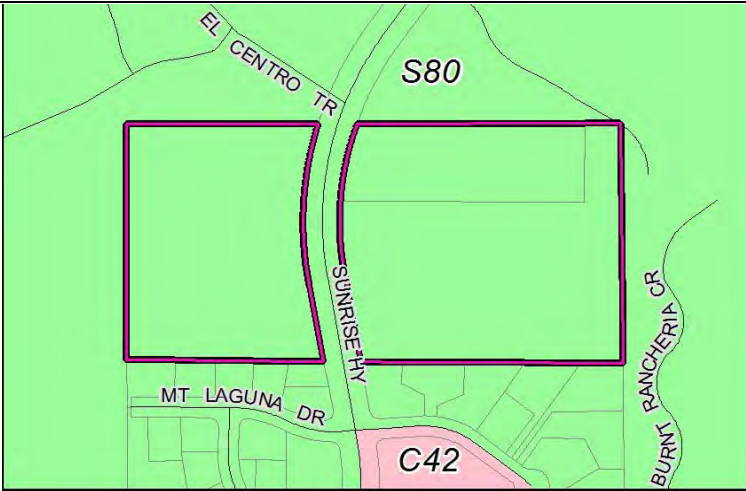
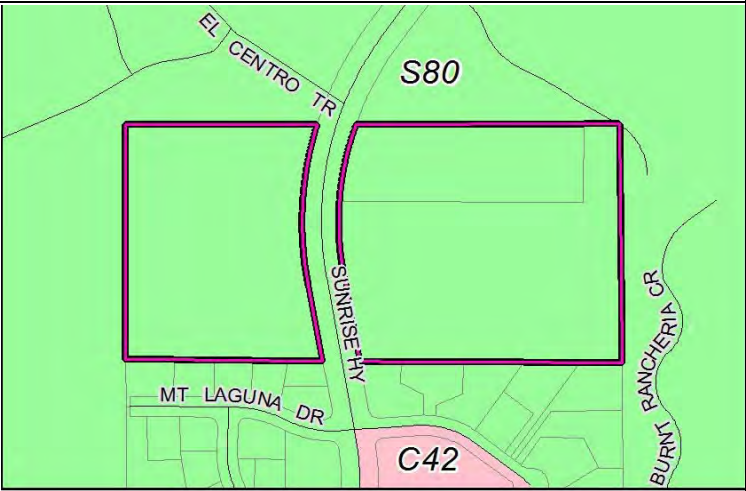
Land Use Map & Zoning Changes – General Plan Clean-Up – Pala Pauma

PP301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			

Summary of Development Designator Changes					
Minimum Lot Size		Height		Setback	
Current	Proposed	Current	Proposed	Current	Proposed
None	8 acres	None	G	None	C



Land Use Map & Zoning Changes – General Plan Clean-Up – Pine Valley

PV301	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Development Designator Changes	
Density	
Current	Proposed
0.125	Remove

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

San Dieguito

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

Land Use Designation

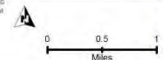
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- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
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- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

Map prepared by
LUERGIS

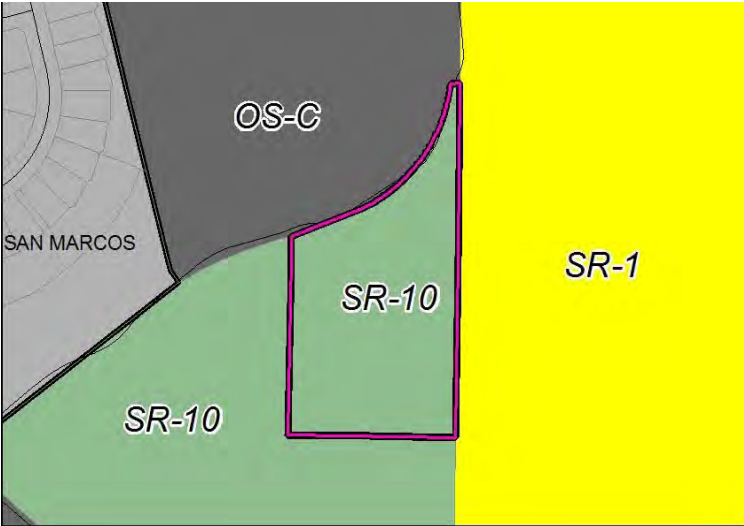
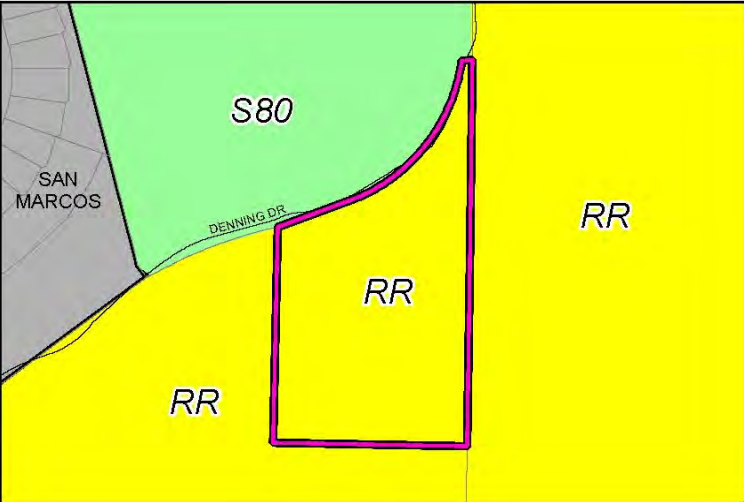
Updated: 06/2017

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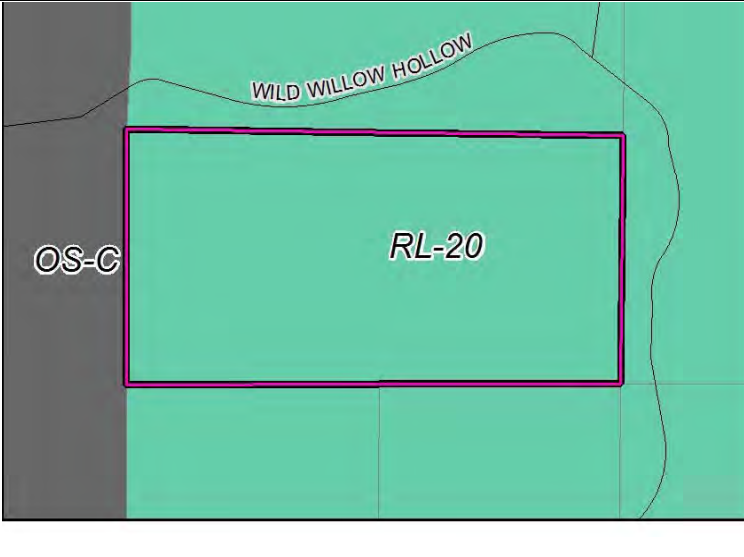
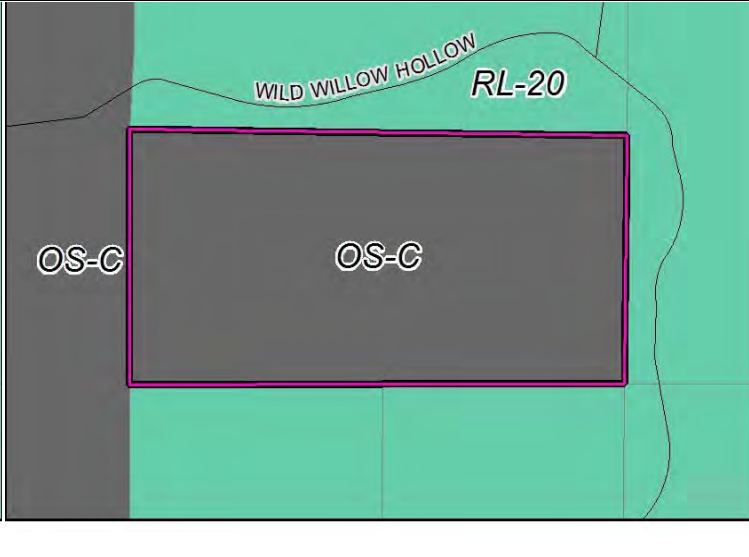
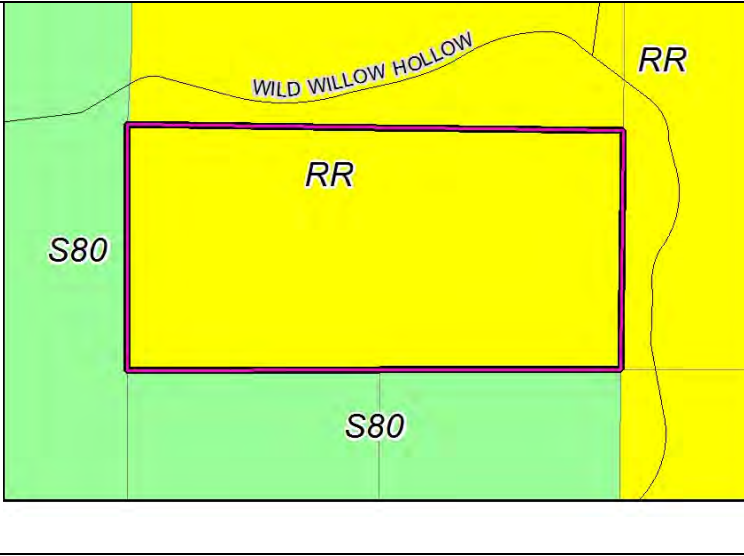
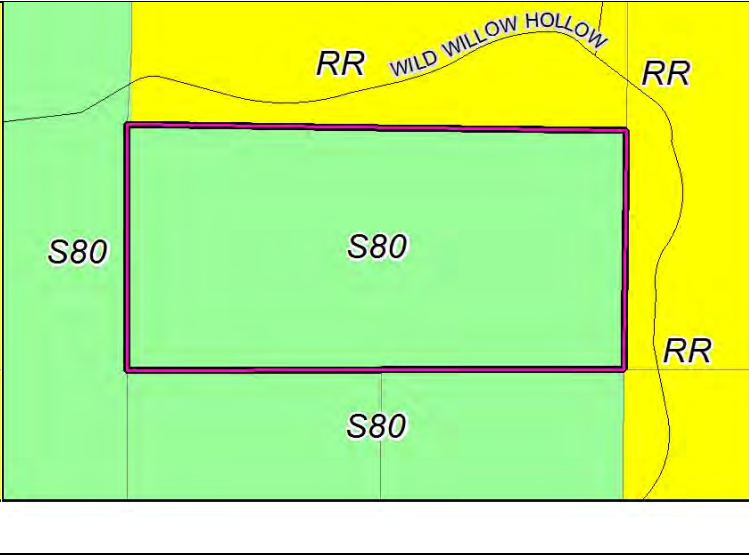


Land Use Map & Zoning Changes – General Plan Clean-Up – San Dieguito

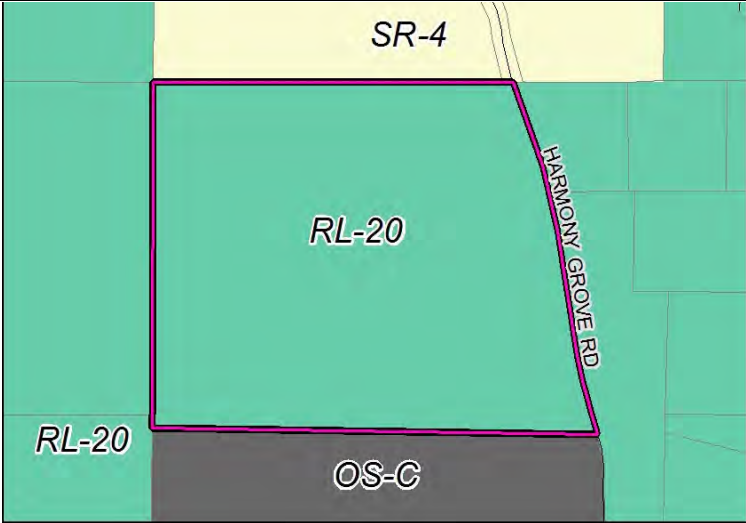
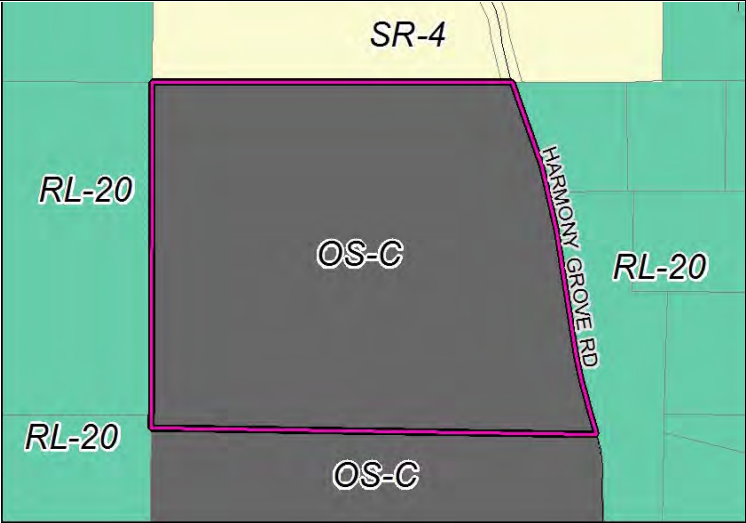
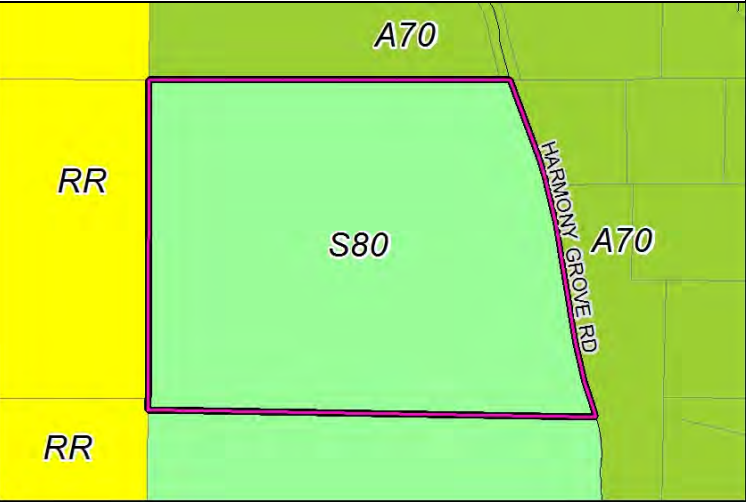
SD301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			

Summary of Development Designator Changes			
Density		Regional Category	
Current	Proposed	Current	Proposed
0.25	Remove	No Jurisdiction	Semi-Rural

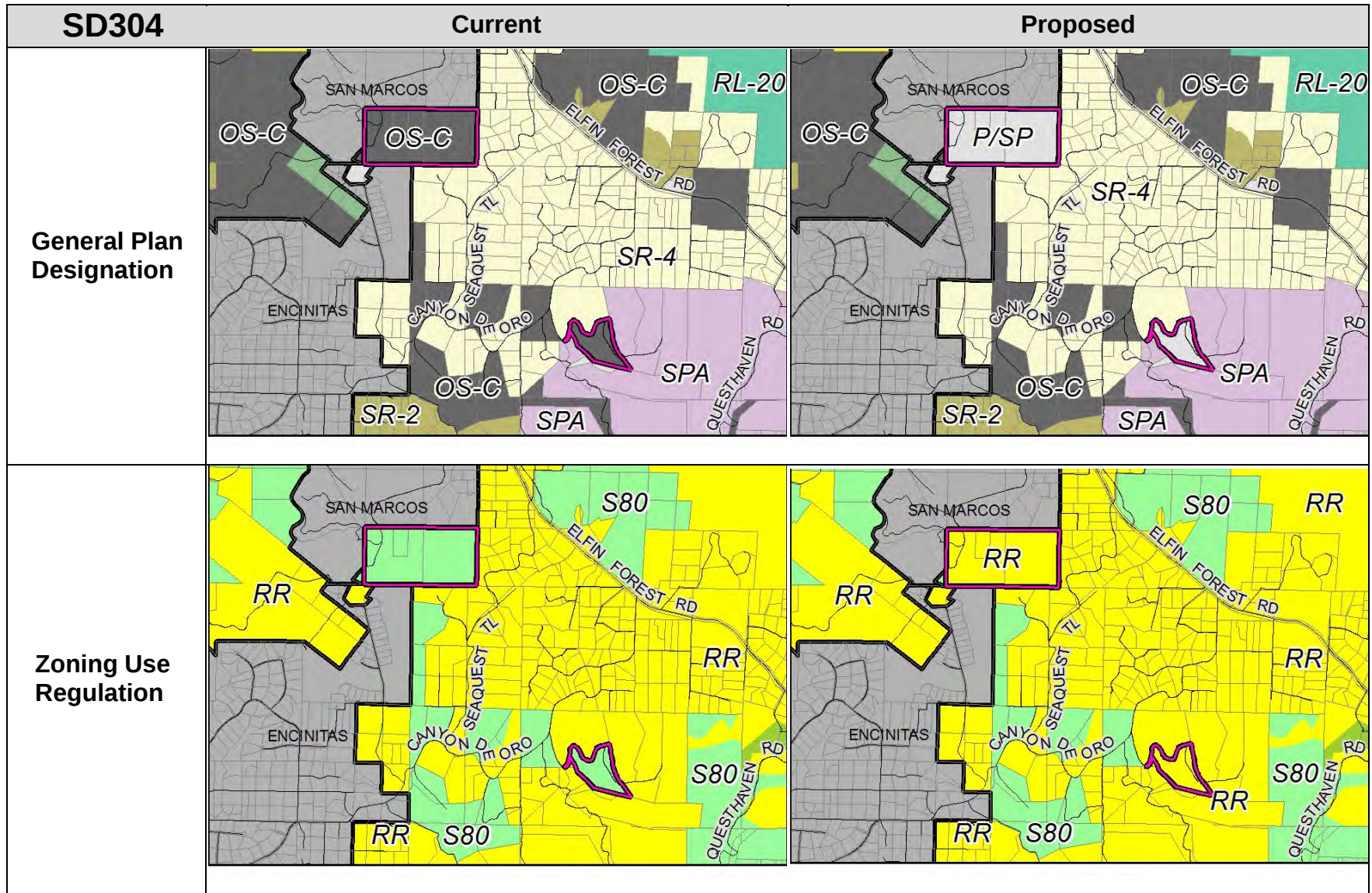
Land Use Map & Zoning Changes – General Plan Clean-Up – San Dieguito

SD302	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		

Land Use Map & Zoning Changes – General Plan Clean-Up – San Dieguito

SD303		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			

Land Use Map & Zoning Changes – General Plan Clean-Up – San Dieguito



Summary of Development Designator Changes			
Density		Regional Category	
Current	Proposed	Current	Proposed
0.25	Remove	No Jurisdiction	Semi-Rural

Land Use Map & Zoning Changes – General Plan Clean-Up – San Dieguito

SD305	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Twin Oaks

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

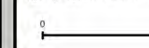
Land Use Designation

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- Village Residential (VR-15), 15 du/ac
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- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.24 ac
- Semi-Rural Residential (SR-2), 1 du/2.48 ac
- Semi-Rural Residential (SR-4), 1 du/4.816 ac
- Semi-Rural Residential (SR-10), 1 du/10.20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

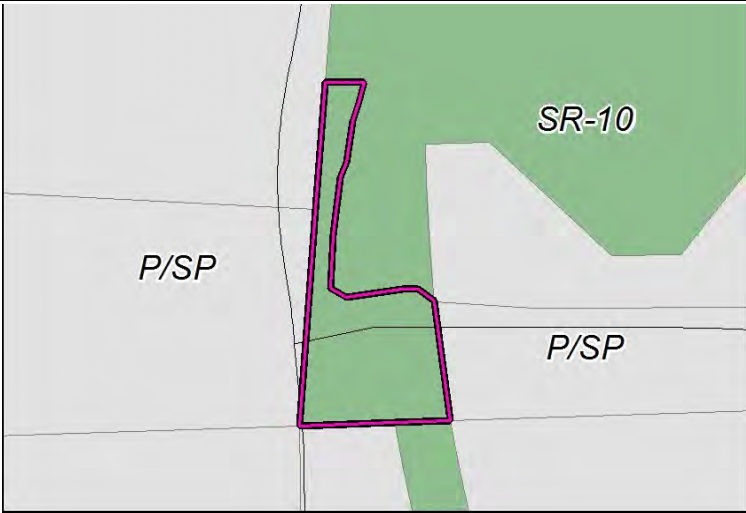
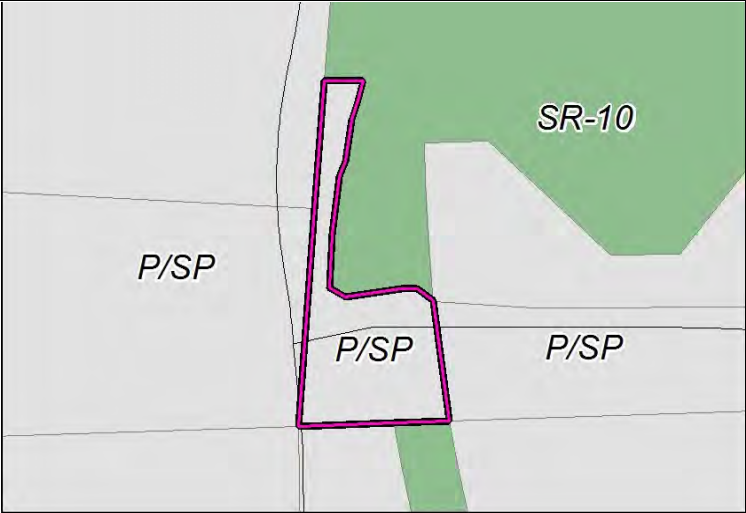
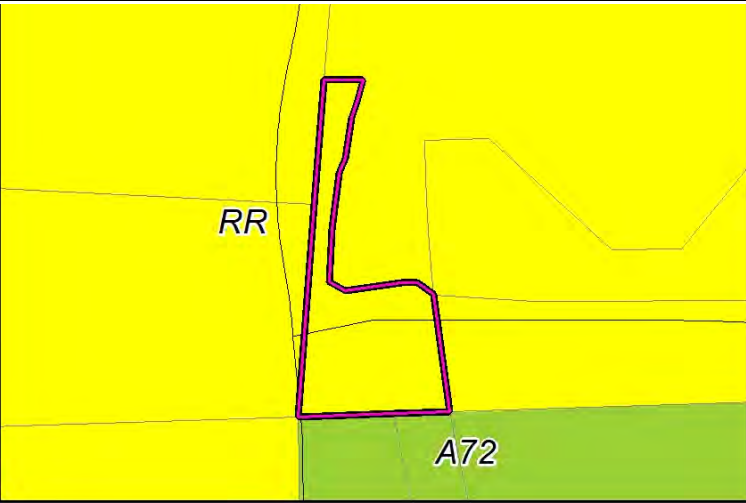
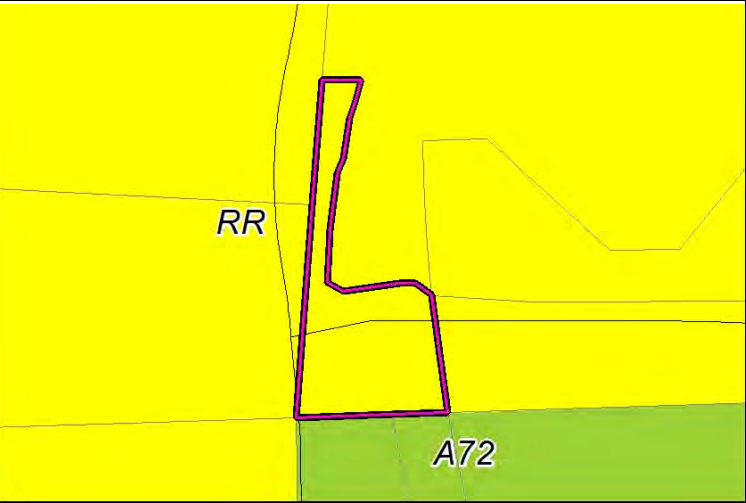
Map created by
LUeGIS

This map is a summary of the existing general plan designations for the Twin Oaks area. It is not intended to be used for any other purpose. The map is based on the existing general plan designations for the Twin Oaks area. The map is not intended to be used for any other purpose. The map is based on the existing general plan designations for the Twin Oaks area.

Source: County of San Diego, SanGIS, 2016/02
P:\gis\2017clean-up\2017clean-up\clean-up.mxd



Land Use Map & Zoning Changes – General Plan Clean-Up – Twin Oaks

TO301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Valley Center

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.24 ac
- Semi-Rural Residential (SR-2), 1 du/2.48 ac
- Semi-Rural Residential (SR-4), 1 du/4.816 ac
- Semi-Rural Residential (SR-10), 1 du/10.20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

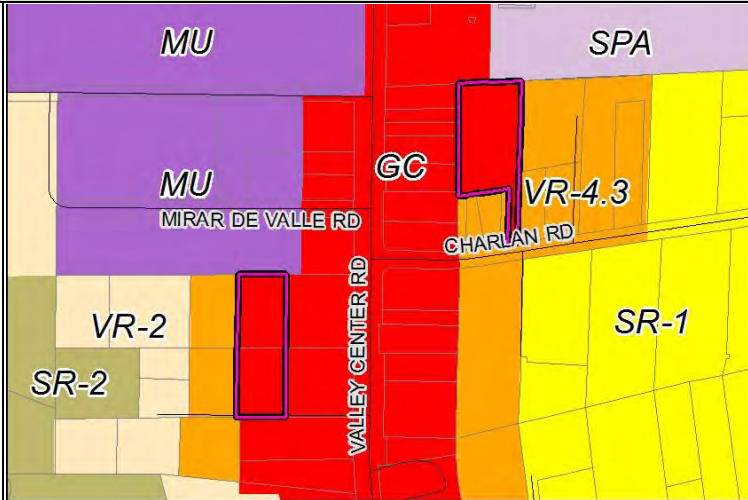
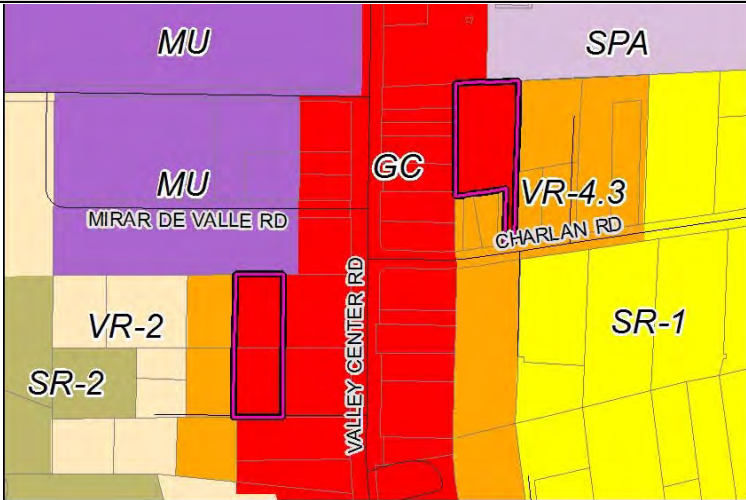
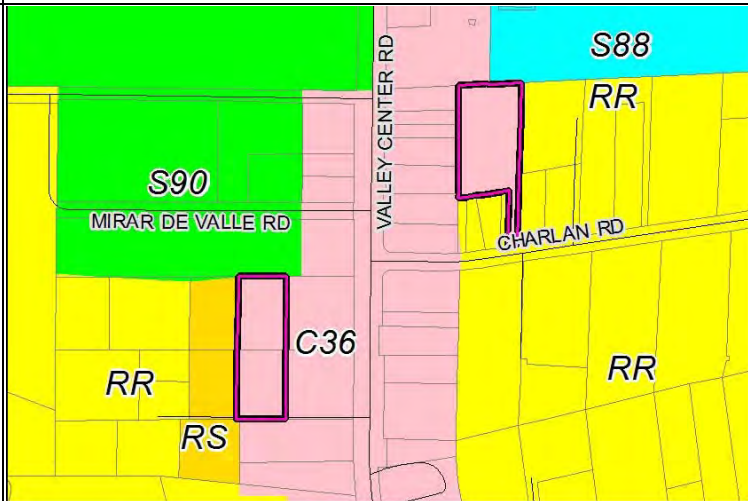
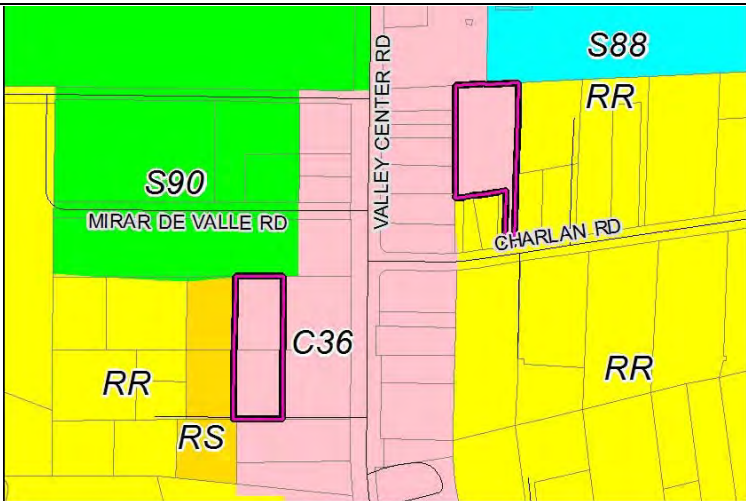
Map provided by
LUEGIS



Source: County of San Diego, SanGIS, 2016/01/11
File: 2017 General Plan Clean-Up, 2016/01/11

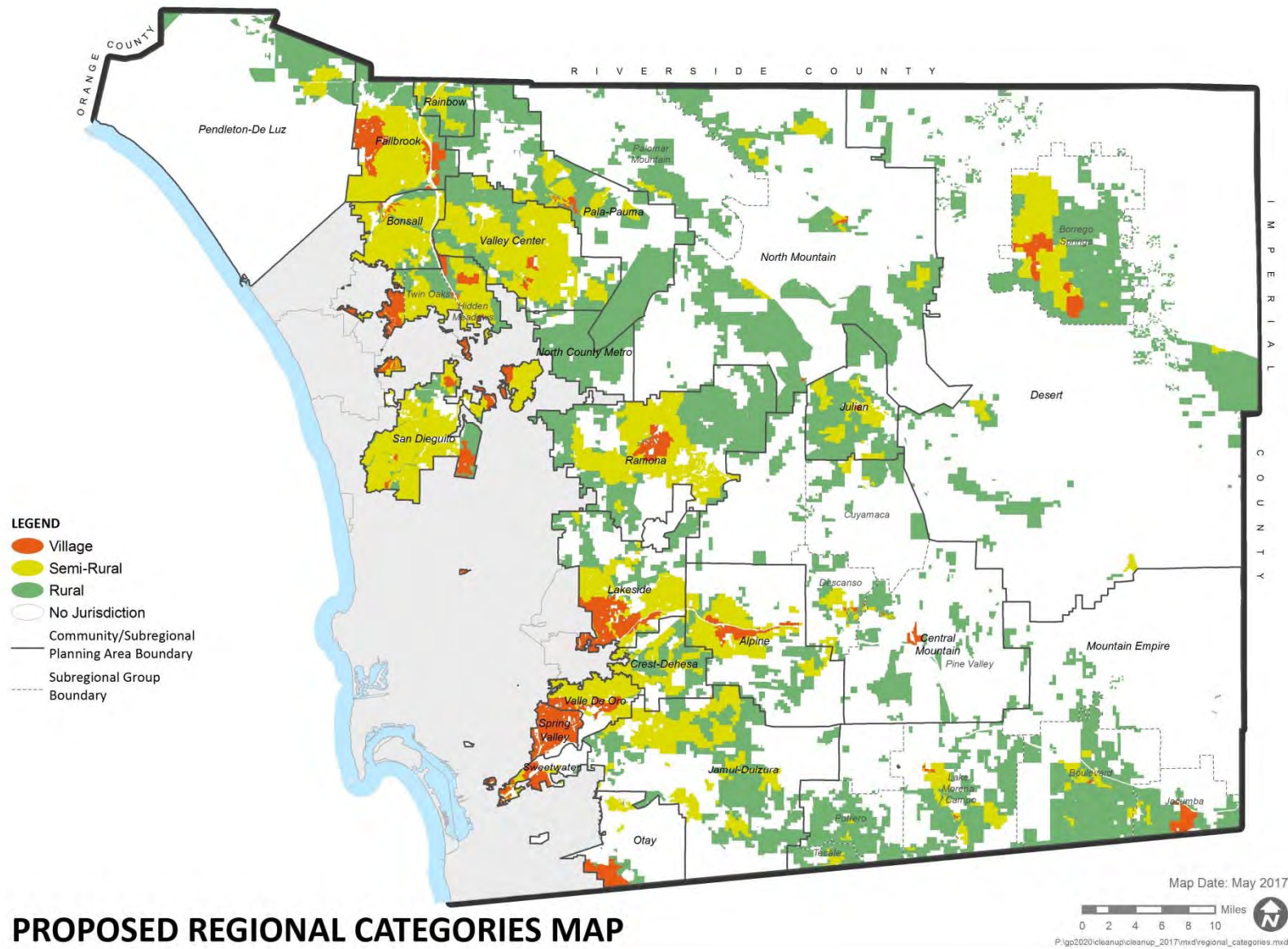


Land Use Map & Zoning Changes – General Plan Clean-Up – Valley Center

VC301		Current	Proposed	
General Plan Designation				
				
Summary of Development Designator Changes				
Minimum Lot Size				
Current		Proposed		
1 acre		6,000 sf		

Land Use Map & Zoning Changes – General Plan Clean-Up – Valley Center

VC304		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			



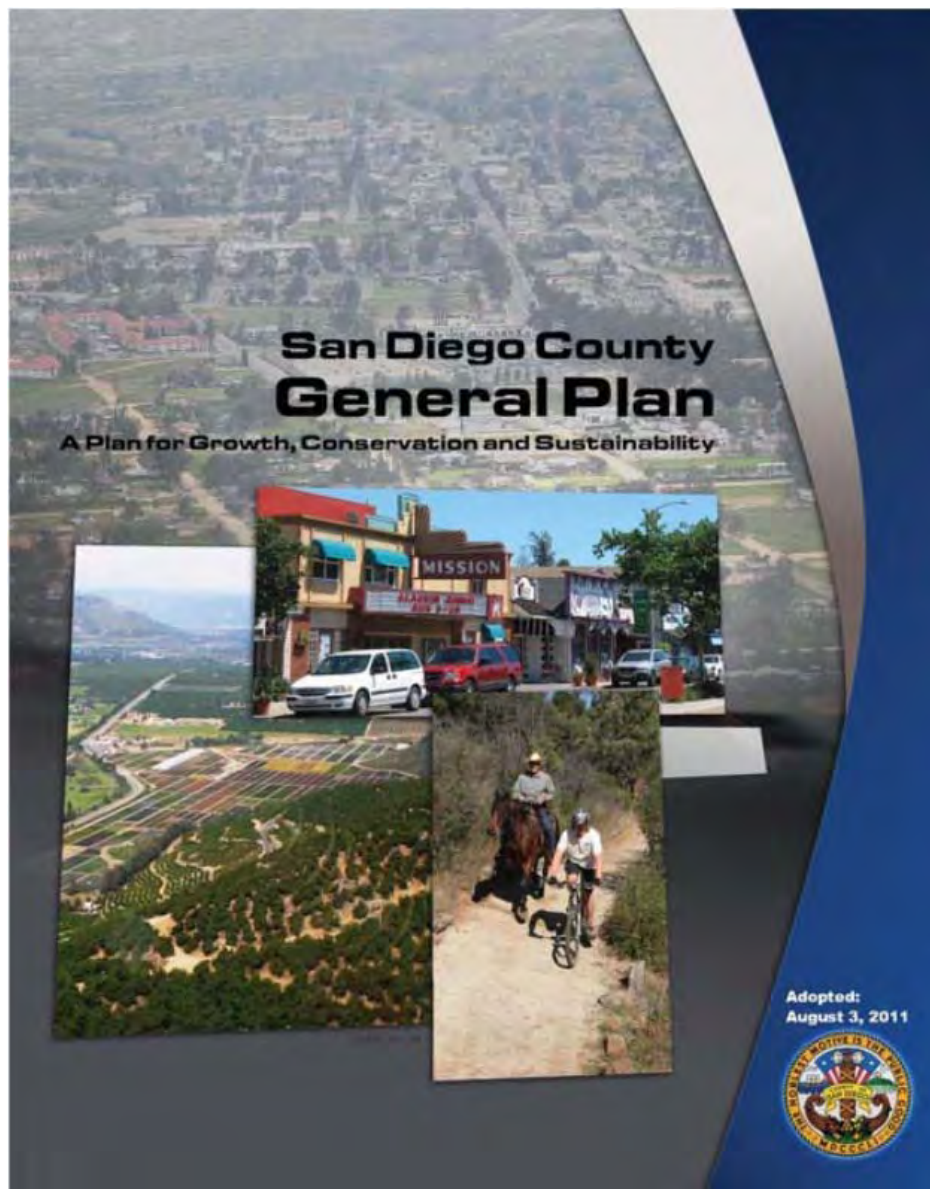
General Plan Clean-Up

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Section 4

Non-Land Use Map Changes



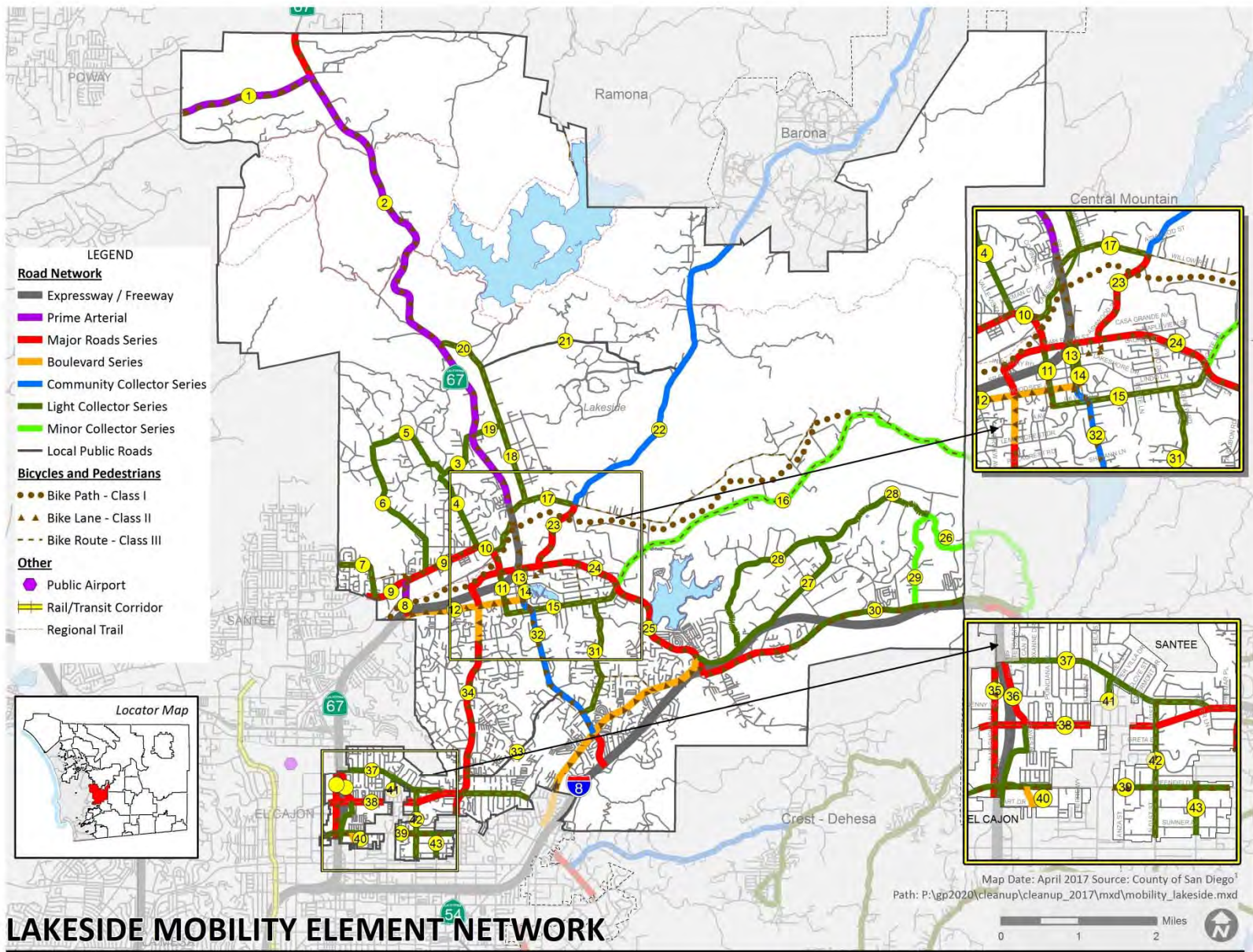
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4.1 MOBILITY ELEMENT NETWORK APPENDIX CHANGES

The General Plan Mobility Element Network Appendix is a matrix of maps and County Mobility Element road classifications included as an appendix to the General Plan. The changes proposed to the Mobility Element Network Appendix are shown in strikeout-underline in the pages that follow and are described in maps where appropriate. The existing General Plan Mobility Element Network Appendix is available online at:
<http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/MobilityNetworkAppx.pdf>

Table 4-1 - Overview of Mobility Element Network Changes

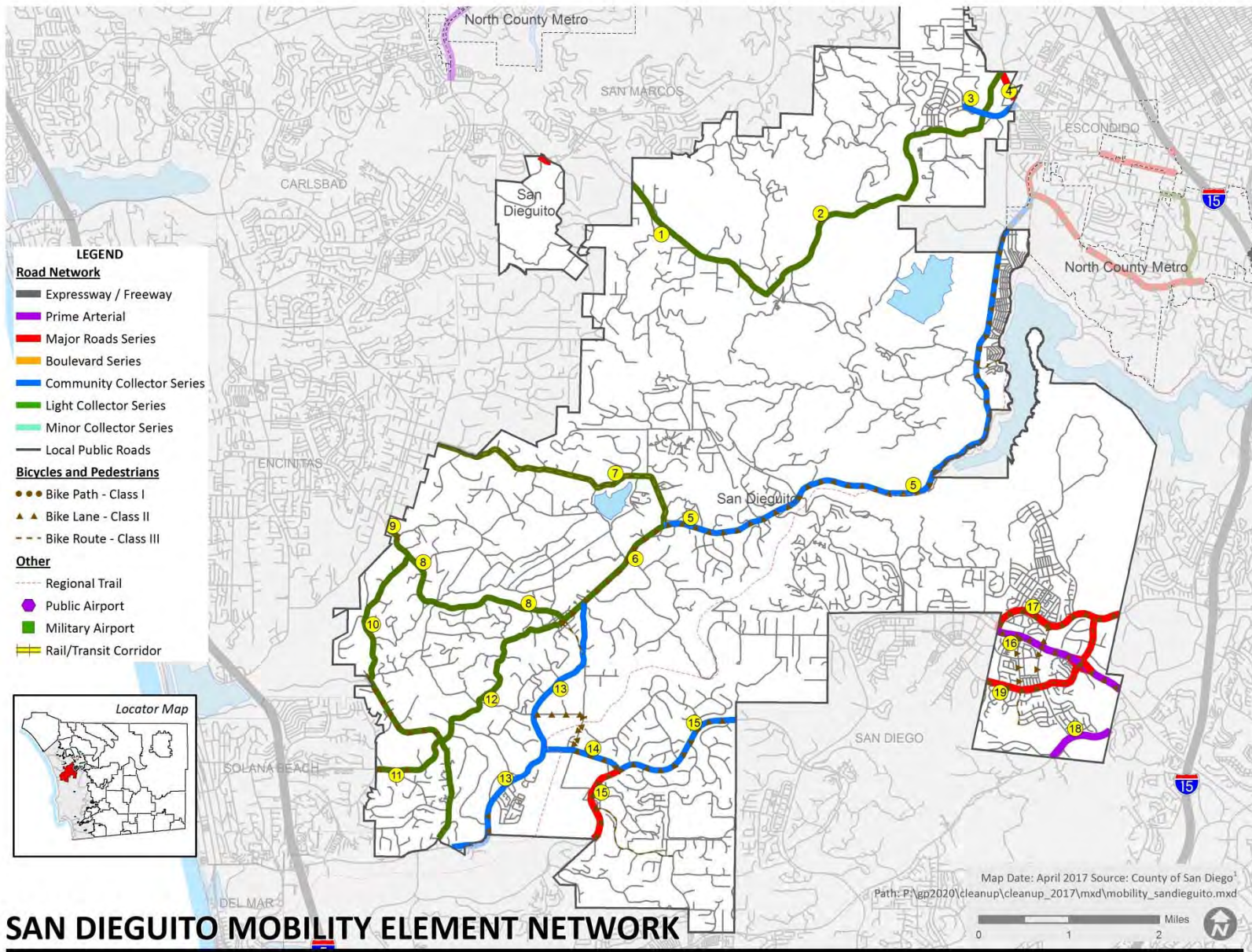
ID	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Rationale
Borrego Springs Community Planning Area			
10	Big Horn Road (SA 160) <u>Segment:</u> Borrego Springs Road <u>Lazy S Drive</u> to Di Giorgio Road	2.2E Light Collector	Segment incorrectly described in Mobility Element Matrix table; Mobility Element map is correct.
Lakeside Community Planning Area			
28	Quail Canyon Road <u>Segment:</u> Blossom Valley Road to Hawley Road	2.2E Light Collector	Segment incorrectly switches to Palomino Ridge Drive in the southwestern portion of the road. Map needs to be realigned to follow Quail Canyon Road.
San Dieguito Community Planning Area			
3	Lariat Drive <u>Harmony Grove Village Parkway</u> <u>Segment:</u> Country Club Drive to Citracado Parkway	2.1C Community Collector Intermittent Turn Lanes	Update to reflect a newly constructed road in San Dieguito; Lariat Drive has been replaced by Harmony Grove Village Parkway which is now open.
Valle de Oro Community Planning Area			
16	Hillsdale Road (SC 2030) <u>Segment:</u> Jamacha Road to Willow Glen Drive	2.1C Community Collector Intermittent Turn Lanes	Mapping error: Mobility Element map incorrectly classifies this segment as a Major Road; color of segment needs to be changed from red to blue to reflect Community Collector status.



LAKESIDE MOBILITY ELEMENT NETWORK

San Diego County General Plan

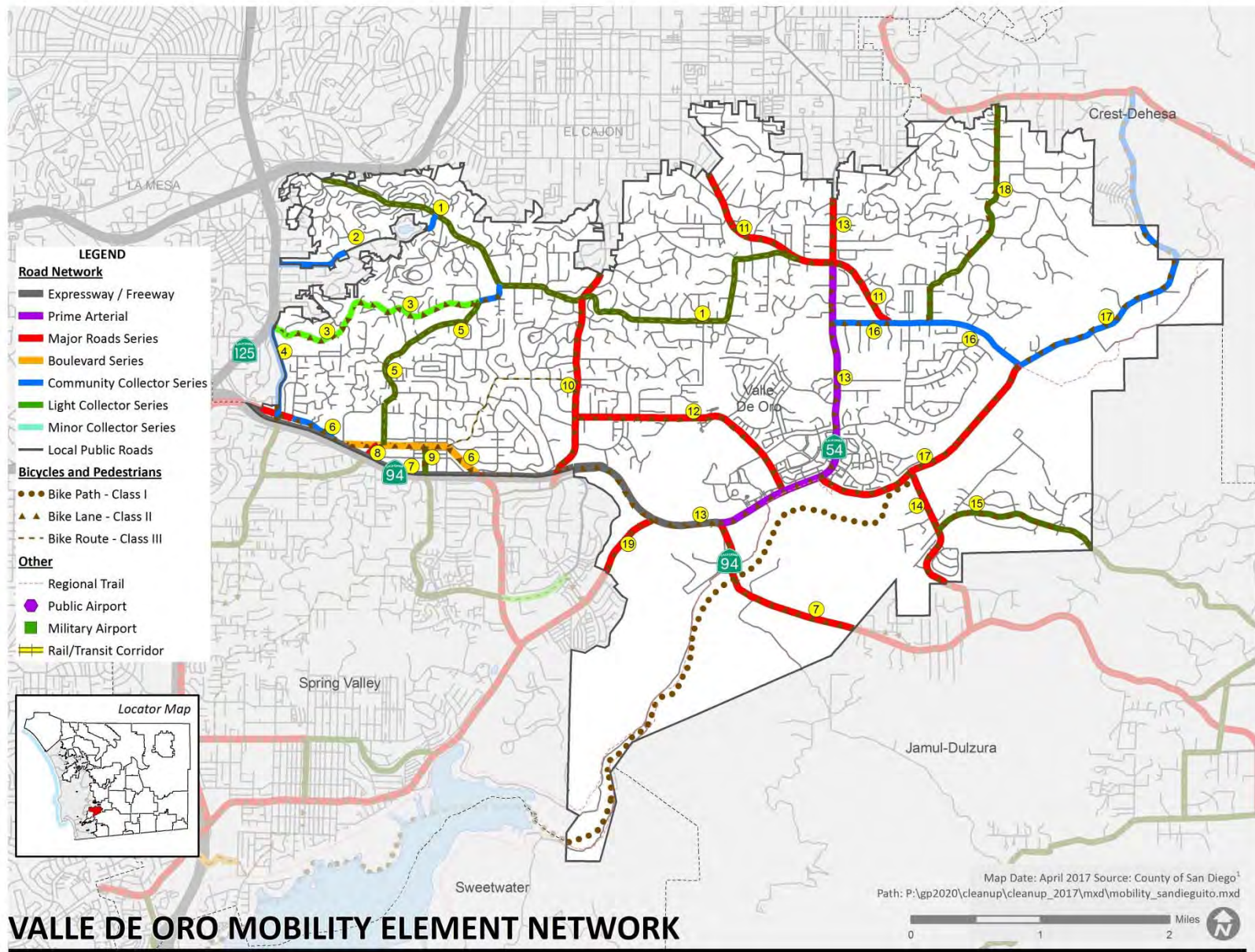
Figure M-A-10



SAN DIEGUITO MOBILITY ELEMENT NETWORK

San Diego County General Plan

Figure M-A-19



San Diego County General Plan

Figure M-A-22

4.2 IMPLEMENTATION PLAN CHANGES

The General Plan Clean-Up includes proposed text changes to the Implementation Plan as described below. The existing Implementation Plan is available online at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/Implementation%20Plan_v2017.pdf

Table 4-2 - Overview of Implementation Plan Changes

Page	Section	Revision	Rationale
Chapter 4: Mobility			
4-12	Regional Transportation	<u>Transit-Dependent Populations.</u> Coordinate with SANDAG and Full Access & Coordinated Transportation, Inc. (FACT) to facilitate the FACT goal of establishing a Regional Mobility Center. <u>FACT is The Consolidated Transportation Services Agency (CTSA) designated by SANDAG in accordance with the California Transportation Development Act (TDA).</u> <u>FACT</u> aims to function as a transportation brokerage for the public that books rides for passengers, that dispatches vehicles of participating private transportation programs, and that would be enabled by a billing and payment system. SANDAG, as the region's CTSA <u>FACT</u> works to expand the availability and use of specialized transportation services by serving as an information resource for specialized transportation providers.	In 2006, SANDAG designated Full Access & Coordinated Transportation, Inc. as the CTSA for San Diego County. As a component of their responsibilities as the CTSA, FACT maintains a comprehensive database of transportation services provided by public transportation agencies, social service agencies, faith-based organizations, and specialized transportation services in San Diego County.
Chapter 5: Natural and Cultural Resources			
5-7	Cultural Resources	<u>5.7.1.I Consultation and Regional Collaboration.</u> Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including <u>AB 52 and</u> SB 18 review, while maintaining the confidentiality of sensitive cultural information.	State of California approved Assembly Bill No. 52 (effective July 1, 2015) to amend CEQA to require a consultation process for California Native American Tribes and added Tribal Cultural Resources in determining project impacts and mitigation.

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Attachment C-1 – Analysis of Proposed Land Use
Map/Zoning Changes

LAND USE CLEAN-UP

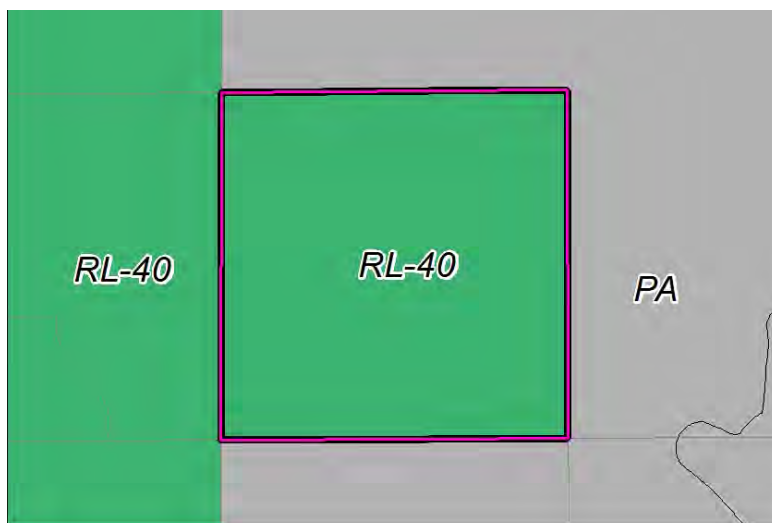
AL301

Proposed Change: Redesignate one parcel from Rural Lands 40 (RL-40) to Public / Semi-Public Facilities (P/SP)		
Basis for Change: Ownership Change – Sweetwater Authority		
Community Recommendation	No Vote	
Opposition Expected	No	
Property Description		
Property Owner: Sweetwater Authority		
Property Size: 1 parcel (40 acres)		
Location: West of Forest Route 16SD1, northwest of Loveland Reservoir, and east of Sequan Truck Trail		
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none ◐ Steep Slope (Greater than 25%) ○ Floodplain ○ Wetlands ◐ Sensitive Habitat ● Agricultural Lands ● Fire Hazard Severity Zones		
Land Use		
General Plan		
Scenario	Designation	DU's
Existing General Plan	RL-40	1
Proposed Change	P/SP	0
GP Update Analyzed	RL-40	1
Zoning		
Scenario	Designation	
Existing	A72 (General Agriculture)	
Proposed	A72 (General Agriculture)	

Note:



Aerial Photo



Current General Plan Designation



Proposed General Plan Designation

LAND USE CLEAN-UP

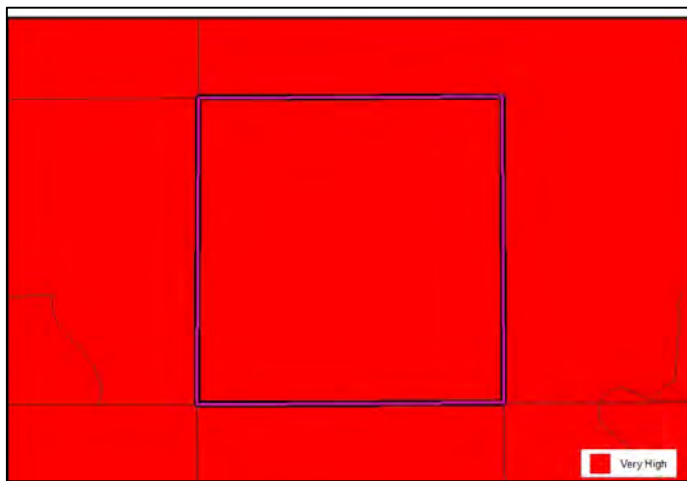
AL301



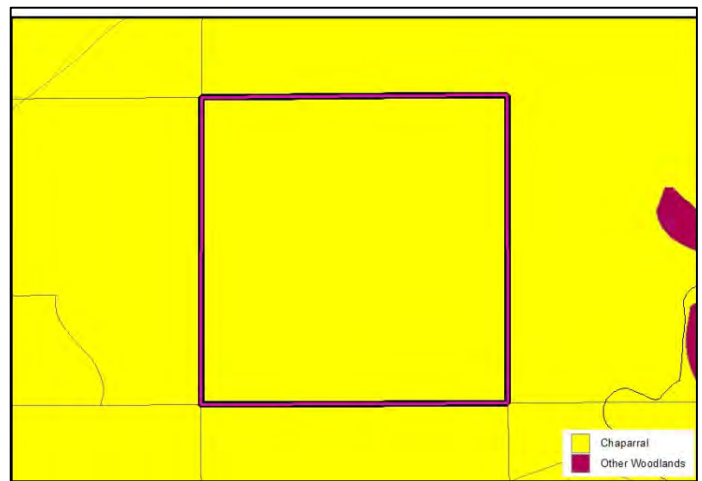
Vicinity Map



Steep Slope



Fire Hazard Severity Zones



Vegetation

Context

AL301 consists of one parcel, totaling 40 acres, which was acquired by the Sweetwater Authority in 2013. The proposal is to change the designation from RL-40 to Public / Semi-Public Facilities due to the ownership change to a public agency. There is no change necessary to the current zoning (A72).

General Plan Consistency

This proposal is consistent with the General Plan based on the following:

- Water district properties should receive the Public/Semi-Public Facilities designation according to page 3-17 of the Land Use Element.

APN

520-100-12-00

LAND USE CLEAN-UP

B0302

Proposed Change: Rezone one parcel from Rural Residential (RR) to C40

Basis for Change: General Plan (GP) Update applied inconsistent zoning to the General Plan designation

Community Recommendation	Approved ¹
Opposition Expected	No

Property Description

Property Owner:

Casa Del Zorro LLC

Property Size:

1 parcel (3.4 acres)

Location:

Eastern edge of Borrego Valley Road, south of Tilting T Drive

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	Rural Commercial	0
Proposed Change	N/A	N/A
GP Update Analyzed	Rural Commercial	0

Zoning

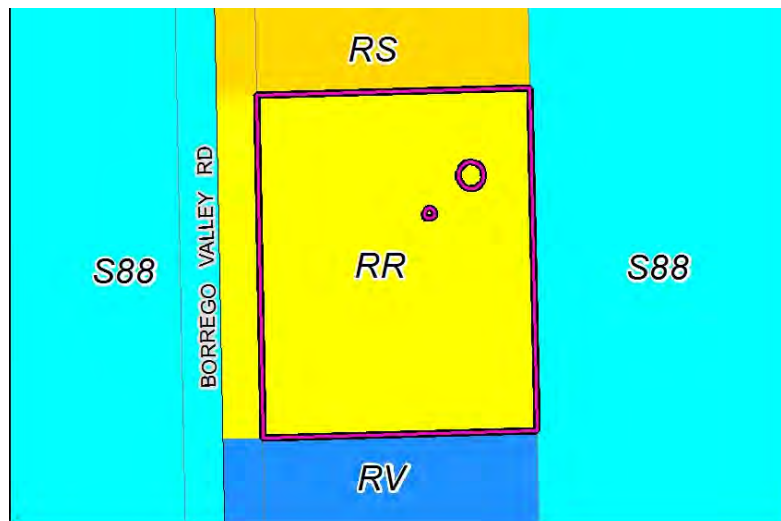
Scenario	Designation
Existing	RR
Requested	C40

Note:

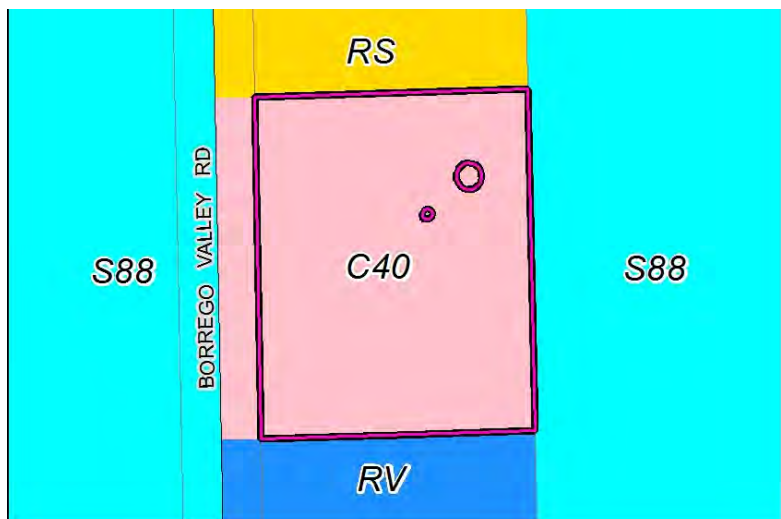
¹Borrego Springs CPG Minutes of 7/6/2017



Aerial Photo



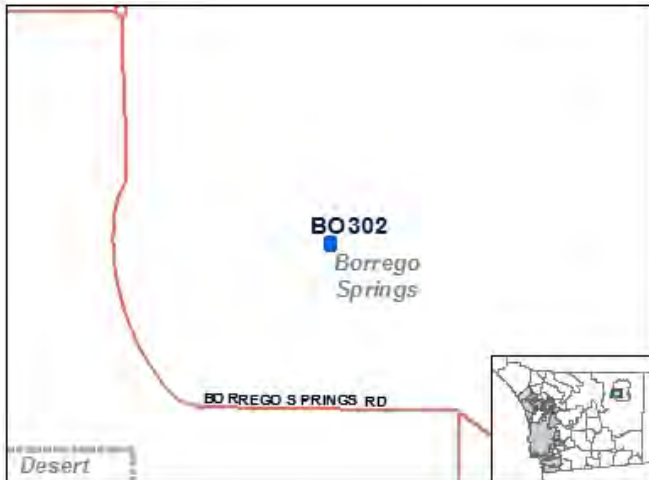
Current Zoning Designation



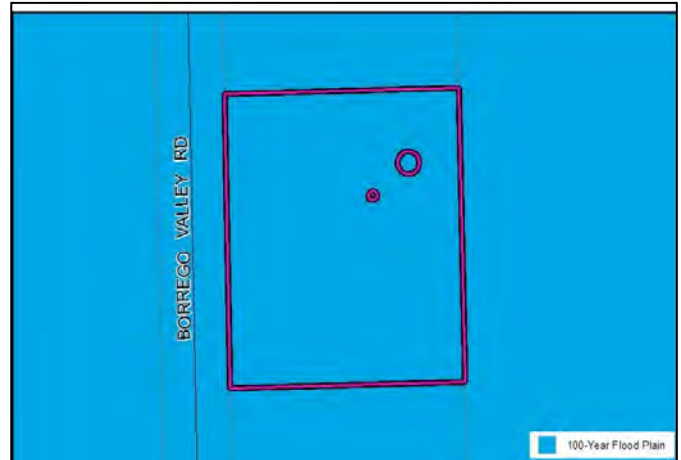
Proposed Zoning Designation

LAND USE CLEAN-UP

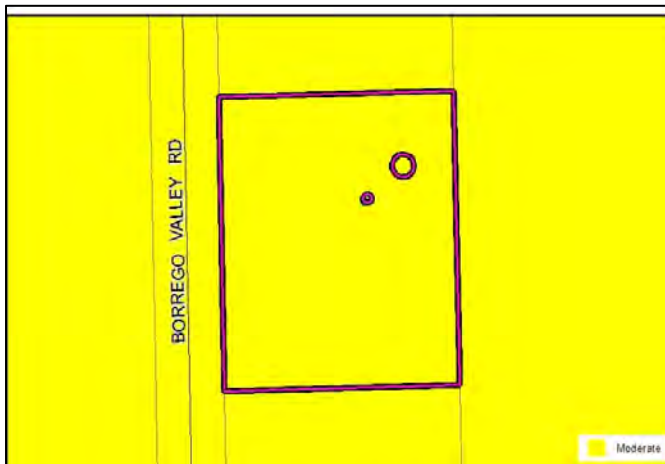
BO302



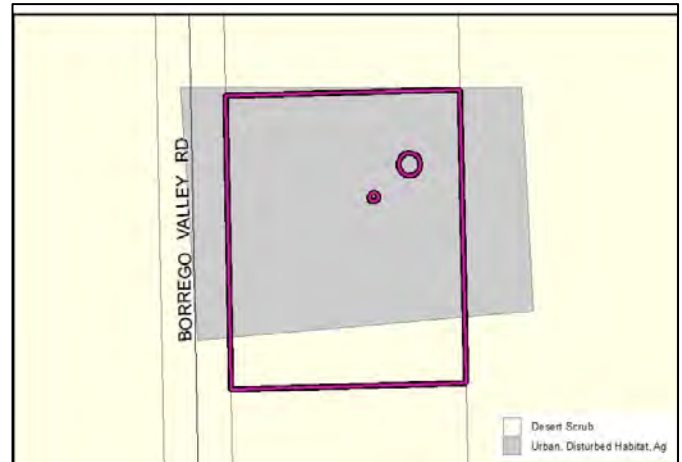
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Habitat Evaluation Model

Context

BO302 consists of one parcel, totaling 3.4 acres, and is a proposed correction of a mapping error that occurred during the GP Update. The historical GP designation was Visitor Serving Commercial. The existing GP designation is Rural Commercial but the existing zoning is RR. The zoning should be changed from RR to C40 (Visitor Serving Commercial) as it would be consistent with the current GP designation (Rural Commercial) and historical use of the property.

General Plan Consistency

The C40 zoning is consistent with the General Plan based on the following:

- The subject parcel has historically been designated as commercial, however, the zoning was incorrectly changed in the General Plan update and a mapping error was created. In order to be consistent with the current and historical land use, the zoning must be changed to be consistent with the General Plan.

APN

199-090-18-00

County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING MINUTES
Thursday July 6, 2017 at 4:30 P.M.
NEW LOCATION: Borrego Springs Library
587 Palm Canyon Dr. #125, Borrego Springs, California

Administrative Items

- A. Chair Falk called the meeting to order at exactly 4:30 p.m.
- B. Roll Call of Members – Clint Brandin, Bill Haneline, Bonnie Petrach, Chair Rebecca Falk and Secretary David Farley. Members Absent – Judy Haldeman, Linda Haddock.
- C. Approval of the Agenda. - Member Haneline moved to approve the Agenda for the July 6th. Meeting as presented. Member Brandin seconded. All members voting aye, the Agenda was passed.
- D. Members' review of maps and other printed materials for meeting: 15 minutes.
- E. Consideration and approval of Minutes from the meetings of June 1, 2017. – Member Petrach moved to approve the minutes from the June 1st, 2017 meeting with Member Brandin seconding. Discussion on minor changes. All members voting aye to the minutes with changes made by the Secretary
- F. Public Comment: an opportunity for members of the public to speak to the Sponsor Group on any subject matter within the group's jurisdiction that is not already on today's agenda, with a time limit of three minutes (3:00) per speaker.
- G. Correspondence: Welcome to members Bill Haneline and Clint Brandin on having their appointments confirmed by the Board of Supervisors, as well as extensions of the already confirmed appointments for Bonnie Petrash and Rebecca Falk. Committee/Advisory Group reports, including Borrego Valley Groundwater Sustainability Plan Advisory Committee (BVGSPAC). Chair Falk, as the Sponsor Group's representative to the BVGSPAC, reported to the Group on the status of the Advisory Committee. She said the By-Laws were approved by the committee. Jim Bennet from the Dept. of Water Resources reported to the committee that all wells did not need to be metered or monitored. That only wells pumping more than two acre feet of water per year would be addressed by SGMA. Chair Falk made a point that without all wells being monitored that a true accounting of the extraction would not be accurate and asked opinions of the Group.. The Group agreed as a "straw poll" that all agriculture and commercial wells should be metered and monitored. Falk reported that the next meeting of the BVGSPAC would be July 22nd. 10:00 a.m. to 3:00 p.m.

Action Items

- A. Changing Borrego Springs Welcome Signs to include the words "An International Dark Sky Community." Dark Sky Coalition initiative along with the San Diego County Department of Public Works, Traffic Engineering. Former Sponsor Group Member Sam Webb made a presentation to the Group. His presentation was about the signage leading into our community informs drivers that Borrego Springs is an "unincorporated town" in San Diego County. He said the County of San Diego would replace those signs at the entries into Borrego Springs to say that we are a "dark sky" community. The cost of labor and materials would be paid by the County. Farley moved to approve the change with Petrach seconding. All members voting aye. The motion passed.
- B. General Plan Clean-up: Borrego items and a retraction/removal of Rural Manufactured Home (RMH) zoning voted on as B0301 at the April 2017 meeting. The county prefers we vote, but we don't have to do so. The County is unable to legally proceed with changing General Plan designation for the parcel next to Santiago Estates as they initially recommended and as we recommended they do, since it would involve changing the zoning for about 100 MH designated parcels throughout San Diego County. They would like our approval for the changes noted. - Member Petrach moved to approve the re-zoning as asked for by the County. Brandin seconded. Falk, Petrach, Haneline voted aye. Farley abstained, no nays. Motion passed.

Informational and Non-Action Items

- A. Update on Previous Minutes. August 2016 minutes are missing from the archive of minutes and need to be reproduced.
- B. Reminder: There will be no meeting in August unless a special meeting is called.
- C. Continuing read-through of the Borrego Springs Community Plan, along with discussion and questions, starting at page 41 J, Animal Regulations...Members from the Dark Sky Group were invited to read along with the Group with several passages read by them. Our next reading will start on page 46, Issue CM-22.

The next regular meeting will be held September 7, 2017 at 4:30 P.M. at the Borrego Springs Library Meeting Room, 587 Palm Canyon Drive #125, Borrego Springs, CA 92004. There will be no meeting in August 2017 unless a special meeting is called, and if that happens, it will be publicly noticed 72 hours in advance. For further information contact the Chair at rebfolk7@gmail.com. Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

LAND USE CLEAN-UP

BS302

Proposed Change: Redesignate one parcel from Rural Lands 40 (RL-40) to Open Space Recreation (OS-R) and rezone from A70 to S80

Basis for Change: Department of Parks and Recreation Open Space Acquisition

Community Recommendation	No Vote
Opposition Expected	No

Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (6.44 acres)

Location/Description:

East of Highway 76 and north of Camino Del Rey

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-40	1
Proposed Change	OS-R	0
GP Update Analyzed	RL-40	1

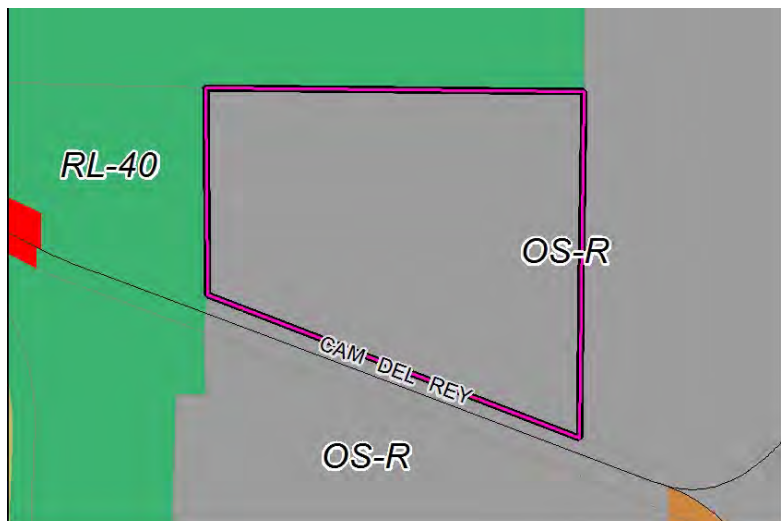
Zoning

Scenario	Designation
Existing	A70
Proposed	S80

Note:



Aerial Photo



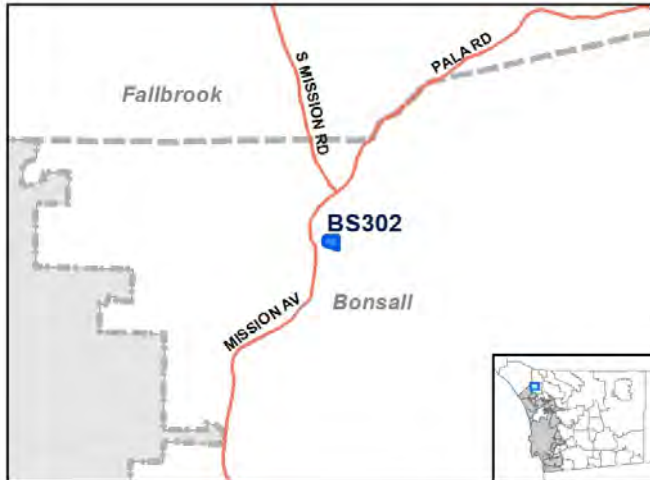
Proposed General Plan Designation



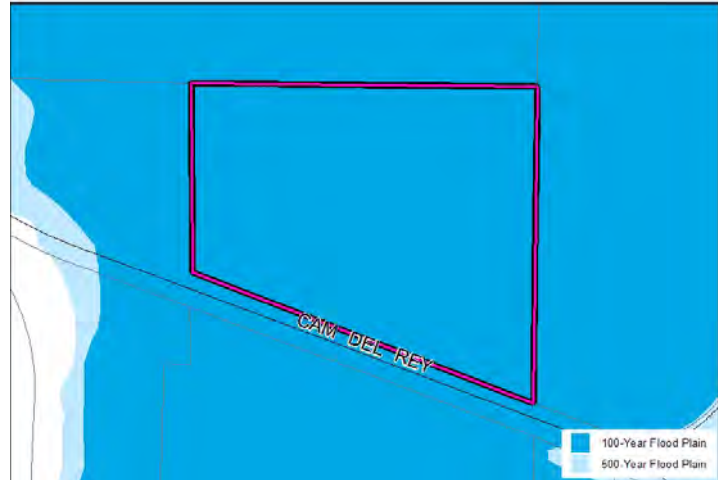
Proposed Zoning Designation

LAND USE CLEAN-UP

BS302



Vicinity Map



Flood Zone



Fire Hazard Severity Zone



Wetlands

Context

BS302 consists of one parcel, totaling 6.44 acres, which was purchased by the Department of Parks and Recreation (DPR). DPR has requested the land use designation be changed from RL-40 to OS-R and the zoning changed from A70 to S80. This acquisition adds additional acreage to the existing San Luis Rey River Park, with the intent of limiting the new area to recreation and open space.

General Plan Consistency

Policy COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

The Open Space-Recreation designation is consistent with policy COS-21.1 based on the following:

- This acquisition would add acreage to the existing San Luis Rey River Park
- The additional acreage is planned for active recreational use

APN

126-230-14

LAND USE CLEAN-UP

BS303

Proposed Change: Redesignate one parcel from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and zoning from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	No Vote
--------------------------	---------

Opposition Expected	No
---------------------	----

Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (6 acres)

Location:

East of Highway 76 and north of Little Gopher Canyon Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

○ Steep Slope (Greater than 25%)

● Floodplain

● Wetlands

○ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-40	1
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	1

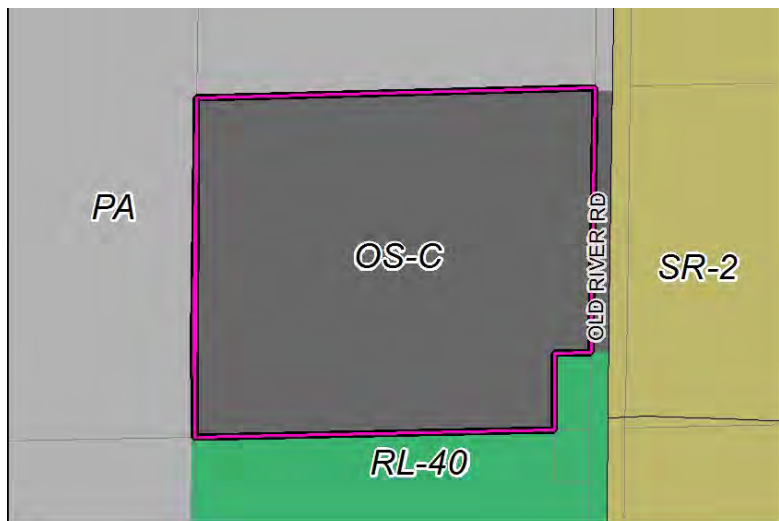
Zoning

Scenario	Designation
Existing	A70
Proposed	S80

Note:



Aerial Photo



Proposed General Plan Designation



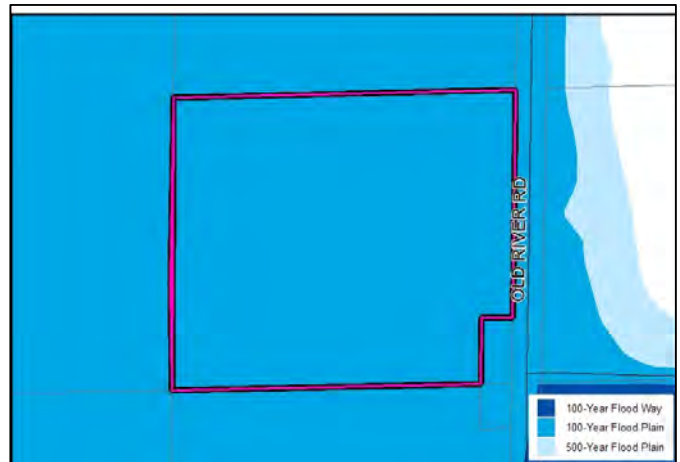
Proposed Zoning Designation

LAND USE CLEAN-UP

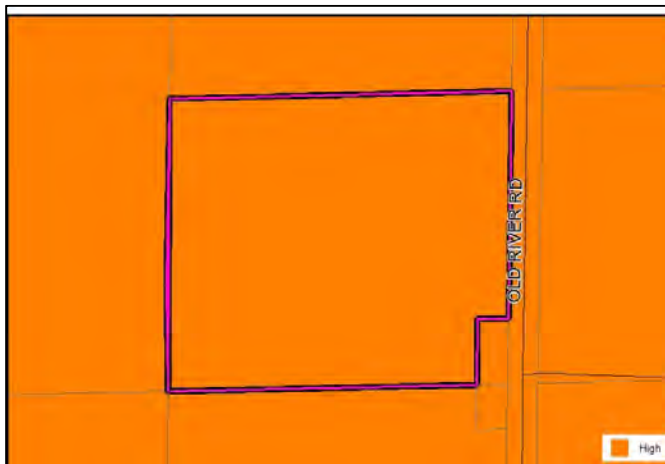
BS303



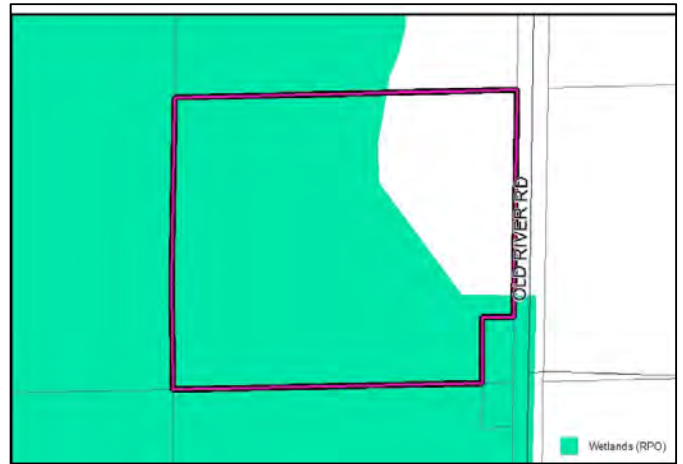
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Wetlands

Context

B303 consists of one parcel, totaling 6 acres, which was purchased by the Department of Parks and Recreation (DPR). DPR has requested the land use designation be changed from RL-40 to OS-C and the zoning changed from A70 to S80. This acquisition adds additional acreage to the existing San Luis Rey River Park, with the intent of limiting the new area to recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- The parcel has been purchased by DPR for open space conservation and there is precedent to redesignate land for Open Space Conservation when ownership changes.
- The parcel is adjacent to parcels already designated Open Space for San Luis Rey River Park.

APN

126-170-88-00

LAND USE CLEAN-UP

DT301

Proposed Change: Redesignate thirteen parcels from Rural Lands 80 (RL-80) to Public Agency Lands

Basis for Change: Mapping Error – Parcels owned by Bureau of Land Management (BLM)

Community Recommendation	No Vote
--------------------------	---------

Opposition Expected	No
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Property Description

Property Owner:

BLM

Property Size:

13 parcels (1,720 acres)

Location:

Approximately 10 miles to the southeast of Julian

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

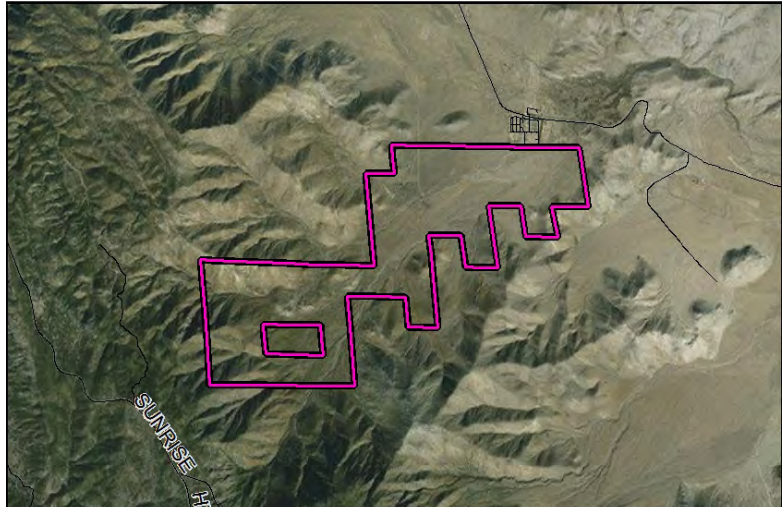
Land Use*General Plan*

Scenario	Designation	DUs
Existing General Plan	RL-80	21
Proposed Change	Public Agency Lands	0
GP Update Analyzed	RL-80	21

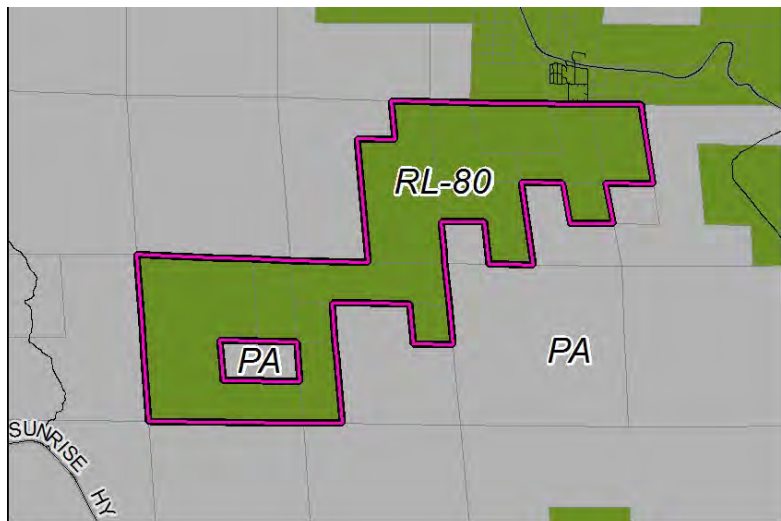
Zoning

Scenario	Designation
Existing	S92 (General Rural)
Proposed	S92

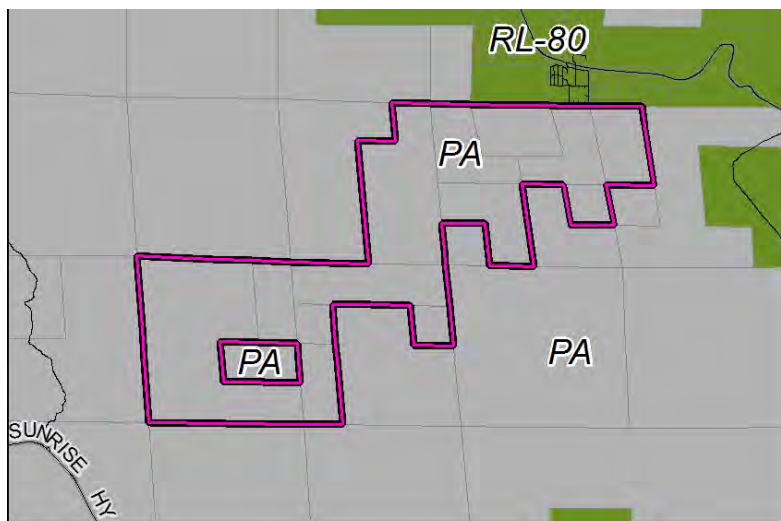
Note:



Aerial Photo



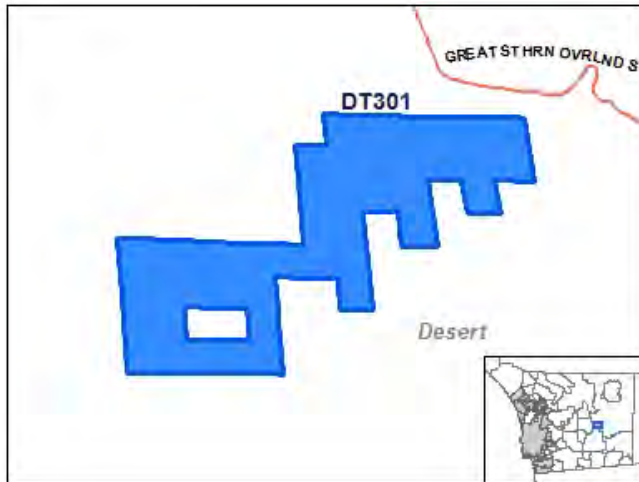
General Plan Designation



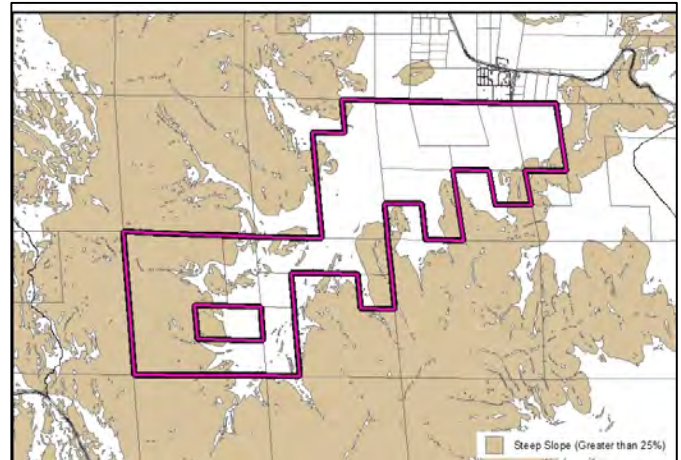
Proposed General Plan Designation

LAND USE CLEAN-UP

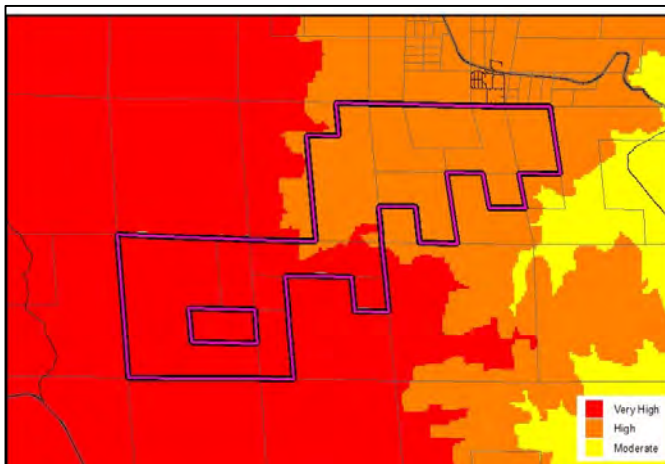
DT301



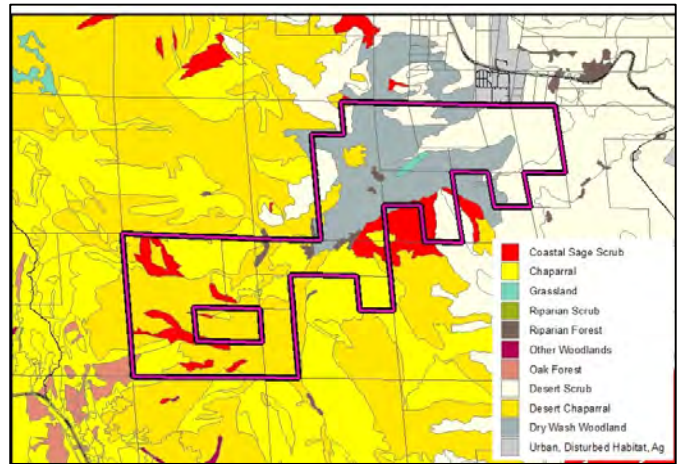
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Vegetation

Context

DT301 consists of thirteen parcels, totaling 1,720 acres. The parcels are owned by the Bureau of Land Management. The proposal is to change the designation from RL-80 to Public Agency Lands. There is no change necessary to the current zoning of S92.

General Plan Consistency

This proposal is consistent with the General Plan based on the following:

- The parcels are owned by BLM, which is one of the jurisdictions that should be designated as Public Agency Lands according to page 3-17 of the Land Use Element.

APN

337-070-01-00; 337-080-01-00; 337-080-02-00; 337-080-03-00; 337-080-04-00; 337-080-05-00; 337-090-01-00; 337-100-01-00; 337-100-03-00; 337-110-01-00; 337-110-02-00; 337-110-03-00 and 337-110-04-00

LAND USE CLEAN-UP

HM301

Proposed Change: Rezone ten parcels from S88 to A70

Basis for Change: Mapping Error – No specific plan was ever adopted

Community Recommendation	No Vote
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Opposition Expected	No
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Property Description

Property Owner:

Various

Property Size:

10 parcels (308.11 acres)

Location:

Approximately 2.25 miles northeast of the intersection of I-15 and Deer Springs Road/Mountain Meadow Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

● Fire Hazard Severity Zones

Land Use*General Plan*

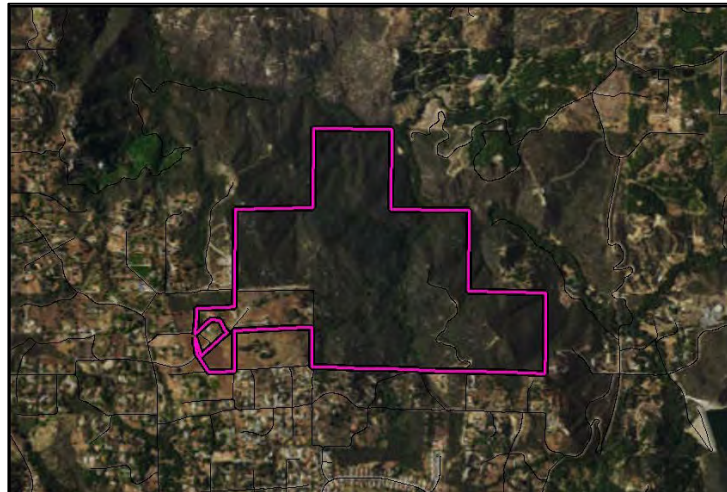
Scenario	Designation	DUs
Existing General Plan	Semi-Rural 1 (SR-1) and Rural Lands 20 (RL-20)	143
Proposed Change	No change	N/A
GP Update Analyzed	SR-1 and RL-20	143

Zoning

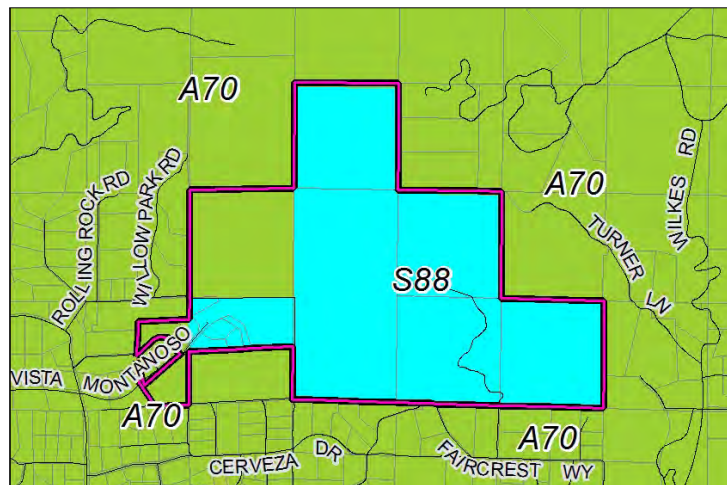
Scenario	Designation
Existing	S88
Requested	A70

Summary of Development Designator Changes:

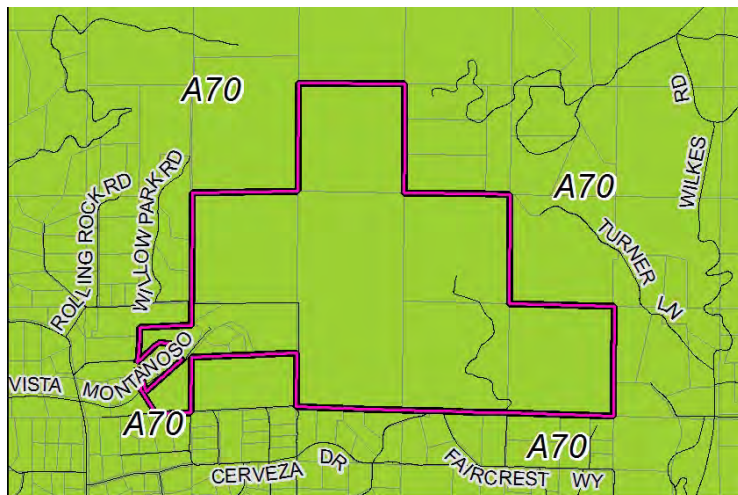
- Remove 0.31 Density
- Change Setback from "V" to "D"
- Remove "A" Special Area Designator



Aerial Photo



Current Zoning Designation



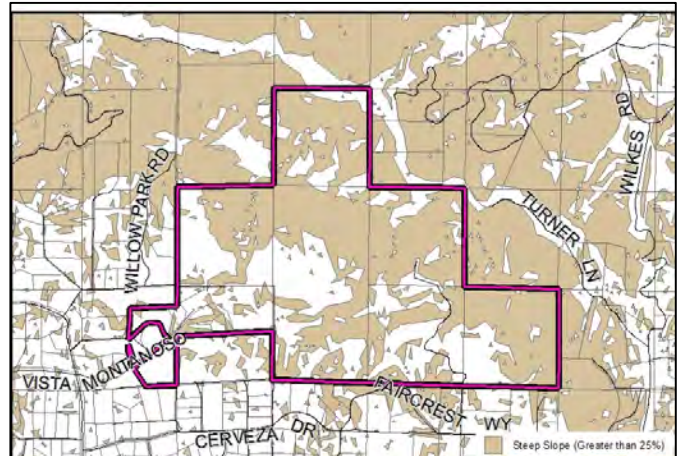
Proposed Zoning Designation

LAND USE CLEAN-UP

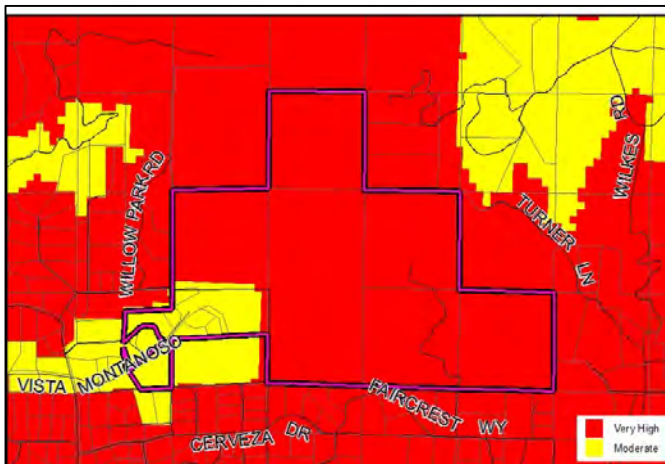
HM301



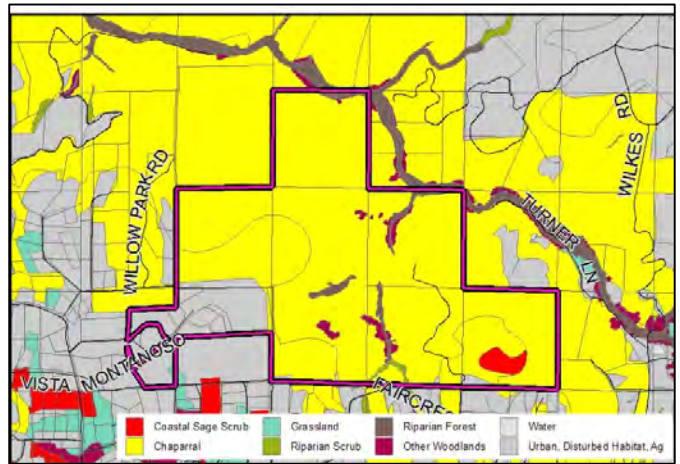
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

HM301 consists of ten parcels, totaling 308 acres, and is a proposed correction of a mapping error that mistakenly applied an S88 (Specific Plan) zoning designation to the subject properties. The parcels are completely surrounded by A70 (Limited Agriculture) and the majority of the site is characterized as undeveloped hillsides. The proposal would create regional contiguity of A70 lands. The General Plan land use designations will remain Semi-Rural 1 (SR-1) and Rural Lands 20 (RL-20).

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The A70 zone is consistent with policy LU-1.3 based on the following:

- The A70 zone is consistent with both SR-1 and RL-20 land use designations.
- The subject parcels are surrounded by property that is currently zoned A70.

APN

185-090-74; 185-090-76; 185-090-78; 185-090-80; 185-090-81; 185-090-82; 185-102-11; 185-102-12; 185-102-13; and 185-102-14.

LAND USE CLEAN-UP

LS301

Proposed Change: Change Building Type Designator from "F" to "K" for one parcel

Basis for Change: Mapping Error – Zoning designator inconsistency with General Plan

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property Description

Property Owner:

Blue Centurion Homes, LLC

Property Size:

1 parcel (1.73 acres)

Location:

Unincorporated El Cajon on 1st Street between Greenfield Drive and Broadway.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

○ Sensitive Habitat

○ Agricultural Lands

○ Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DUs
Existing General Plan	Village Residential (VR-15)	25
Proposed Change	No change	N/A
GP Update Analyzed	VR-15	25

Zoning

Scenario	Designation
Existing	Variable Family Residential (RV)
Requested	RV

Summary of Development Designator Changes:

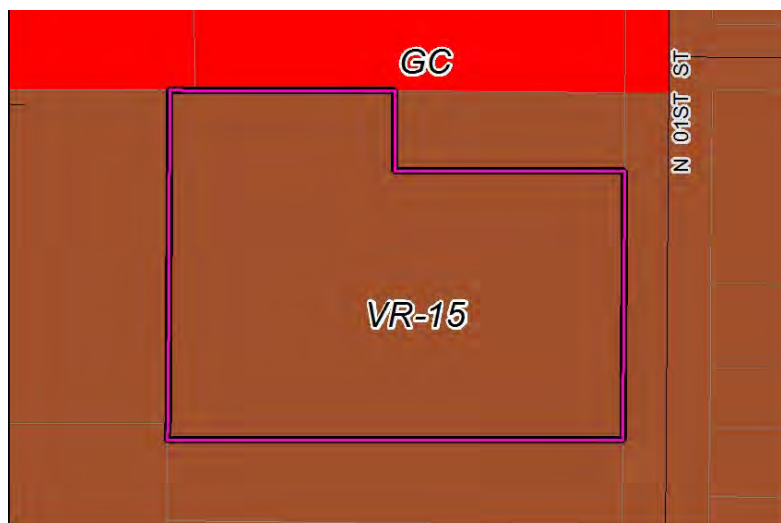
- Change the building type designator from "F" to "K"

Note:

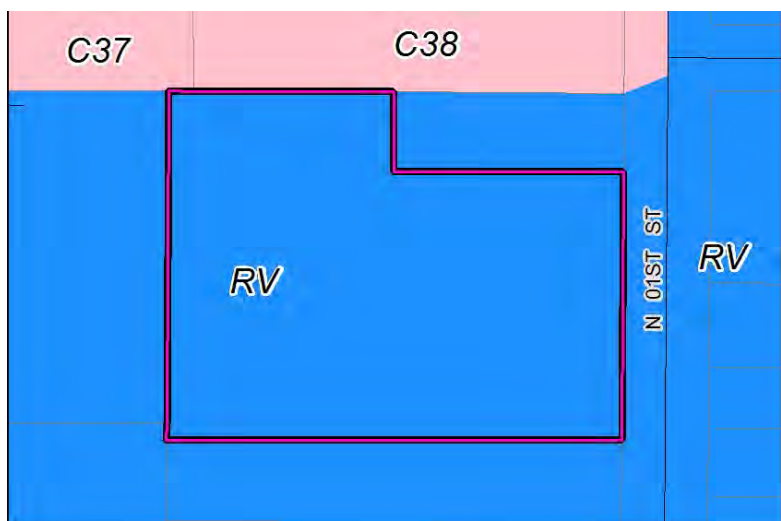
¹Lakeside CPG Minutes of 7/19/2017



Aerial Photo



Current General Plan Designation



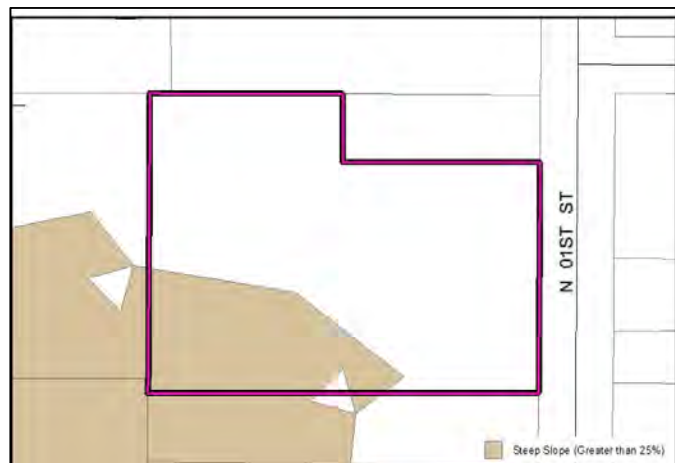
Current Zoning Designation

LAND USE CLEAN-UP

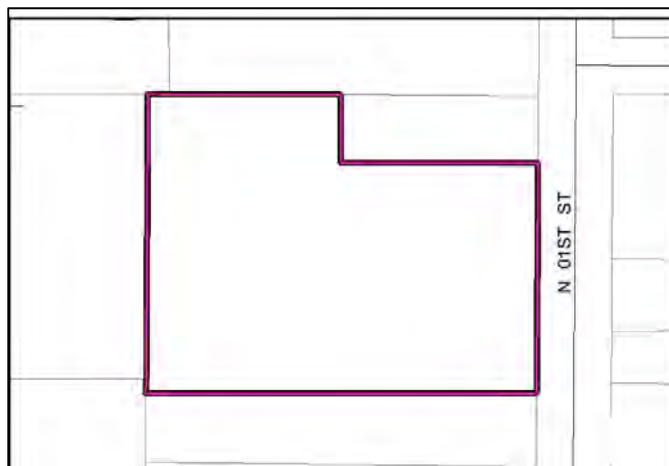
LS301



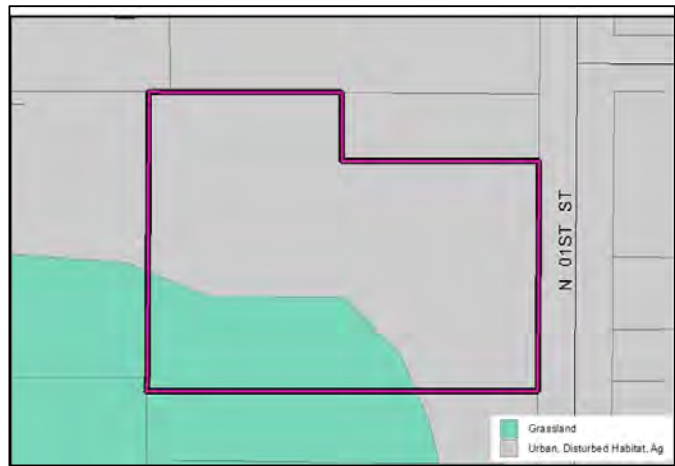
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

LS301 consists of one parcel, totaling 1.73 acres, and is a proposed correction of a General Plan-Zoning inconsistency. The "F" Building Type Designator limits the potential dwelling units on the property to two, whereas the General Plan designation allows for 25. Changing the Building Type Designator from "F" to "K" will allow the property to have 25 dwelling units, thus removing the inconsistency. The General Plan designation will remain VR-15.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The "K" Building Type Designator is consistent with policy LU-1.3 based on the following:

- It will allow the property to develop at the envisioned General Plan density, which will support the Lakeside Village and surrounding uses.

APN

484-092-21-00

LAND USE CLEAN-UP

LS302

Proposed Change: Redesignate seven parcels from Semi-Rural 1 (SR-1)/Village Residential 7.3 (VR-7.3) to Open Space – Conservation (OS-C) and rezone from A70 to S80

Basis for Change: Ownership change – Endangered Habitats Conservancy League

Community Recommendation	Not Approved ¹
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Opposition Expected	Yes
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Property Description

Property Owner:

Endangered Habitats Conservancy League

Property Size:

7 parcels (405 acres)

Location:

Northeast of CA Route 67 and adjacent to the City of Santee's western boundary.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

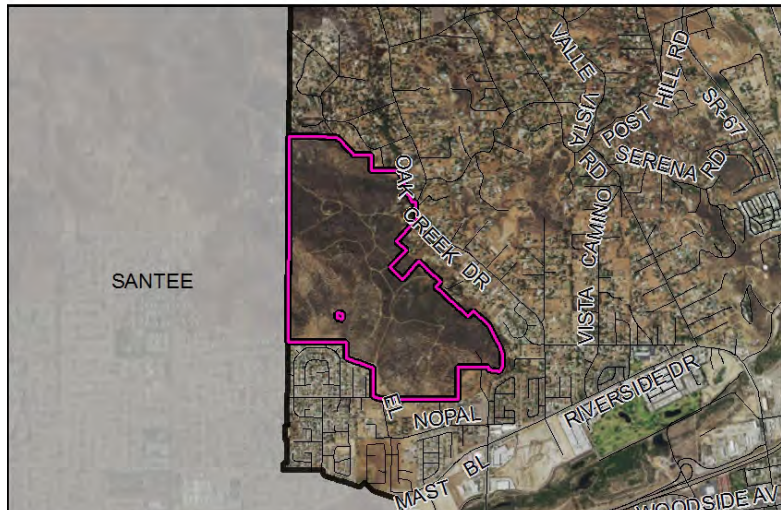
Scenario	Designation	DUs
Existing General Plan	SR-1/VR-7.3	491
Proposed Change	OS-C	0
GP Update Analyzed	SR-1/VR-7.3	491

Zoning

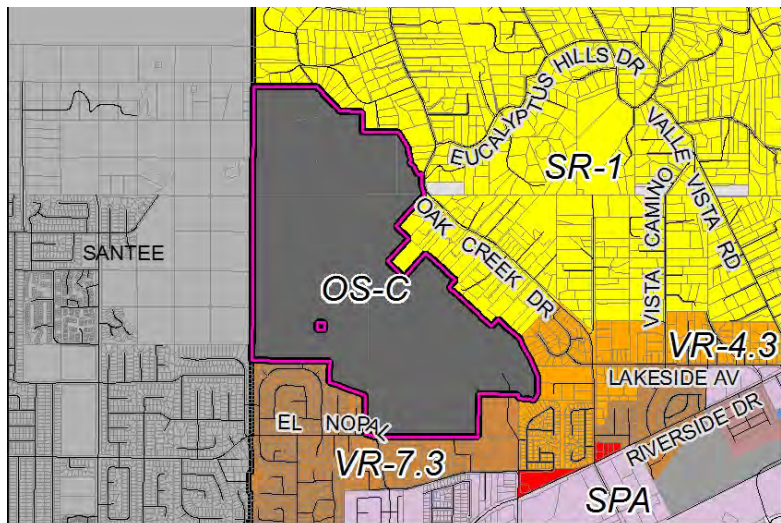
Scenario	Designation
Existing	A70
Requested	S80

Note:

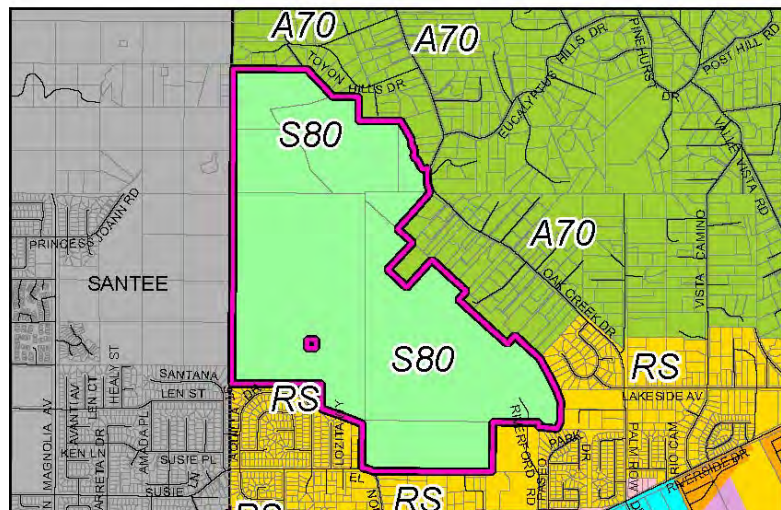
¹Lakeside CPG Minutes of 7/19/2017



Aerial Photo



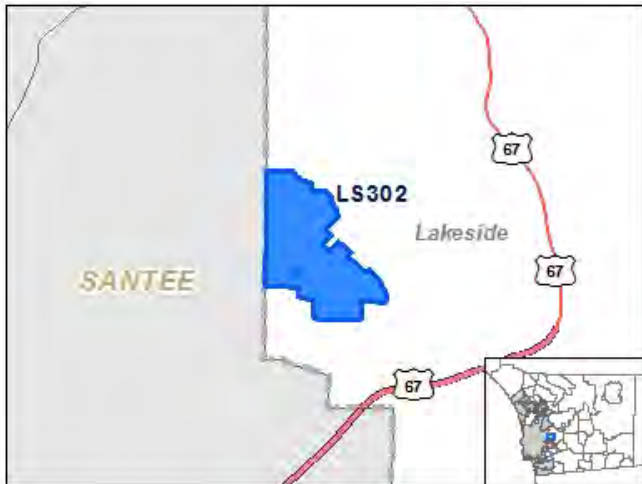
Proposed General Plan Designation



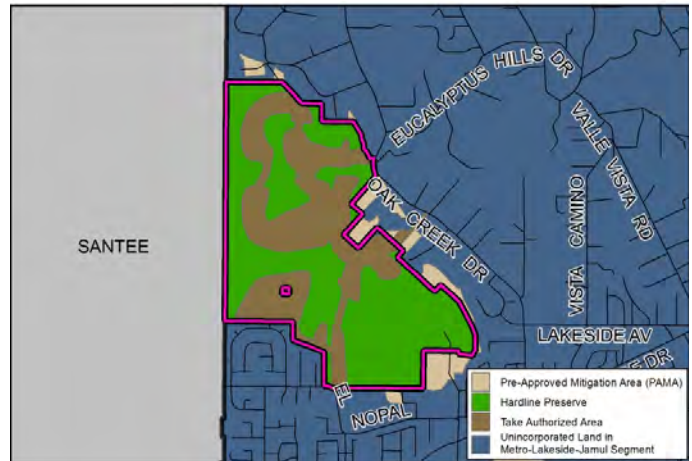
Proposed Zoning Designation

LAND USE CLEAN-UP

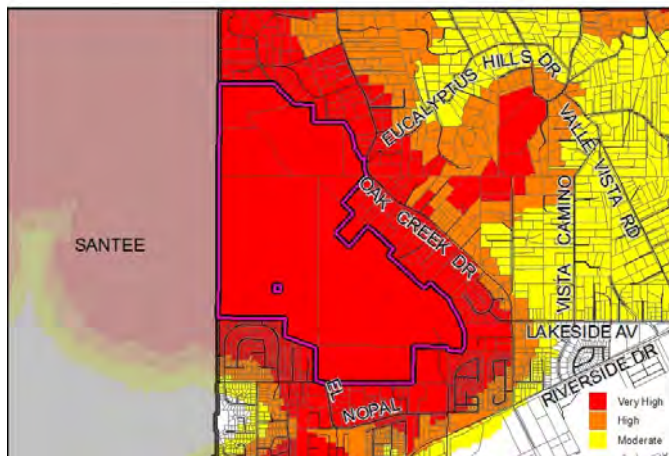
LS302



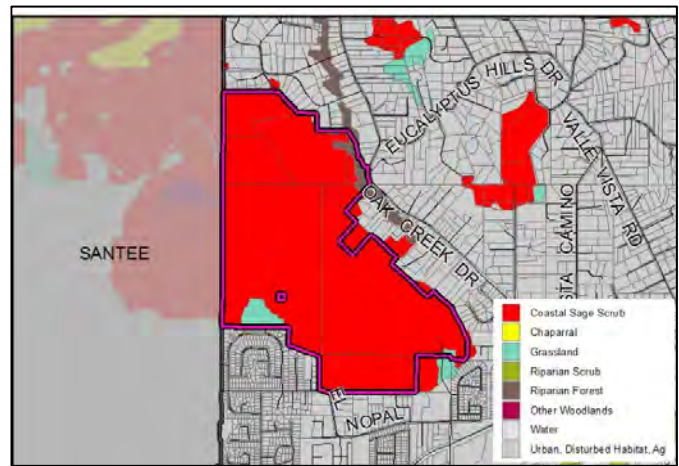
Vicinity Map



South County MSCP



Fire Hazard Severity Zone



Vegetation

Context

LS302 consists of seven parcels, totaling 405 acres, and is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy League, a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels to OS-C and change the zoning from A70 to S80.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.*

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Endangered Habitats Conservancy League, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve currently undeveloped land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space – Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.
- The Open Space – Conservation designation is the appropriate designation based upon the language referenced above.

APN

377-111-32-00; 377-112-29-00; 377-112-30-00; 377-112-31-00; 379-011-01-00; 379-011-02-00 and 379-040-01-00

LAND USE CLEAN-UP

LS303

Proposed Change: Add "F" designator to the zone box for one parcel

Basis for Change: Mapping Error - Flood zone

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property Description

Property Owner:

Family Stations Inc.

Property Size:

1 parcel (48.4 acres)

Location:

East of Highway 67 and north of San Vicente Avenue

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	Semi-Rural Residential (SR-4)	11
Proposed Change	N/A	0
GP Update Analyzed	SR-4	11

Zoning

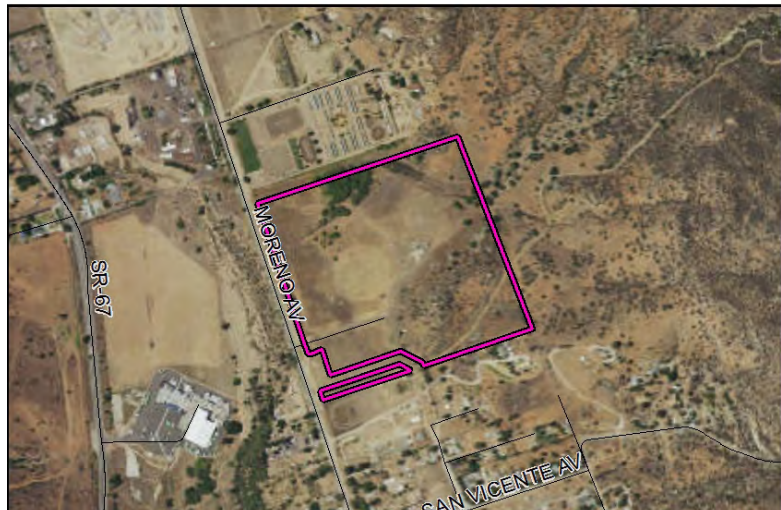
Scenario	Designation
Existing	A70
Proposed Change	N/A

Summary of Development Designator Changes:

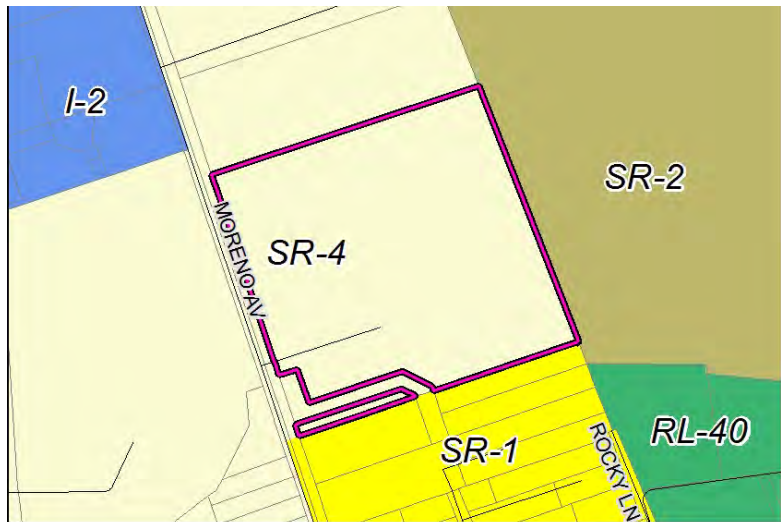
- Change the special area regulations from "None" to "F"

Note:

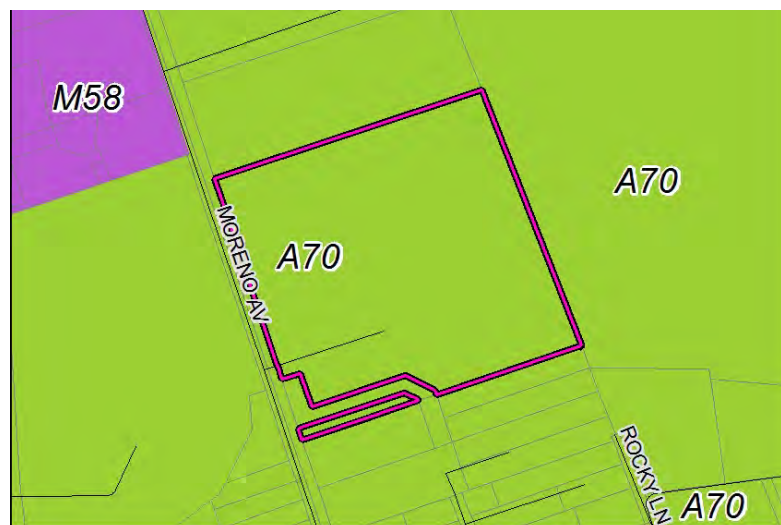
¹Lakeside CPG Minutes of 7/19/2017



Aerial Photo



Current General Plan Designation



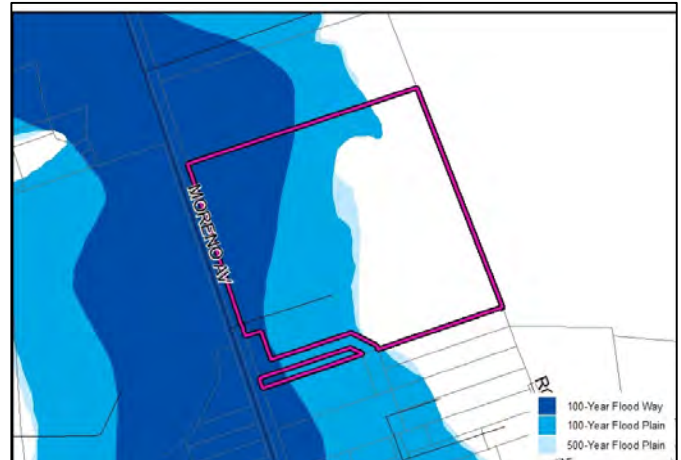
Current Zoning Designation

LAND USE CLEAN-UP

LS303



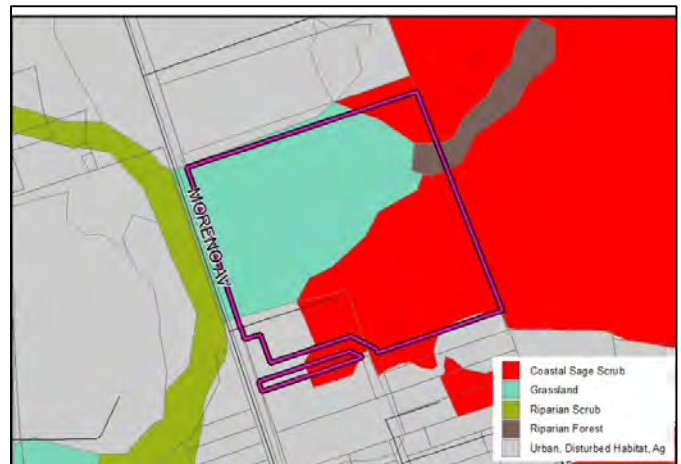
Vicinity Map



Floodway/Floodplain



Fire Hazard Severity Zone



Vegetation

Context

LS303 consists of one parcel, totaling 48.4 acres. This was an unintentional mapping error that failed to recognize that the property is located in a floodway/floodplain during the General Plan Update. In order to correct this, the proposal is to add an "F" designator to the zone box.

General Plan Consistency

Policy S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Adding the "F" designator to the zoning is consistent with policy S-9.2 based on the following:

- The subject parcel is currently in a floodplain/floodway but this is not reflected in the zoning of the property.
- Adding the "F" designator would appropriately require development to conform to flood proofing standards as required by policy S-92.

APN

375-111-24-00

LAND USE CLEAN-UP

LS305

Proposed Change: Redesignate four parcels from Rural Lands 40 (RL-40) to Open Space-Conservation (OS-C) and rezone from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property DescriptionProperty Owner:

County of San Diego

Property Size:

4 parcels (140 acres)

Location/Description:

Directly south of Scripps Poway Parkway and west of Interstate 67

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

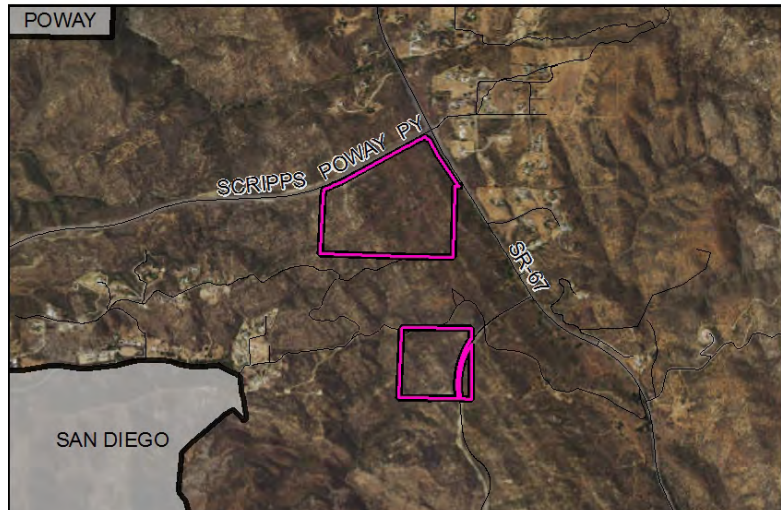
- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

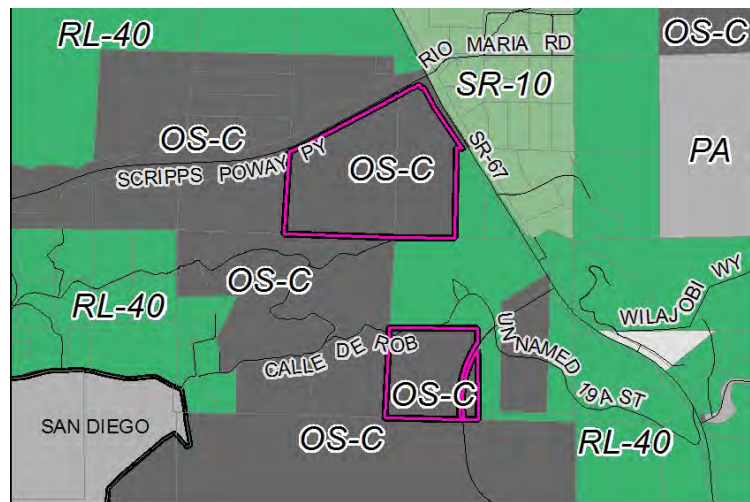
Scenario	Designation	DU's
Existing General Plan	RL-40	3
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	3

Zoning

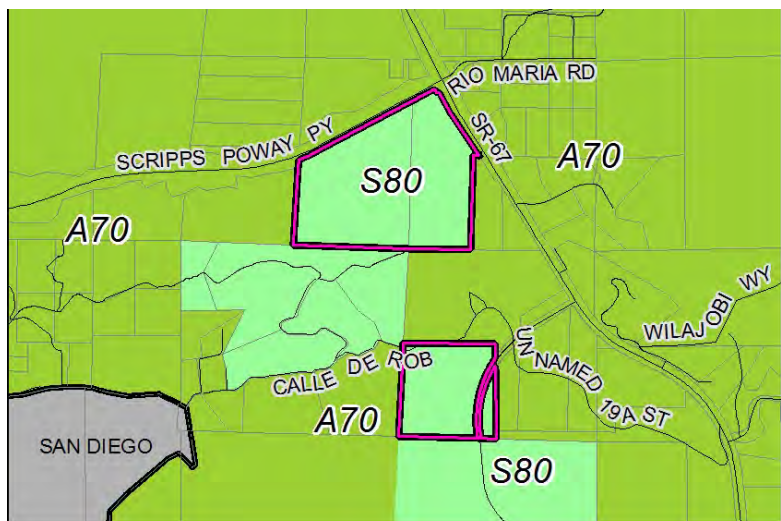
Scenario	Designation
Existing	A70
Proposed	S80

Note:¹Lakeside CPG Minutes of 7/19/2017

Aerial Photo



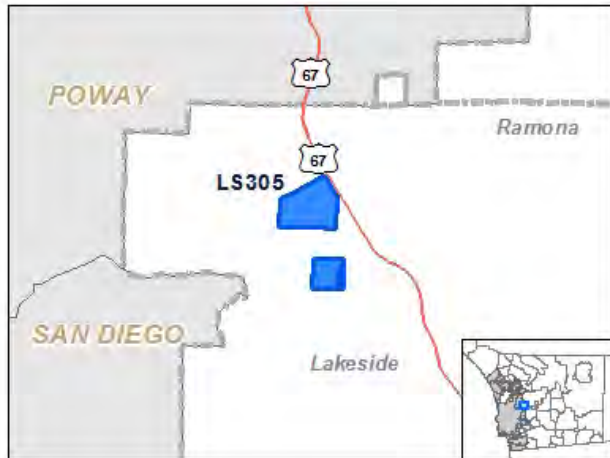
Proposed General Plan Designation



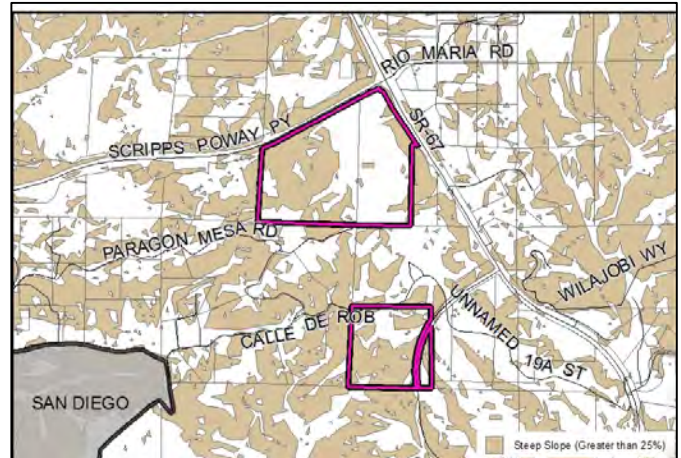
Proposed Zoning Designation

LAND USE CLEAN-UP

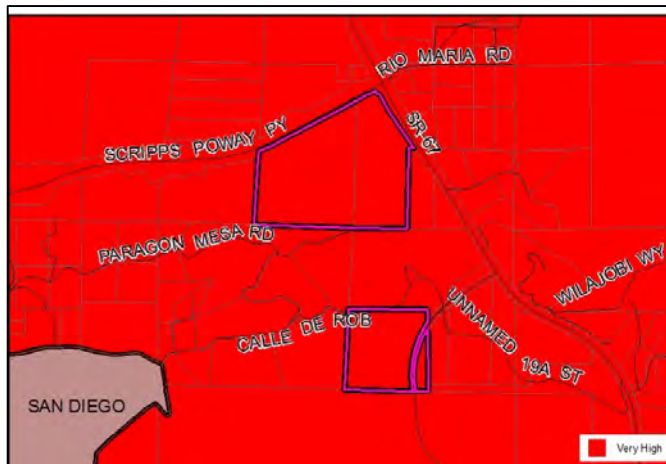
LS305



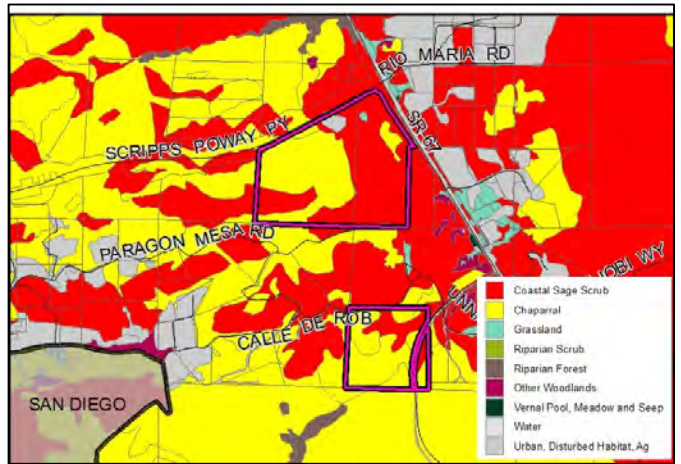
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

LS305 consists of four parcels, totaling 140.41 acres, which were recently purchased by the County Department of Parks and Recreation (DPR). DPR requested the land use designations be changed from RL-40 to OS-C and the zoning from A70 to S80. This acquisition adds additional acreage to the existing Sycamore Park/Sycamore Canyon Preserve/Goodan Ranch, with the intent of limiting the new area to passive recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- The parcel has been purchased by DPR for open space and there is precedent to redesignate land for Open Space-Conservation when ownership changes.
- The parcel is adjacent to parcels already designated Open Space for Sycamore Park/Sycamore Canyon Preserve/Goodan Ranch.

APN

324-070-29, 324-011-15, 324-040-07, and 324-040-08

LAND USE CLEAN-UP

LS306

Proposed Change: Redesignate three parcels from Semi-Rural 4 (SR-4) to Open Space-Conservation (OS-C) and rezone from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property DescriptionProperty Owner:

County of San Diego

Property Size:

3 parcels (40 acres)

Location/Description:

South of Interstate 8 and adjacent to the existing Flinn Springs County Park

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

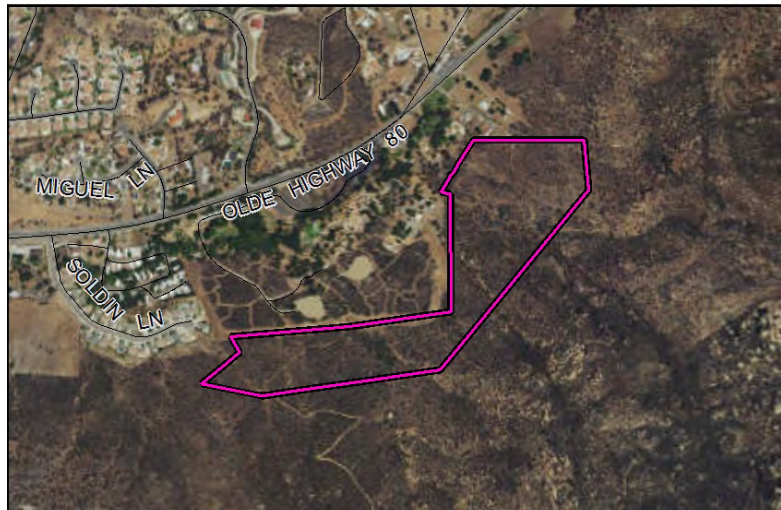
Scenario	Designation	DU's
Existing General Plan	SR-4	10
Proposed Change	OS-C	0
GP Update Analyzed	SR-4	10

Zoning

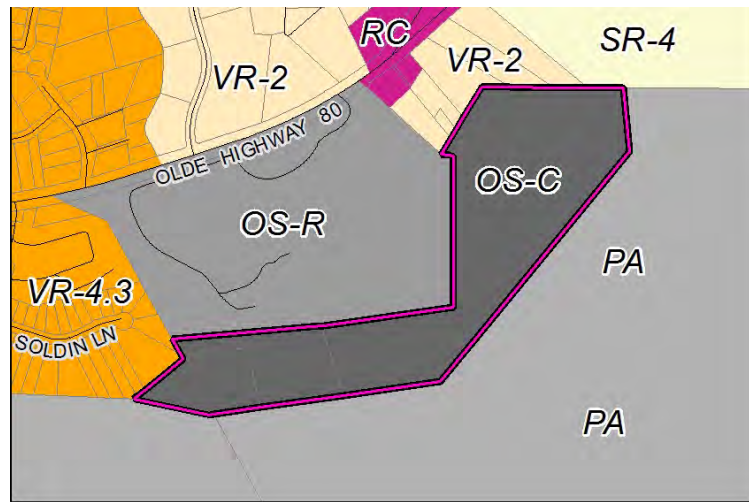
Scenario	Designation
Existing	A70
Proposed	S80

Note:

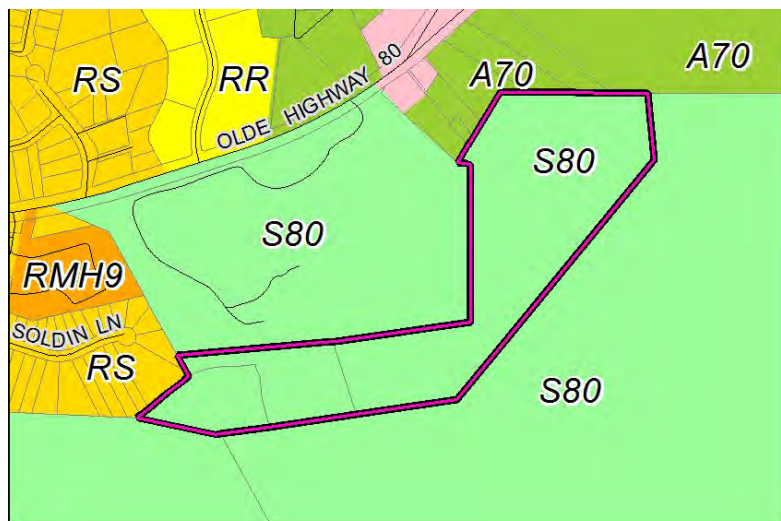
¹Lakeside CPG Minutes of 7/19/2017



Aerial Photo



Proposed General Plan Designation



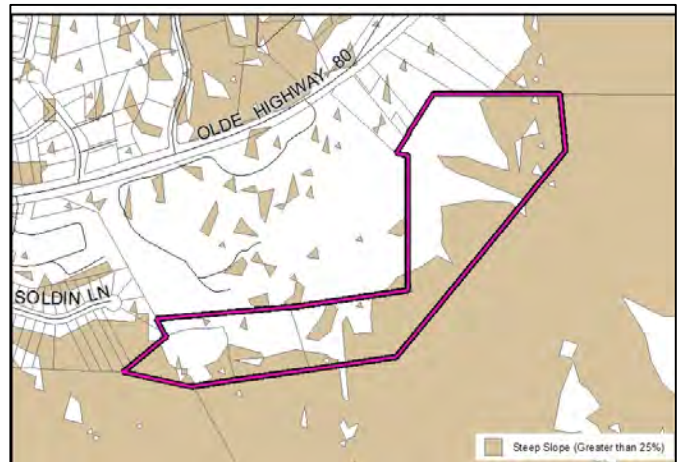
Proposed Zoning Designation

LAND USE CLEAN-UP

LS306



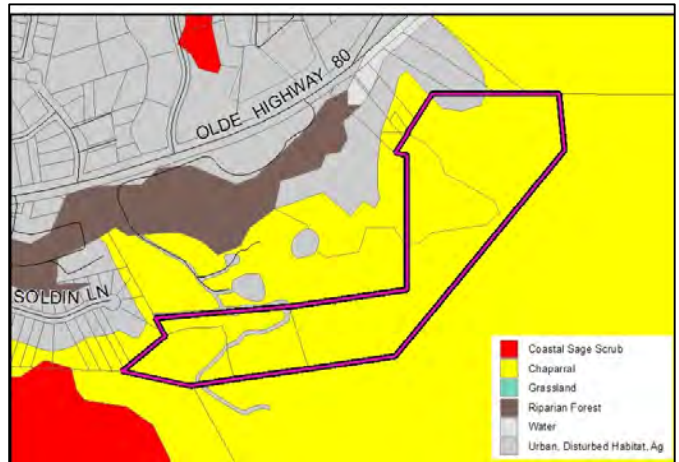
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

LS306 consists of three parcels, totaling 40 acres, which were recently purchased by the County Department of Parks and Recreation DPR. DPR requested the land use designation be changed from SR-4 to OS-C and the zoning from A70 to S80. This acquisition adds additional acreage to the existing Flinn Springs Park, with the intent of limiting the new area to passive recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- The parcel has been purchased by DPR for open space and there is precedent to redesignate land for Open Space-Conservation when ownership changes.
- The parcel is adjacent to parcels already designated Open Space for Flinn Springs Park.

APN

399-010-09, 399,010-10, and 399-010-11

Wednesday, July 5, 2017

FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

Regular Meeting

Lakeside Community Center
9841 Vine Street, Lakeside, CA 92040

FINAL MEETING MINUTES
LAKESIDE COMMUNITY PLANNING GROUP
REGULAR MEETING
WEDNESDAY JULY 5, 2017

OPEN HOUSE (6:00 - 6:30pm)

Regular meeting session was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Lead by Joseph Kufa

Quorum reached with 11 present

Present: Seat 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery, Secretary; Seat 6-Josef Kufa; Seat 7- Sarai Johnson; Seat 8-Nathan Thompson; Seat 10-Milt Cyphert, Chair; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee.

Absent: Seat 1-John Neumeister; Seat 9- vacant; Seat 11- Thomas Martin; Seat 15-currently vacant

Late:

Public present: Approximately 16 community members present. 4 community members signed in for open forum

APPROVAL OF THE MINUTES for the meeting of: June 7, 2017 and May 17, 2017

ACTION:

ON MOTION by Steve Robak, seconded by Mike Anderson, the LCPG approved the minutes for the meetings of May 17, 2017 and June 7, 2017 as written.

Ayes: (11)

Nays:

Abstain:

ANNOUNCEMENTS

1. **NOTICE:** Audio Recording - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting a copy to get more information on the issues discussed can request a copy of the audio

OPEN FORUM

- A. Todd Owens asked at the Coffee with Diane Jacob meeting who is helping pick up trash. Todd raised his hand to be on the Community Advisory Group (CAG). The group decided to do a "cleanup Lakeside". Saturday a group of concerned

citizens will be going out to a couple streets to do a trash cleanup. A flyer was passed out. All who want to volunteer are welcome. Lakeside Chamber of Commerce had a presence at the meeting and is aware of the effort

COUNTY PRESENTATIONS

1. SUBJECT:

General Plan 2017 cleanup items and changes. The County is seeking input from the public.

OVERVIEW:

Nick Gustafson presented the General Plan cleanup items and changes. In Lakeside, there are five land use changes, a mobility change, and two changes of limitation. These are the same changes as presented in the past. LS302 was purchased by Endangered Habitat Conservancy who is requesting a Land Use zoning regulation change from SR1 to VR15 open space conservation and change zoning from A70 to S8.

- A. Janis Shackleford wrote a letter to the county on LS302. Comments are due by July 31, 2017.

As proposed LS302 will have a significant and potentially unmitigated environmental impacts and is not consistent with various policies appearing in the land use element, the safety element, and the mobility element of the County's General Plan. Further environmental analysis is required, and mitigations must be proposed and incorporated prior to the revision of zoning and General Plan designations for this site. Per the documents on the County web site all twenty-two land use proposed changes have a fire hazard severity zone map. LS302 is missing the fire hazard severity zone map. This rezone will essentially preserve a major fire hazard to an existing residential area to the East, North and South of these parcels. A wildland, urban interface is being created. New development is required to accommodate that. This project as proposed is open space right up to the edge of the residential; this needs to be mitigated. The mobility issue needs to be mitigated or there will be a significant and unmitigated impact to the community trails pathways. Would like the planning group to support the other changes but not support LS302, as proposed, at this time.

ACTION:

ON MOTION by Brian Sesko, seconded by Karen Ensall, the LCPG DENIED LS302 General Plan changes based on board member comments, fire hazard, and non-compliance with county trails

Ayes: (11)

Nays:

Abstain:

ACTION:

ON MOTION by Deborah Montgomery, seconded by Karen Ensall, the LCPG approved all EXCEPT LS302 General Plan changes as presented

Ayes: (11)

Nays:

Abstain:

PUBLIC HEARING

2. SUBJECT:

Tree removal located at 10626 Palm Row Drive, Lakeside.

OVERVIEW:

SDG&E requesting to remove a pepper tree located in SDG&E right of way. The tree has had multiple limb failures

ACTION:

ON MOTION by Steve Robak, seconded by Nathan Thompson, the LCPG approved the tree removal

Ayes: (11)

Nays:

Abstain:

3. SUBJECT:

Tentative parcel map approval, PDS 2016-TPM-21238-PDS-PLN, located at West Hills Rd. and West Hill Terrace

OVERVIEW:

Proponent not present

ACTION:

Will contact proponent and reschedule

4. SUBJECT:

Cell phone site, SD0845 AT&T 67/Bradley, PDS2017-ZAP-17-004, located at Hwy 67 and Bradley at 1467 N. Magnolia Ave., El Cajon

OVERVIEW:

Chris Harrison, representing AT&T, presented the project. Proposal is for a 60-foot mono eucalyptus tree with 12 antennas; which complies with the zoning height limits. 24 RRUs, 4 surge suppressors, 3 WCS filters, an equipment shelter and other ancillary equipment.

It is in a preferred zone, M54. The site is already fully developed. Design fits in with the surrounding area. The project is working to comply with the items from the County that are listed in the scoping letter.

ACTION:

ON MOTION by Brian Sesko, seconded by Steve Robak, the LCPG approved the cell phone site providing the applicant complies with all issues of the scoping letter

Ayes: (11)

Nays:

Abstain:

5. SUBJECT:

Major use permit, PDS2017-MUP-84-035W1, APN: 392-030-31-00, 12624 Willow Rd., Lakeside

OVERVIEW:

Upgrade existing, permitted, assisted living home from 12-beds to 15-beds. Add a 4 bedroom, 1 bath home and storage. Upgrade septic from 2000 gallons to 3000 gallons.

Michelle Sable spoke against the project.

Proponent was not present

ACTION:

Milt Cyphert will contact the County and the proponent to find out why they weren't present

GROUP BUSINESS

1. Annual CPG training:
 - a. No discussion
2. Members Attendance review:
 - a. No attendance issues
3. Correction of March 2017 minutes regarding La Mesa RV

ACTION:

ON MOTION by Julie Bugbee, seconded by Steve Robak, the LCPG approved the correction to the March Meeting minutes, Public Hearing #2, PDS2017-STP-99-055W2, La Mesa Rv.

The minutes stated that the motion was to approve a sign waiver. The motion was to approve the site plan as presented and passed 9 for and 2 against

Ayes: (11)

Nays:

Abstain:

4. Voting on new Group appointee candidates:

OVERVIEW:

Two applications were submitted for open appointee positions and are in with the County

Michael Evans, seat 15, withdrew

Marty Barnard, seat 9, was present and introduced herself

ACTION:

ON MOTION by Karen Ensall, seconded by Steve Robak, the LCPG approved Marty Barnard's application for seat 9

Ayes: (11)

Nays:

Abstain:

SUBCOMMITTEE REPORTS

A. Design Review Board (DRB):

- i. Approved the design for the assisted living home on Willow Rd.

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

- i. There will be a Trail meeting Aug. 2, 2017 at 5:30pm at the Lakeside Community Center

D. CIP:

- i. Meetings are held monthly, next one is Sept. 5, 2017

E. PLDO

- i. No discussion

ADJOURNMENT OF MEETING: 7:36pm

Next Meeting Date: Wednesday, August 2, 2017, starting at 6:30

Deborah Montgomery, Secretary
Lakeside Community Planning Group
lakesidecpg@gmail.com

Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error, if you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

LAND USE CLEAN-UP

NCM301

Proposed Change: Reduce the minimum lot size for one parcel from 15,000 sf to 10,000 sf

Basis for Change: Mapping Error – Minimum lot size is inconsistent with the General Plan designation

Community Recommendation	No Vote
Opposition Expected	Yes

Property Description

Property Owner:

Tullis Kimberly L 2015 Trust

Property Size:

1 parcel (1.8 acres)

Location:

North of Meadowlark Ranch Road. South of Meadowlark Ranch Circle and west of S. Rancho Santa Fe Road.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

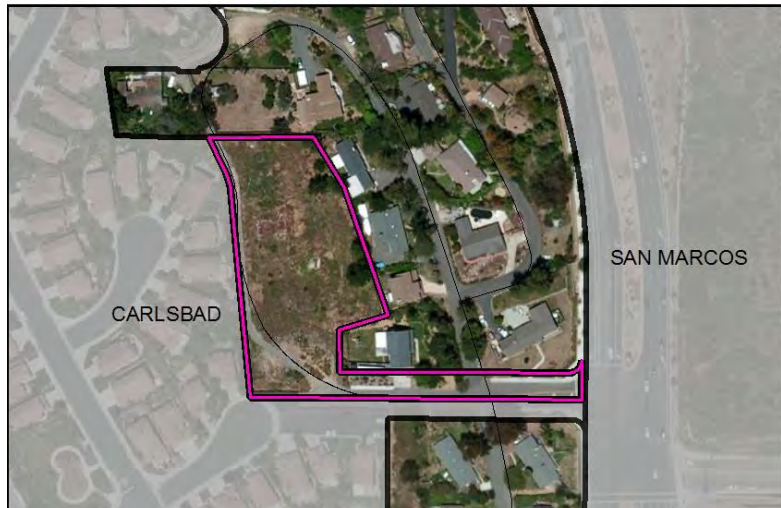
- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

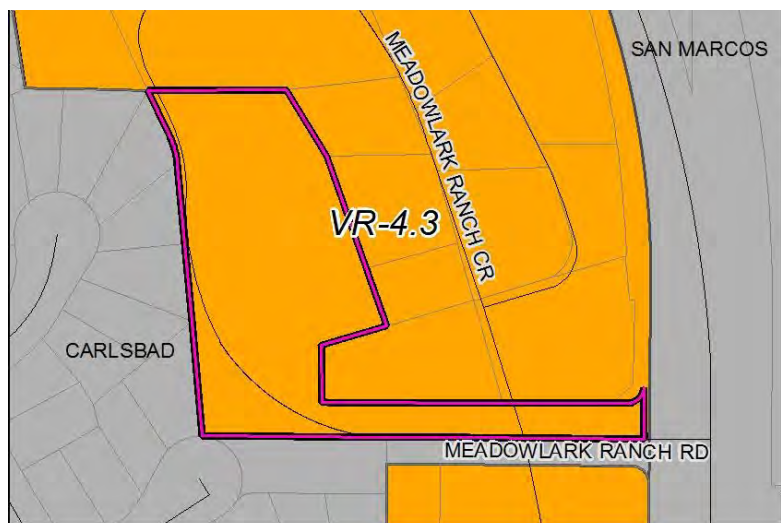
General Plan		
Scenario	Designation	DU's
Existing General Plan	VR-4.3	7
Proposed Change	No change	N/A
GP Update Analyzed	VR-4.3	7
Zoning		
Scenario	Designation	
Existing	RS	
Proposed	N/A	

Summary of Development Designator Changes:

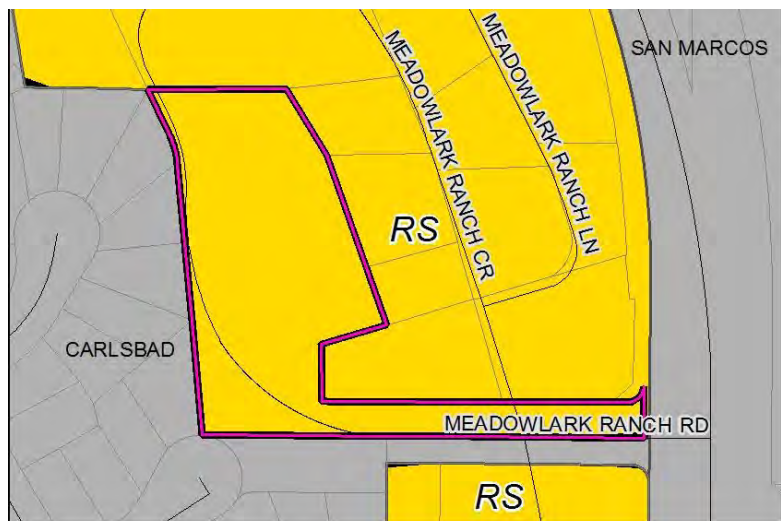
- Change the minimum lot size from 15,000 sf to 10,000 sf



Aerial Photo



Current General Plan Designation



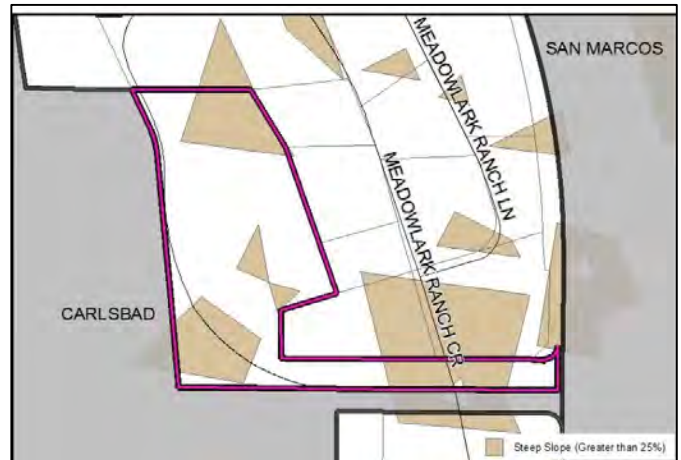
Current Zoning Designation

LAND USE CLEAN-UP

NCM301



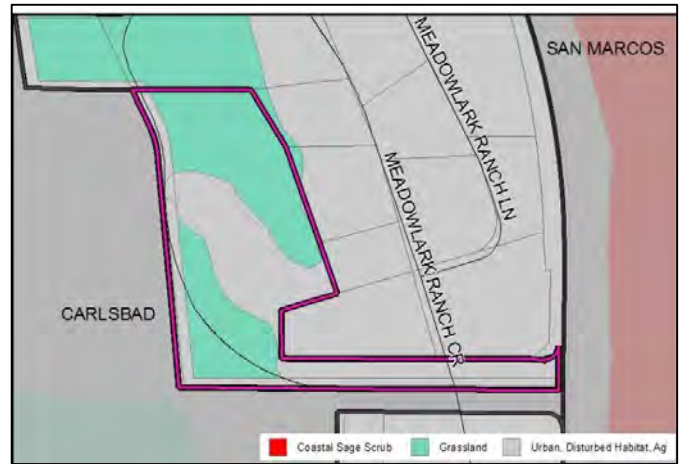
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

NCM301 consists of one parcel, totaling 1.8 acres. The proposal would reduce the minimum lot size from 15,000 sf to 10,000 sf to be consistent with the GP designation. This parcel is zoned RS with a minimum lot size of 15,000 sf. The parcel has a GP designation of VR-4.3 which allows for 4.3 units per gross acre. However, this minimum lot size only yields 2.9 dwelling units per gross acre ($43,560 \text{ square feet} / 15,000 \text{ square feet} = 2.9 \text{ dwelling units per gross acre}$). This dwelling unit yield per gross acre is inconsistent with VR-4.3 which allows 4.3 dwelling units per gross acre. Reducing the minimum lot size to 10,000 sf would yield dwelling units per gross acre that is consistent with the GP designation of RS. $43,560 \text{ square feet} / 10,000 \text{ square feet} = 4.3 \text{ dwelling units per gross acre}$.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. *Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

The proposal to reduce the minimum lot size is consistent with policy LU-1.3 based on the following:

- A 10,000 sf minimum lot size is consistent with other VR-4.3 in the County.
- Property owners would not be able to achieve the VR-4.3 density potential with the current minimum lot size of 15,000 sf if they subdivided the property.

APN

222-160-29-00

LAND USE CLEAN-UP

NM301

Proposed Change: Redesignate three parcels from Rural Lands 80 (RL-80) to Open Space-Conservation (OS-C) and rezone from A72 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	No Vote
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Opposition Expected	No
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Property DescriptionProperty Owner:

County of San Diego

Property Size:

3 parcels (178 acres)

Location/Description:

Directly west of Interstate-79 and east of Santa Ysabel Reservation.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

○ Steep Slope (Greater than 25%)

◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones

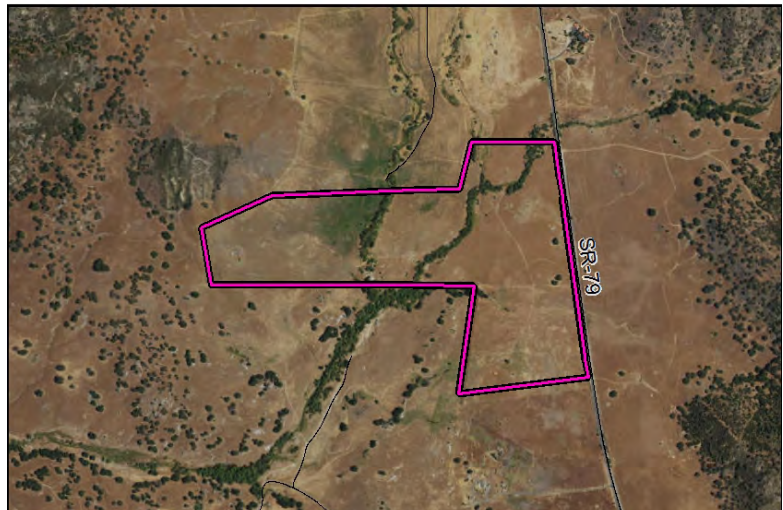
Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-80	2
Proposed Change	OS-C	0
GP Update Analyzed	RL-80	2

Zoning

Scenario	Designation
Existing	A72
Proposed	S80

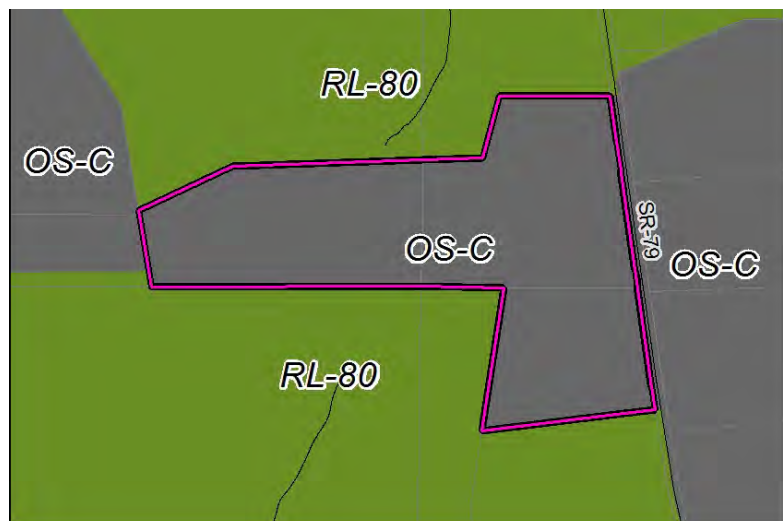
Note:



Aerial Photo



General Plan Designation



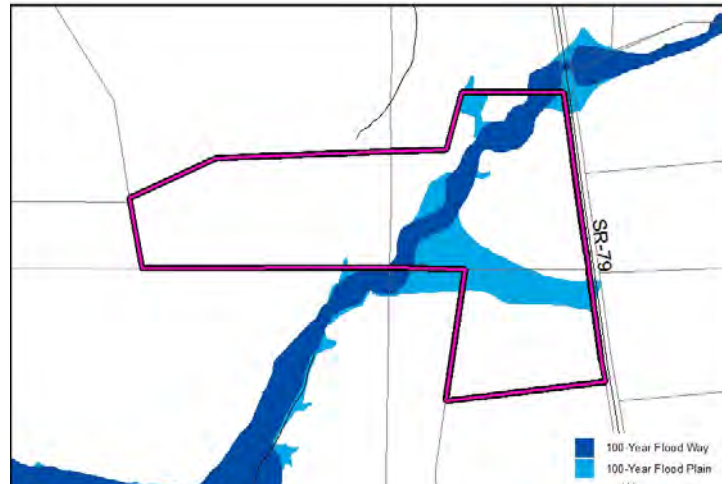
Proposed General Plan Designation

LAND USE CLEAN-UP

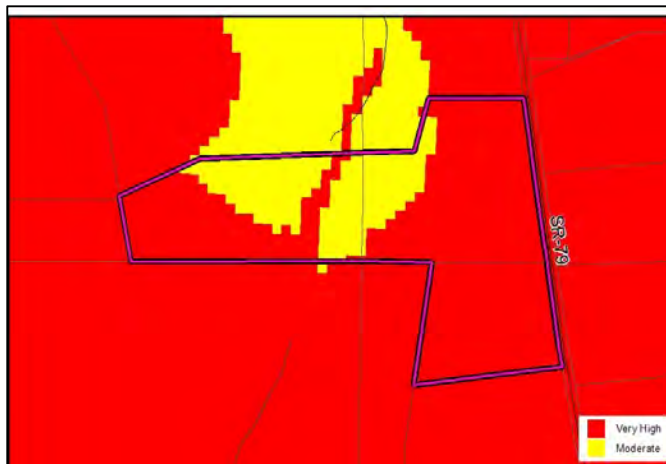
NM301



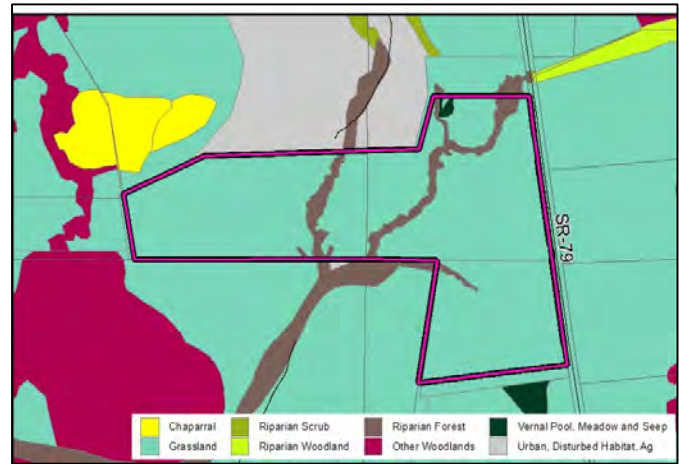
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Vegetation

Context

NM301 consists of three parcels, totaling 178 acres, which were recently purchased by the County Department of Parks and Recreation (DPR). DPR is requesting the land use designations be changed from RL-80 to OS-C and the zoning be changed from A72 to S80.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- This acquisition would add acreage to the existing Santa Ysabel Preserve, which is centrally located within the community and adjacent to Village Residential designations.

APN

247-160-07, 247-100-17, and 247-080-08

LAND USE CLEAN-UP

PP301

Proposed Change: Rezone two parcels from Indian Reservation to A70

Basis for Change: Mapping Error – Not within the Indian Reservation

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property Description

Property Owner:

North American Granite Inc.

Property Size:

2 parcels (80 acres)

Location:

1.5 miles north of Highway 76 and Marion Canyon, adjacent to Pala Reservation.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-40	2
Proposed Change	No change	N/A
GP Update Analyzed	RL-40	2

Zoning

Scenario	Designation
Existing	Indian Reservation
Requested	A70

Summary of Development Designator Changes:

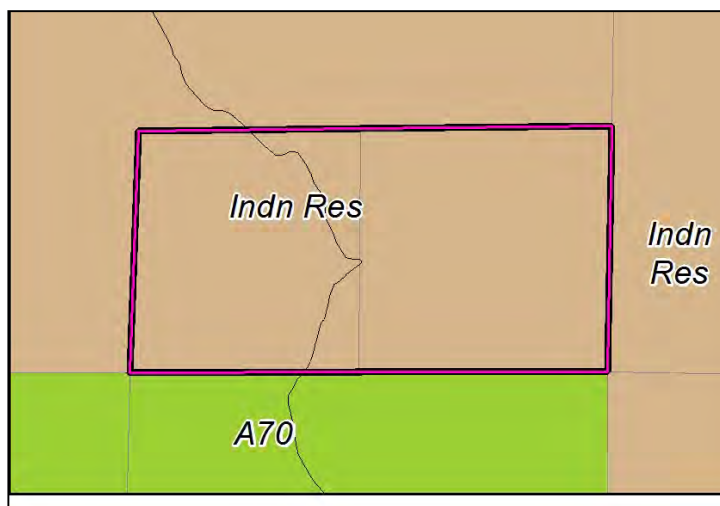
- Change minimum lot size from "none" to "8 acres"
- Change height from "none" to "G"
- Change setback from "none" to "C"

Note:

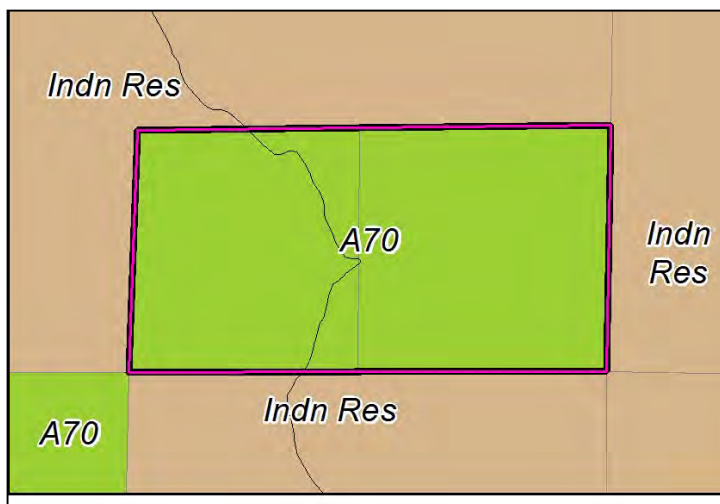
¹Pala Pauma CPG Minutes of 7/10/2017



Aerial Photo



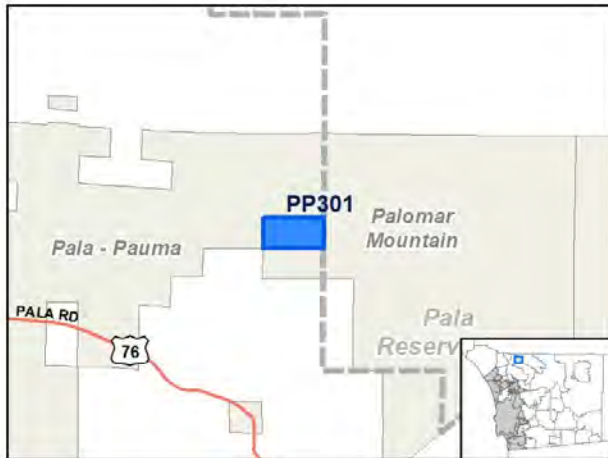
Current Zoning Designation



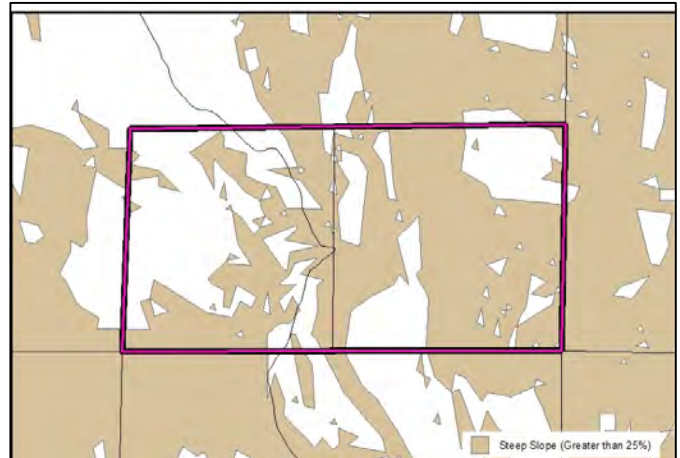
Proposed Zoning Designation

LAND USE CLEAN-UP

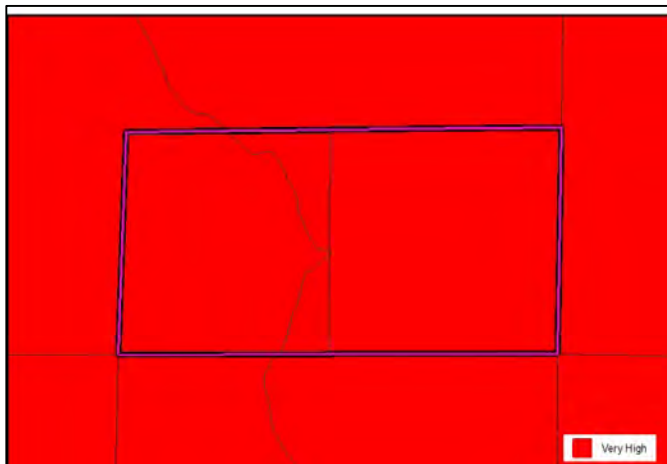
PP301



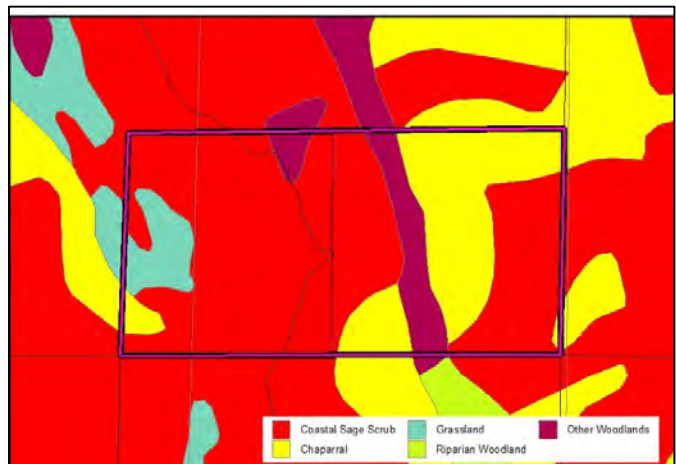
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

PP301 consists of two parcels, totaling 80 acres, and is a proposed correction related to a zoning inconsistency. Both parcels are designated RL-40 with Indian Reservation zoning. The parcels are not located on Indian Reservation lands. The proposal would change the current zoning from Indian Reservation to A70, making the zoning and land use consistent.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The proposal to reduce the minimum lot size is consistent with policy LU-1.3 based on the following:

- The zoning is incorrect and inconsistent with the land use designation of RL-40.

APN

111-030-07-00 and 111-030-08-00



**COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
SERVICES: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT RECOMMENDATION**

PROJECT NAME: General Plan Cleanup (Draft)

PROJECT CASE NUMBER(s):

PLANNING / SPONSOR GROUP NAME: Pala Pauma Comm. Sp. Group

Results of Planning / Sponsor Group Review

Meeting Date: July 10, 2017

A. Comments made by the group on the proposed project.

Support the cleanup efforts.

B. Advisory Vote: The Group ☒ Did or ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 4 Yes 0 No Abstain

C. Recommended conditions of approval:

None

Reported by: Brodley Am. Jr. Position: Chair Date: 7/11/17

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format):
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov.

PDS-534 PDS-534 (01/12)

LAND USE CLEAN-UP

PV301

Proposed Change: Remove the density information from the zone box for three parcels

Basis for Change: Mapping Error - Densities would only be in zone box for certain commercial designations

Community Recommendation	No Vote
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Opposition Expected	No
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Property DescriptionProperty Owner:

J&B Family LTD Partnership and United States of America

Property Size:

3 parcels (18 acres)

Location:

Along Sunrise Highway, north of Burnt Rancheria Circle, South of El Centro Terrace

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

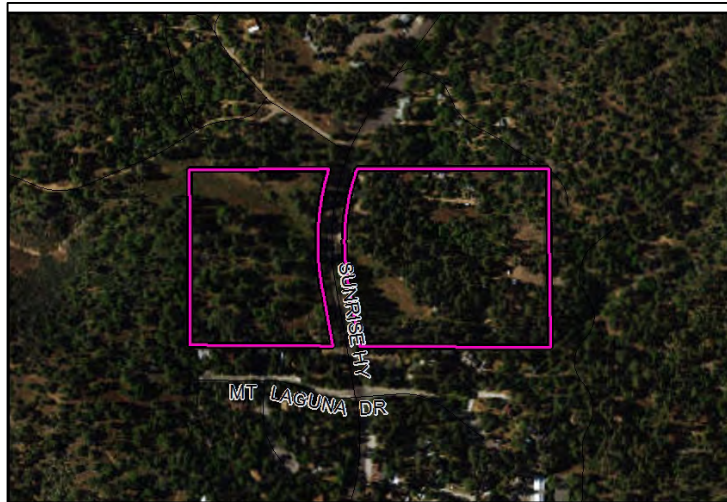
Scenario	Designation	DU's
Existing General Plan	RL-80	3
Proposed Change	No change	N/A
GP Update Analyzed	RL-80	3

Zoning

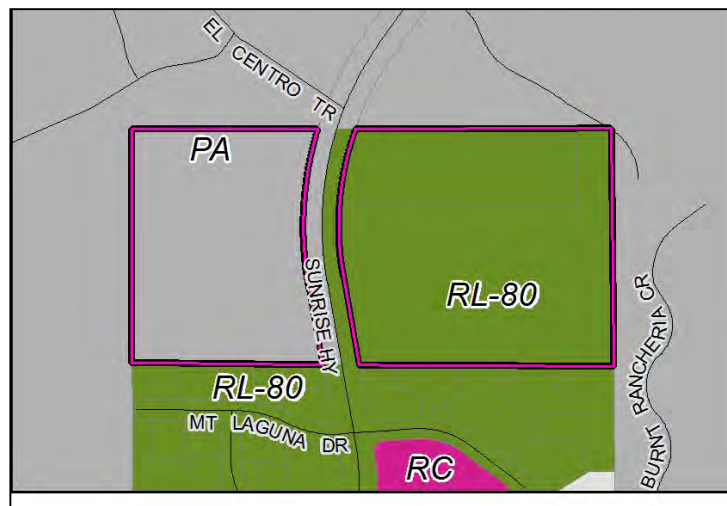
Scenario	Designation	Zone Box
Existing	S80	0.125
Requested	N/A	Remove

Summary of Development Designator Changes:

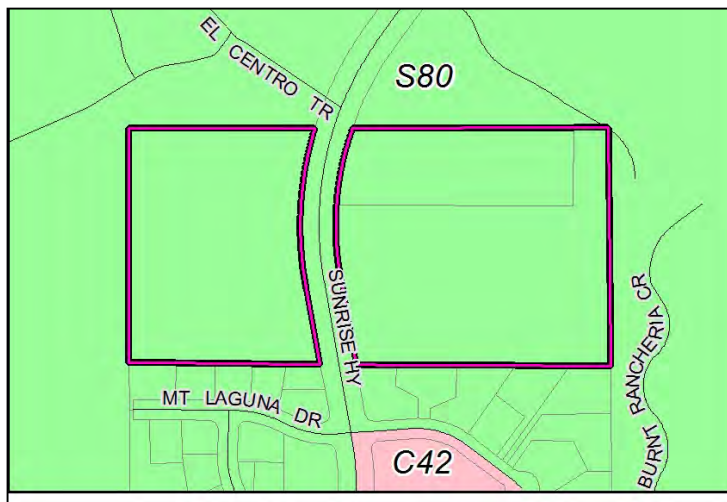
- Remove 0.125 density



Aerial Photo



Current General Plan Designation



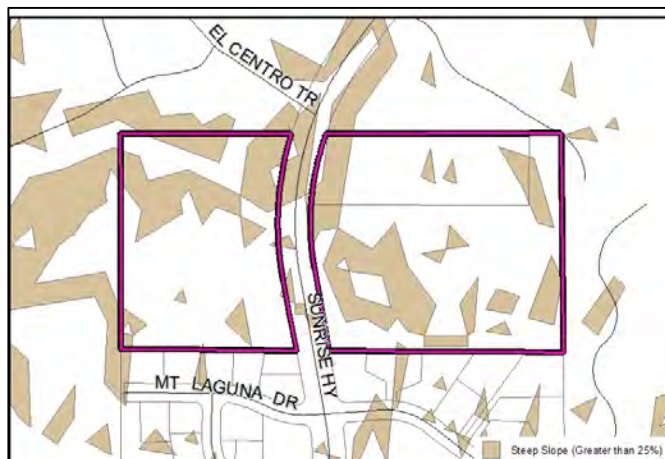
Current Zoning Designation

LAND USE CLEAN-UP

PV301



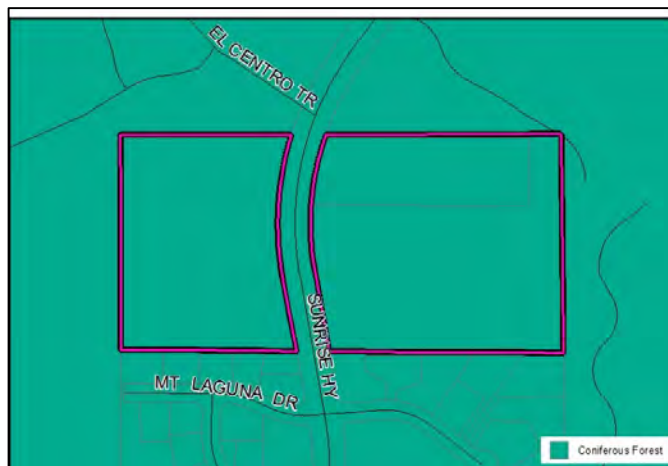
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

PV301 consists of three parcels, totaling 18 acres, and is a proposed correction of a zoning box error. There is no change necessary for GP designations; however the zoning box lists the density as 0.125. The proposed correction is to remove the density from the zone box as it should not contain density information.

General Plan Consistency

Policy LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation.

PV301 is consistent with policy LU-1.7 based on the following:

- The density is permitted by the land use designation, not the zone box.

APN

411-171-03-00, 411-171-02-00, and 411-171-01-00

LAND USE CLEAN-UP

SD301

Proposed Change: Redesignate one parcel from Open Space-Conservation (OS-C) to Semi-Rural Residential 10 (SR-10) and rezone from S80 to RR

Basis for Change: Mapping Error – Private ownership

Community Recommendation	Approved ¹
Opposition Expected	No

Property Description

Property Owner:

Fig Farm LLC

Property Size:

1 parcel (5.49 acres)

Location:

South of San Elijo Road between Rancho Santa Fe Road and Elfin Forest Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	OS-C	0
Proposed Change	SR-10	1
GP Update Analyzed	RL-20	1

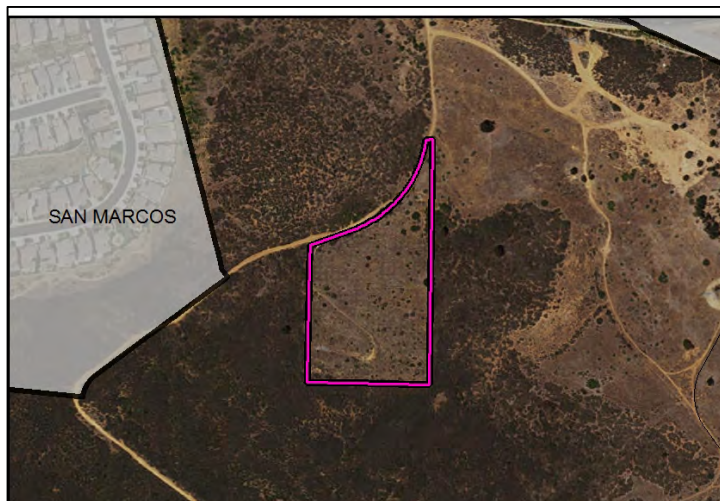
<i>Zoning</i>	
Scenario	Designation
Existing	S80
Requested	RR

Summary of Development Designator Changes:

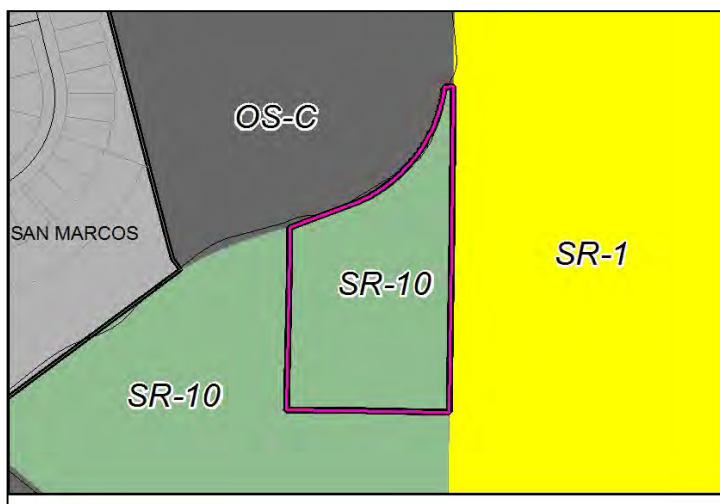
- Remove 0.25 density
- Change the regional category from "No Jurisdiction" to "Semi-Rural"

Note:

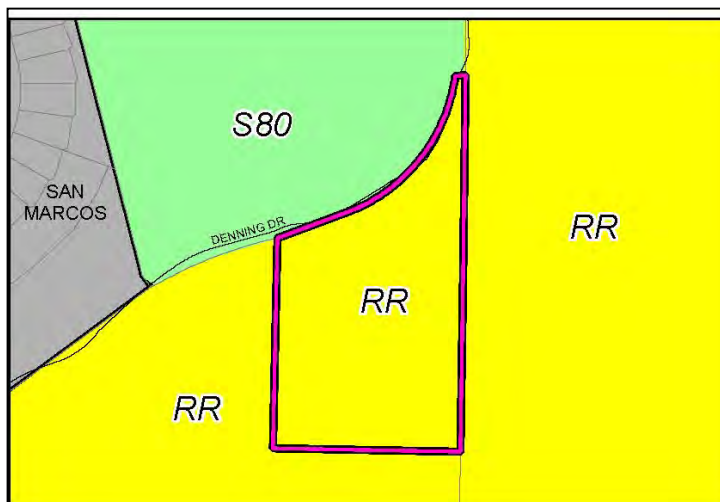
¹San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



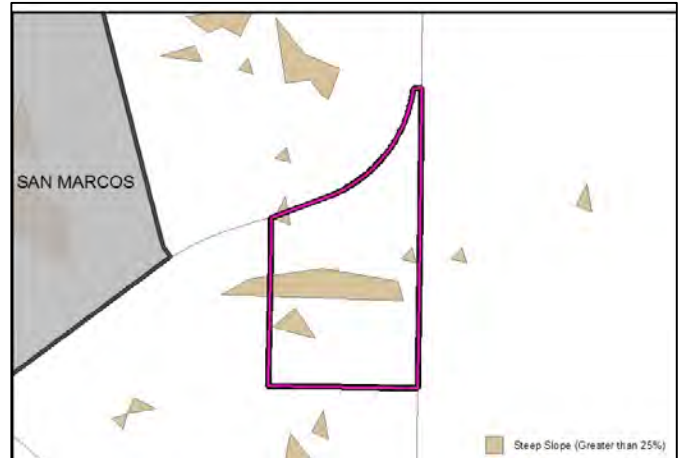
Proposed Zoning Designation

LAND USE CLEAN-UP

SD301



Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

SD301 consists of one parcel, totaling 5.49 acres. The parcel was mistakenly designated as OS-C during the General Plan Update. There are no open space easements on the property. The proposal is to change the land use designation to SR-10, and to change the Regional Category to Semi-Rural, reflecting the mapping of nearby lands. The zoning is proposed to be changed from S80 to RR for zoning consistency.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands. The SR-10 designation is consistent with policy LU-1.3 based on the following:

- The subject parcel is adjacent to property that is currently designated SR-10.
- The parcel is under private ownership, and was mistakenly designated as Open Space – Conservation in the General Plan Update.

APN

223-070-08

LAND USE CLEAN-UP

SD302

Proposed Change: Redesignate one parcel from Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C) and rezone from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (5 acres)

Location/Description:

Along Wild Willow Hollow, north of Olivenhain Reservoir, and southwest of Harmony Grove

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-20	1
Proposed Change	OS-C	0
GP Update Analyzed	RL-20	1

Zoning

Scenario	Designation
Existing	A70
Requested	S80

Note:

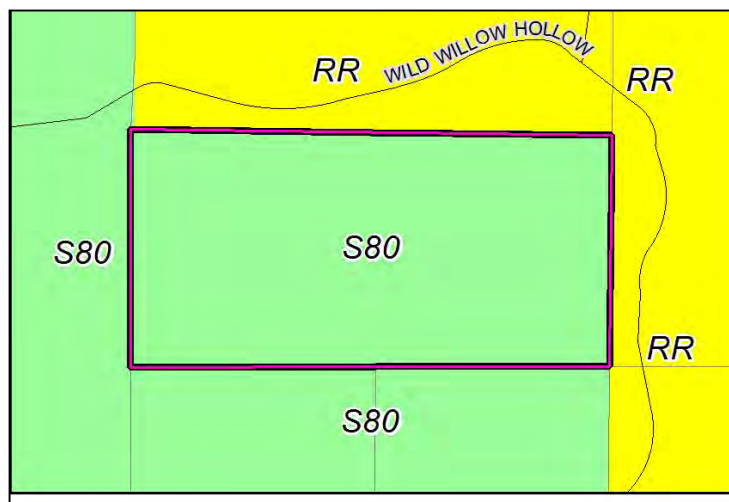
¹San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



Proposed Zoning Designation

LAND USE CLEAN-UP

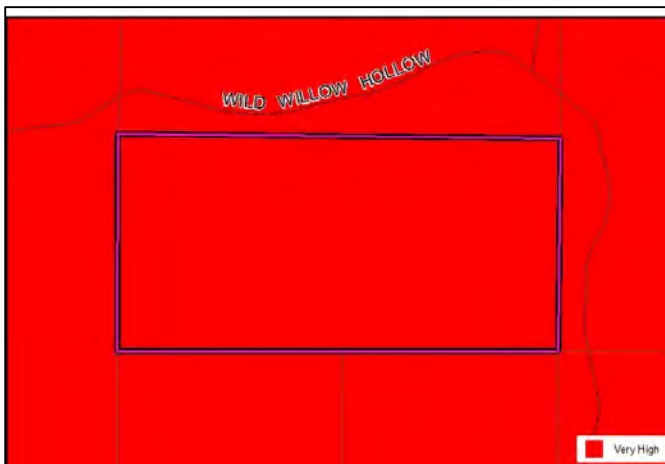
SD302



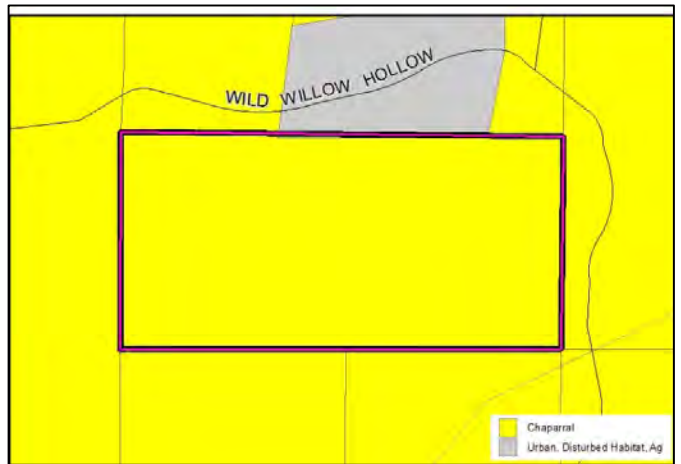
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

SD302 consists of one parcel, totaling 5 acres, which was recently purchased by the County Department of Parks and Recreation (DPR). DPR is requesting the land use designation be changed from RL-20 to OS-C and the zoning from A70 to S80 with the intent of limiting the new area to passive recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- This acquisition would add acreage of parkland to create opportunities for a broad range of recreational experiences.

APN

679-130-08

LAND USE CLEAN-UP

SD303

Proposed Change: Redesignate one parcel from Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C) and rezone from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation	Approved ¹
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Opposition Expected	No
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Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (14.27 acres)

Location/Description:

Directly east of Wild Willow Hollow and north of Harmony Grove Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	RL-20	1
Proposed Change	OS-C	0
GP Update Analyzed	RL-20	1

Zoning

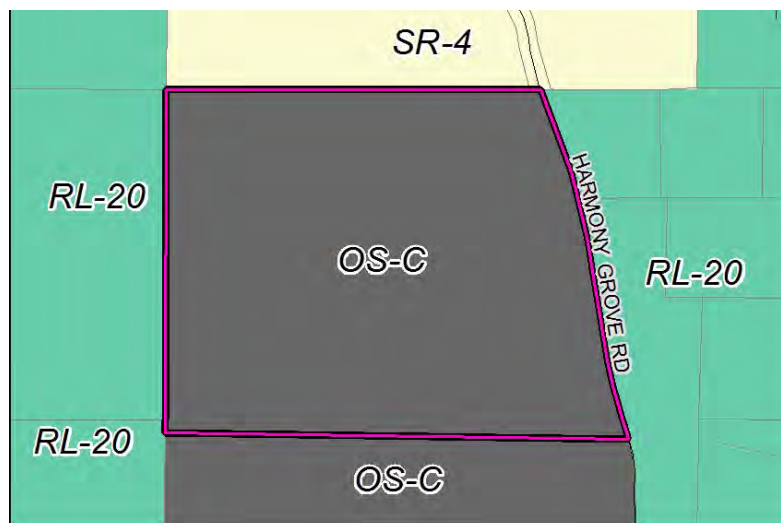
Scenario	Designation
Existing	A70
Proposed	S80

Note:

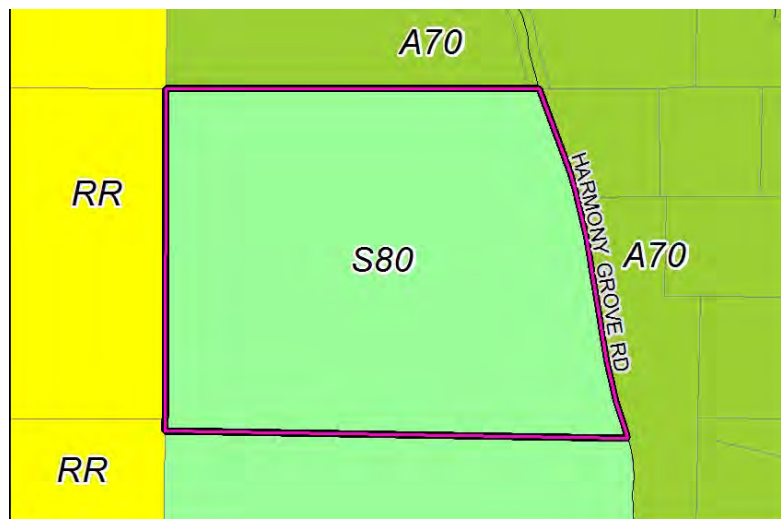
¹San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



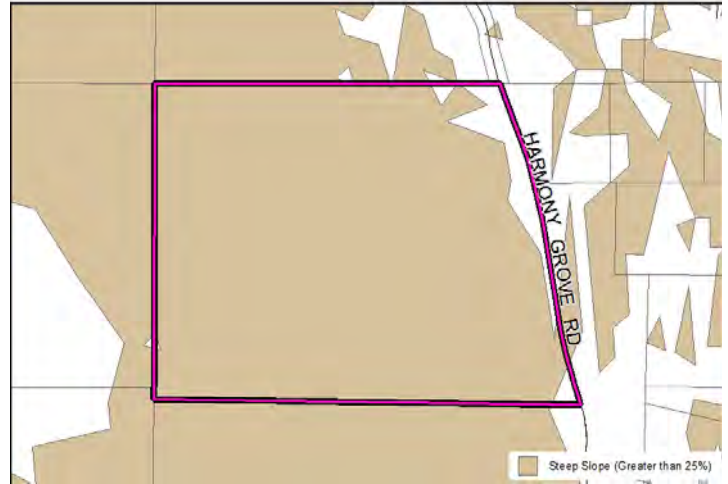
Proposed Zoning Designation

LAND USE CLEAN-UP

SD303



Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

SD303 consists of one parcel, totaling 14.27 acres, which was recently purchased by the County Department of Parks and Recreation (DPR). DPR is requesting that the land use designation be changed from RL-20 to OS-C and the property be rezoned from A70 to S80. This acquisition adds additional acreage to the existing Escondido Creek Preserve, with the intent of limiting the new area to passive recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- This acquisition would add acreage to the existing Escondido Creek Preserve, which is centrally located within the community and adjacent to Village Residential designations.

APN

238-011-23

LAND USE CLEAN-UP

SD304

Proposed Change: Redesignate four parcels from Open Space-Conservation (OS-C) to Public/Semi-Public Facilities and rezone from S80 to RR

Basis for Change: Mapping Error – Public Ownership

Community Recommendation	Approved ¹
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Opposition Expected	TBD
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Property DescriptionProperty Owner:

Olivenhain Municipal Water District

Property Size:

4 parcels (98.3 acres)

Location:

South of San Elijo Road between Rancho Santa Fe Road and Elfin Forest Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	OS-C	0
Proposed Change	Public/Semi-Public Facilities	0
GP Update Analyzed	OS-C	0

Zoning

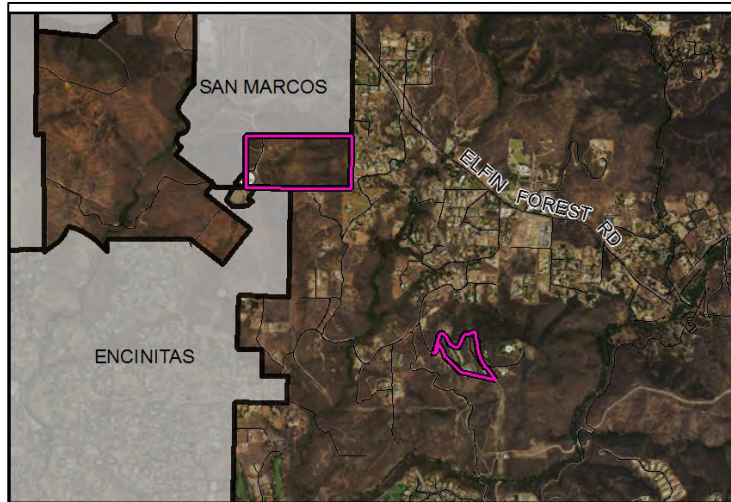
Scenario	Designation
Existing	S80
Proposed	RR

Summary of Development Designator Changes:

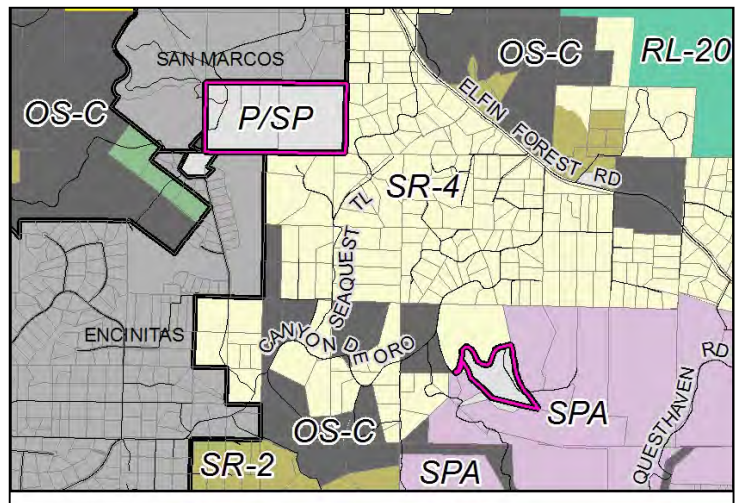
- Remove 0.25 density
- Change the regional category from "No Jurisdiction" to "Semi-Rural"

Note:

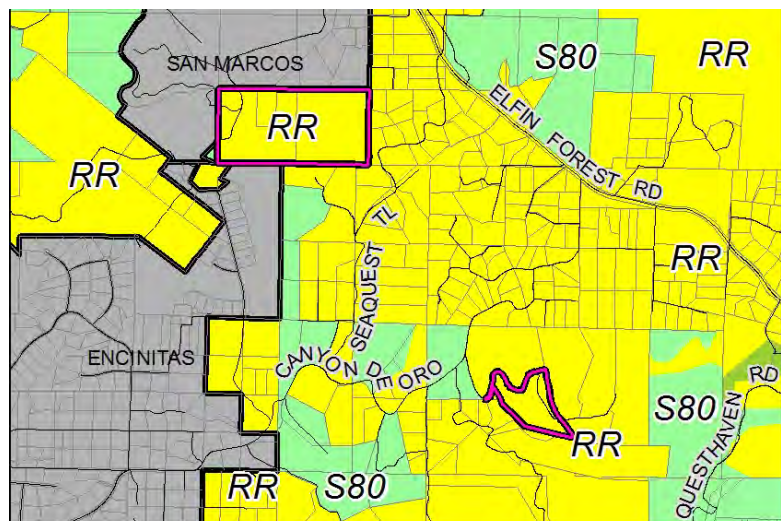
¹San Diego CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



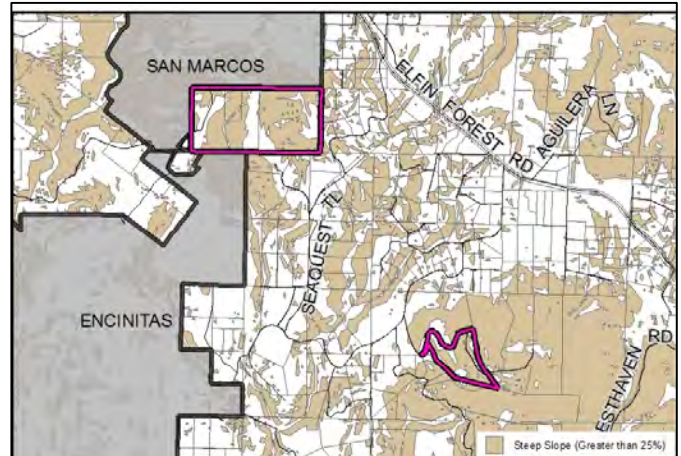
Proposed Zoning Designation

LAND USE CLEAN-UP

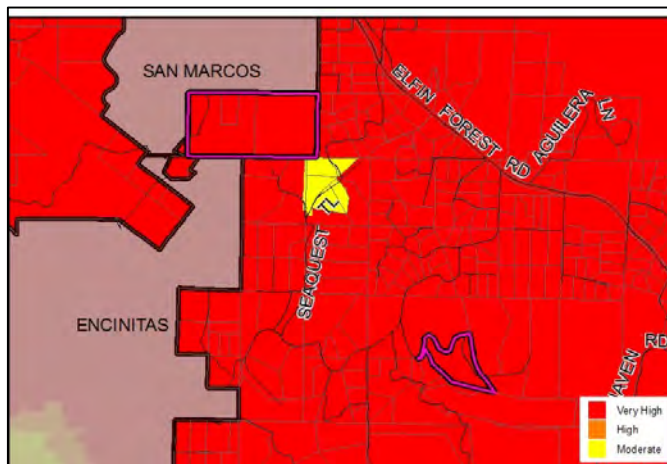
SD304



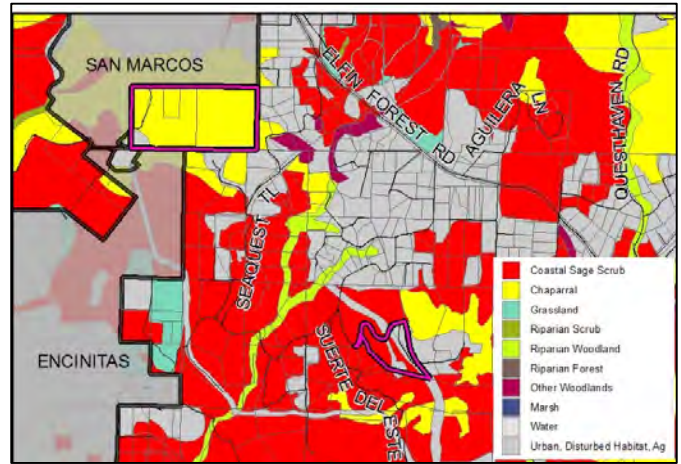
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

SD304 consists of four parcels, totaling 98.3 acres. The parcel was mistakenly designated as OS-C during the General Plan Update. The proposal is to change the land use designation to Public/Semi-Public Facilities, and to change the zoning from S80 to RR, reflecting the mapping of nearby lands.

General Plan Consistency

This proposal is consistent with the General Plan based on the following:

- The parcels are owned by Olivenhain Municipal Water District, which is one of the jurisdictions that should be designated as Public/Semi-Public Facilities according to page 3-17 of the Land Use element.

APN

223-082-04-00, 223-081-05-00, 223-081-04-00 and 264-041-27-00

LAND USE CLEAN-UP

SD305

Proposed Change: Redesignate six parcels from Semi-Rural Residential 2 (SR-2) to Open Space – Conservation (OS-C) and rezone from RR to S80

Basis for Change: Ownership change – Endangered Habitats Conservancy League

Community Recommendation ¹Approved

Opposition Expected No

Property Description

Property Owner:

Endangered Habitats Conservancy League

Property Size:

6 parcels (97 acres)

Location:

East of City of Encinitas, north of Escondido Creek, and southwest of Elfin Forest

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DUs
Existing General Plan	SR-2	36
Proposed Change	OS-C	0
GP Update Analyzed	SR-2	36

Zoning

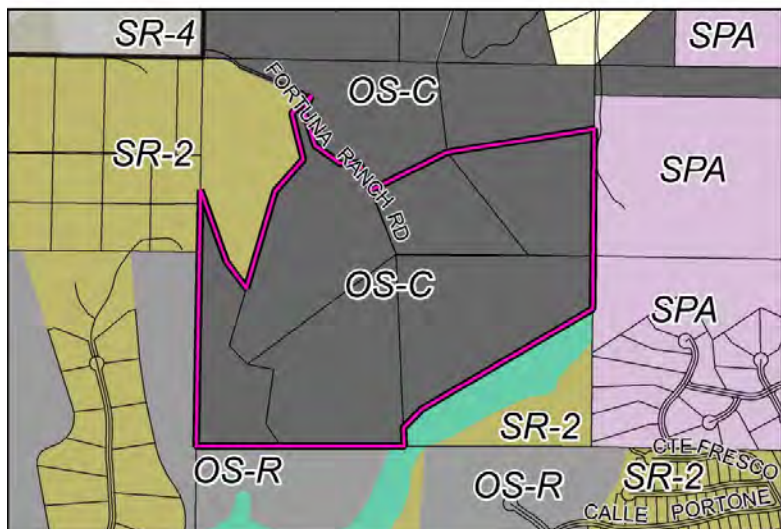
Scenario	Designation
Existing	RR
Requested	S80

Note:

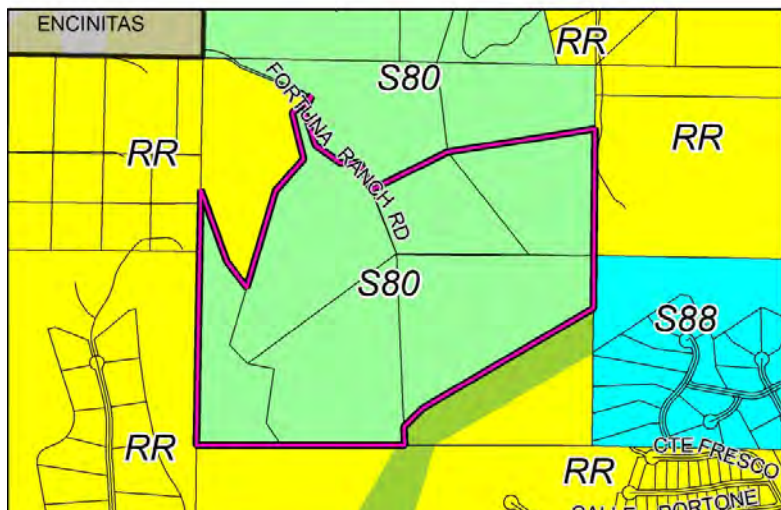
¹San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



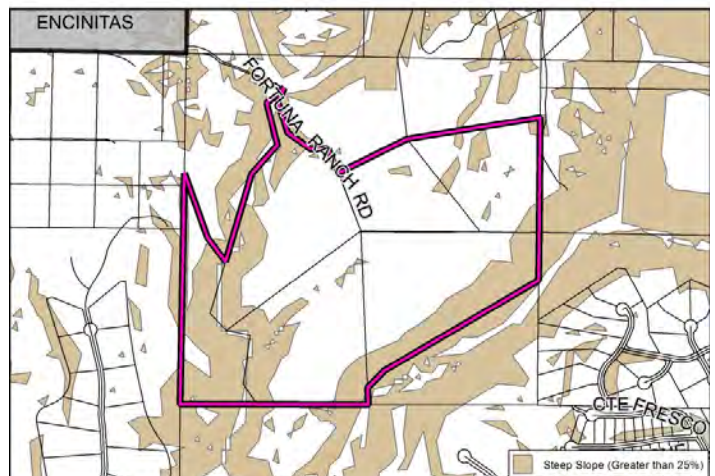
Proposed Zoning Designation

LAND USE CLEAN-UP

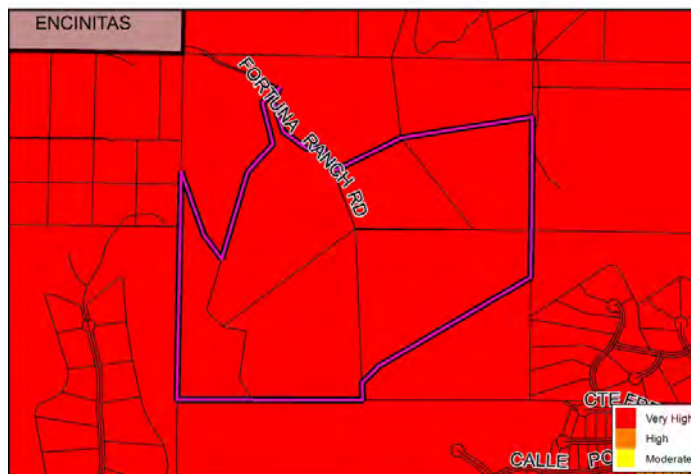
SD305



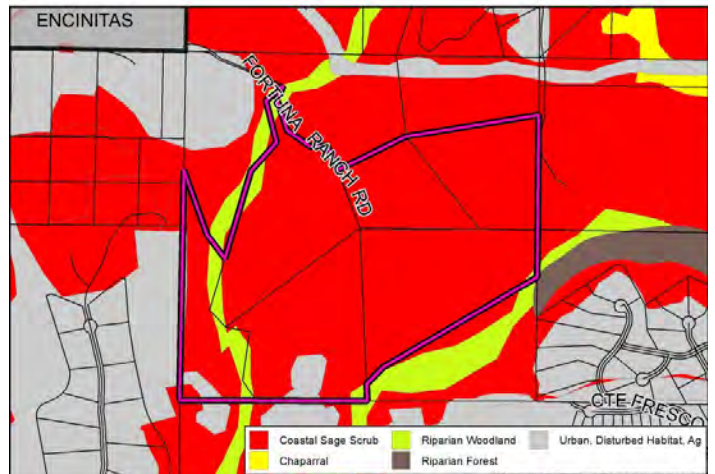
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

SD305 consists of six parcels, totaling 97 acres, and is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy League, conservancy league for the purpose of conservation. The proposal would redesignate the parcels to OS-C and change the zoning from RR to S80.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Endangered Habitats Conservancy League, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve currently undeveloped land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space – Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.
- The Open Space – Conservation designation is the appropriate designation based upon the language referenced above.

APN

264-104-04; 264-104-05; 264-104-12; 264-104-16; 264-104-17; 264-104-19

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

Minutes of Meeting

July 13, 2017

1. CALL TO ORDER: 7:03 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie, D. Willis, M. Hoppenrath, T. Parillo, S. Biszantz, N. Christenfeld, Steve Thomas (non-voting)
Absent: J. Arsivaud-Benjamin, J. Zagara, P. Fisch
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *D. Willis* reported that approval of new legislation will mean that thousands of cell sites and small cell phone equipment can be placed in public right-of-ways with no need for public hearings or planning group oversight. *L. Lemarie* said Bob Hall of RSF will present to the SDPG soon on their broadband fiberoptic project. *M. Hoppenrath* attended a Harmony Grove Village HOA meeting to provide information on the SDPG and several residents requested to be included on the distribution list. *T. Parillo* was disappointed by an earlier presentation to the SDPG concerning the dangerous intersection on Sun Valley Road. He felt it was misleading for the speakers to say that a serious accident resulting in the death of a horse and injury to the rider occurred at an intersection when in fact the accident occurred along a segment of the road. *D. Willis* complained about the presence of a utility box within the trail path on Sun Valley Road. *L. Lemarie* discussed the status of the project to underground the utilities in RSF: there are 39 districts and 50% plus 1 households in each need to approve their local undergrounding, and each district must raise \$2,000 for the initial study. A portion of property taxes from the Community Services District (CSD) can be used but *L. Lemarie* thinks this fund is currently out of money. *S. Biszantz* wanted to thank SDPG chair *D. Dill* for his efforts to engage the assistance of the Traffic Advisory Committee (TAC) on behalf of the residents of Whispering Palms. As if to highlight the problem, there was a recent accident at the problem area on the road. *S. Biszantz* reports that the problem road segments will be painted red by the County.
5. GENERAL PLANNING ITEMS:
 - A. **SDG&E Rancho Santa Fe Planned Distribution Upgrade.** This project will upgrade SDG&E lines from 4kv to 12kv. SDG&E crews will be installing new wire on a few branches to bring some of the old wire up to standard and are reconductoring one of the backbone sections to provide adequate load and tie capacity. The voltage upgrade will increase reliability in the Rancho Santa Fe area. The pole upgrades will be discussed at the next SDPG meeting. SDG&E representative *Joe Gabaldon*, Regional Public Affairs Manager (858-650-6121) and other SDPG staff discussed the project schedule: phase I July 2017 to Dec 2017 will be construction of a new control shelter and phase II, Jan 2018 to Nov 2018 will be to install new equipment. New infrastructure will use SCADA (supervisory control and data acquisition) technology that will involve the same costs but provide better reliability. The area for this upgrade serves about 4,000 customers. *L. Lemarie* and *T. Parillo* were urged to contact other SDG&E managers to discuss the undergrounding of utility poles.
 - B. **017 General Plan Update in San Dieguito Planning Area.** The General Plan "Clean-up" items for the SDPG area were briefly discussed. This Draft Clean-Up Plan is now in a 45-day public review period that ends on July 31st. County PDS Land Use/Environmental Planner *Josh Menvielle* ([858-495-5451](tel:858-495-5451)) discussed the proposed changes: one Clean-Up item involved a change from isolated open space to semi rural-10; two others were from RL-20 to open space, one parcel owned by a utility was changed from open space to public lands, and the last was a 6-parcel group going from SR-2 to open space. Also, one mobility element update was to correct the name of Harmony Grove Village Parkway (currently shown as Lariat Drive), and two updates to the Implementation Plan. Link to the full draft plan and a summary of the Implementation Plan changes: <http://www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html>

Motion: By D. Dill, second by N. Christenfeld, to approve as presented.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2016-TPM-21243, APN 265-260-20-00.** Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots. Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant's representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961. **Continued to Aug 10th**
- B. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, [760-744-3133](tel:760-744-3133); Project Representative: Michael Levin, Excel Engineering, [760-745-8118](tel:760-745-8118); PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. *D. Dill* will continue this item until the County can investigate the failure of the affected homes and provide more information to the group. **Continued to Aug 10th**
- C. **PDS2017-TM-5278TE Anderson Tentative Map Time Extension.** One 18.98 parcel proposed subdivision into 5 lots ranging from 2 to 8 acres, located at 20252 Elfin Forest Road, Elfin Forest, CA 92029, APN 679-100-12. Applicant: Eric Anderson, 760-471-1464; Project Contact: KARN Engineering & Surveying, Inc., 760-728-1134; PDS Planner: Lori V. Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-736-4333. **Continued to Aug 10th**
- D. **PDS2016-MUP-16-016, APN 267-161-05.** Application for major use permit to install 12 panel antennas, 9 RRUs and 5 Raycaps within a new 41' tall monoecalyptus at 17576 Via Del Bravo, Rancho Santa Fe, to allow T-Mobile to relocate their antennas from a monopalm. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancom Inc, [760-716-4833](tel:760-716-4833); PDS Planner: Morgan Norville, Morgan.Norville@sdcounty.ca.gov, [858-495-5329](tel:858-495-5329); SDPG member: Don Willis, [858-922-4227](tel:858-922-4227). **Continued to Aug 10th**
- E. **PDS2017-AD-17-019 Phillips Barn Administrative Permit.** Located at 9556 Del Dios Highway in proximity to Mt. Israel Road and Rancho Drive, APN 272-160-70-00. Proposed oversized structure; exceeds 24-foot height requirement and 25% square foot limit for detached accessory building. Owner: Jeff Phillips, [858-232-2352](tel:858-232-2352); Applicant Contact: Patrick Kornman, [858-792-5906](tel:858-792-5906); PDS Planner: Sean Oberbauer, [858-495-5747](tel:858-495-5747); SDPG member: Nicholas Christenfeld, [760-741-1953](tel:760-741-1953). The group believed that the barn was well designed and matched the existing house. The barn would be hidden from view by existing vegetation and topography, and there were no complaints from the neighbors.

Motion: By N. Christenfeld, **second** by T. Parillo, to approve as presented.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

- F. **Hamerslag Tentative Parcel Map; PDS2015-TPM-21232; PDS2015-ER-15-08-023** Public Disclosure Notice Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act (CEQA). Public Review ends on July 21, 2017. Project consists of lot split to create 2 lots on 7.13 acres located at 17445 Via de Fortuna, Rancho Santa Fe. APN 266-110-04-00 Applicant: Michael Smith for Steve & Jean Hamerslag, [858-259-8212](tel:858-259-8212) x110; PDS Planner: Marisa Smith, [858-694-2621](tel:858-694-2621); SDPG Member: Tim Parillo, [415-238-6961](tel:415-238-6961).

Motion: By D. Dill, **second** by T. Parillo. After review of notes, the group has no comments to be submitted.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

- G. **PDS 2017-STP-17-012. Bridges lot 44.** APN 264-650-04. Continuation/follow-up of item 6D from June 2017 meeting. One story single family residence with attached garages and detached guest houses. Owner- Cape Point Development, Applicant Representative: Karl Voigtlander (Mark Radford Architect) [760-432-0348](tel:760-432-0348); PDS Planner: Michelle Chan [858-495-5428](tel:858-495-5428); SDPG member: Joe Zagara, [858-756-4211](tel:858-756-4211). Several errors in the original documentation were corrected.

Motion: By D. Dill, **second** by L. Lemarie, to approve as presented.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group Members. *Susan Williams* of Harmony Grove Village is interested in joining the SDPG and will be submitting her resume and County application form.
- E. Supply orders and reimbursement of expenses

Adjourned at 8:52 pm.

NOTE: The San Dieguito Planning Group currently has 2 vacancies. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 8/10/17 9/14/17 10/12/17 11/9/17 12/14/17 1/11/18

Doug Dill, Chair	760-736-4333	FAX 760-736-4333	e-mail: theddills@att.net
Tim Parillo, Vice-Chair	415-238-6961		e-mail: tparillo@gmail.com
Mid Hoppenrath, Secretary	760-747-1145		e-mail: midhop@gmail.com

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LAND USE CLEAN-UP

TO301

Proposed Change: Redesignate one parcel from Semi-Rural 10 (SR-10) to Public/Semi Public Facilities

Basis for Change: Mapping Error – San Diego County Water Authority

Community Recommendation	No Vote
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Opposition Expected	No
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Property Description

Property Owner:

San Diego County Water Authority

Property Size:

1 parcel (0.4 acres)

Location:

East of Twin Oaks Valley Rd on El Paso Alto Rd.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

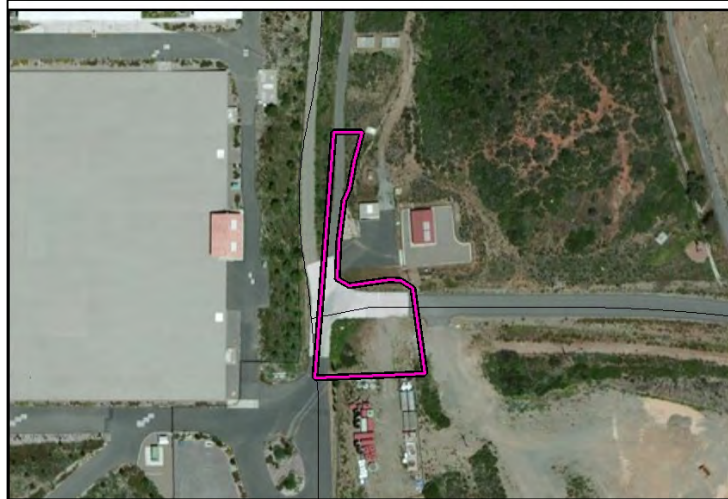
Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	SR-10	1
Proposed Change	Public/Semi-Public Facilities	0
GP Update Analyzed	SR-10	1

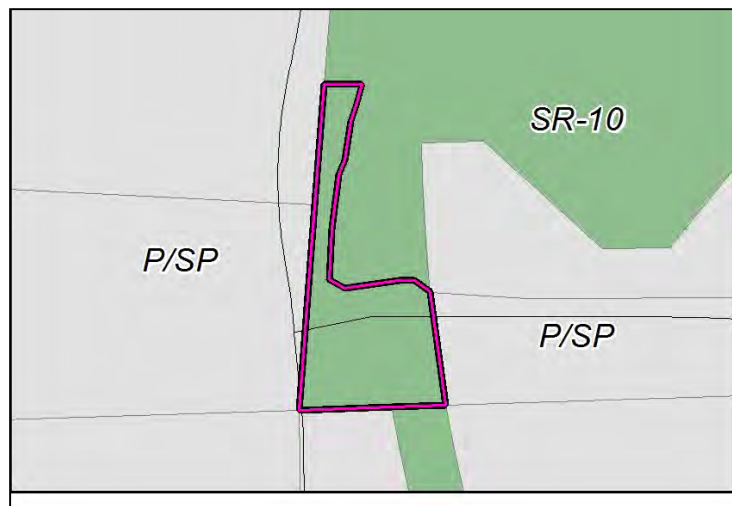
Zoning

Scenario	Designation
Existing	RR
Requested	RR

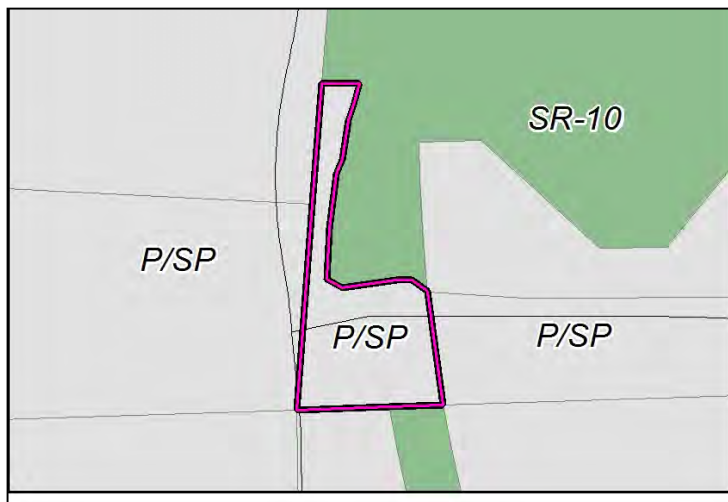
Note:



Aerial Photo



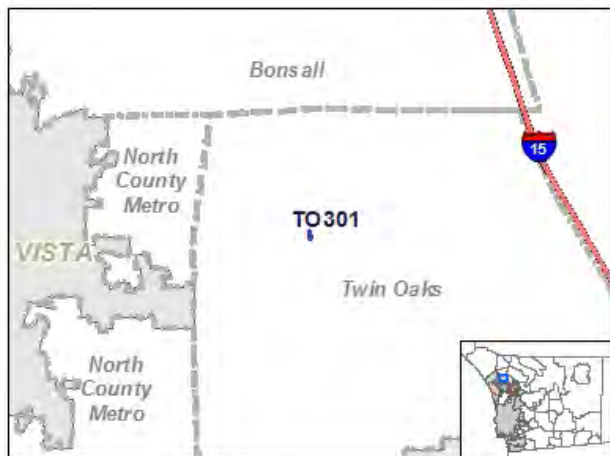
Current General Plan Designation



Proposed General Plan Designation

LAND USE CLEAN-UP

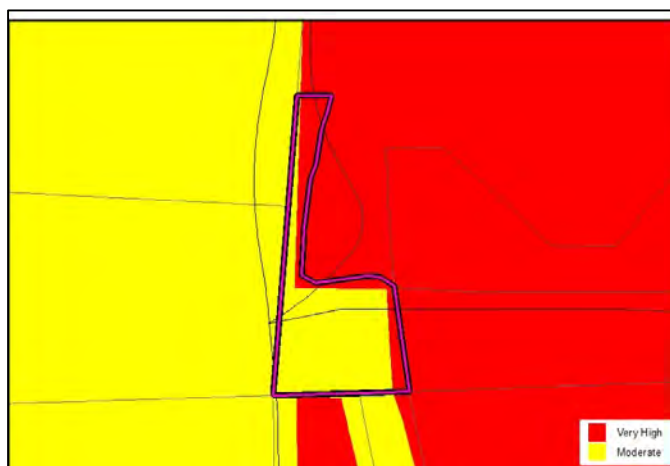
TO301



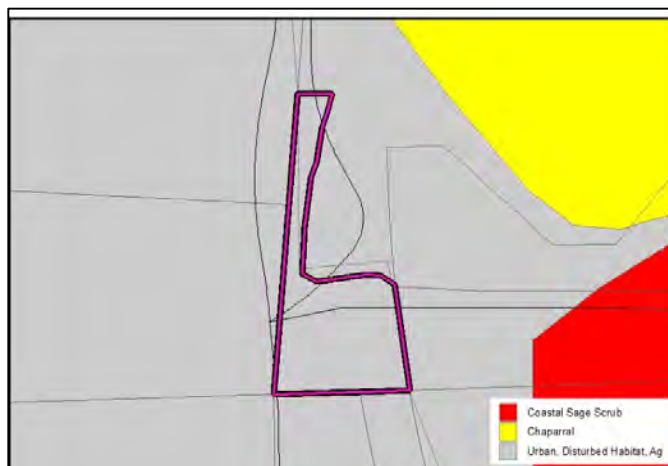
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

TO301 consists of one parcel, totaling 0.4 acres, and is a proposed correction of a mapping error. The parcel was mistakenly designated as SR-10 during the General Plan Update. Since the parcel is owned by the San Diego County Water Authority, it should be designated Public/Semi-Public Facilities. The proposal is to change the land use designation from SR-10 to Public /Semi-Public Facilities.

General Plan Consistency

This proposal is consistent with the General Plan based on the following:

- The parcels are owned by San Diego County Water Authority, which is one of the jurisdictions that should be designated as Public/Semi-Public Facilities according to page 3-17 of the Land Use element.

APN

174-300-32-00

LAND USE CLEAN-UP

VC301

Proposed Change: Reduce the minimum lot size from 1 acre to 6,000 sf for three parcels

Basis for Change: Mapping Error – Inconsistent lot sizes

Community Recommendation	Approved ¹
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Opposition Expected	No
---------------------	----

Property Description

Property Owner:

Various

Property Size:

3 parcels (4 acres)

Location/Description:

In the vicinity of Valley Center Road and Charlan Road/Rinehart Lane

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use*General Plan*

Scenario	Designation	DU's
Existing General Plan	General Commercial	0
Proposed Change	No change	N/A
GP Update Analyzed	General Commercial	0

Zoning

Scenario	Designation
Existing	C36
Proposed	C36

Summary of Development Designator Changes:

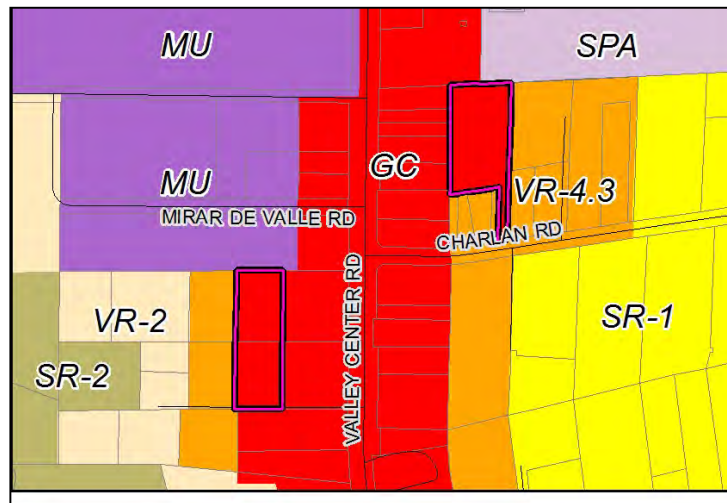
- Change the minimum lot size from 1 acre to 6,000 sf

Note:

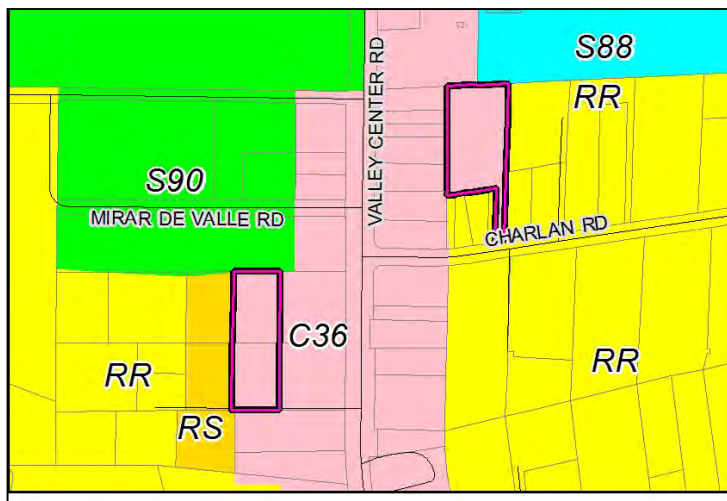
¹Valley Center CPG Minutes of 7/6/2017



Aerial Photo



Current General Plan Designation



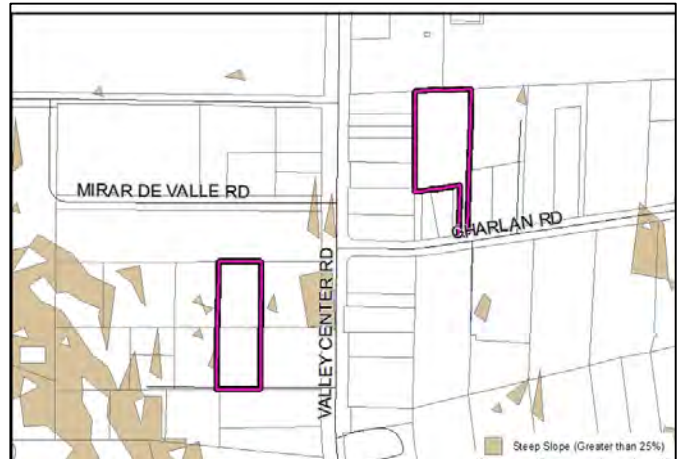
Current Zoning Designation

LAND USE CLEAN-UP

VC301



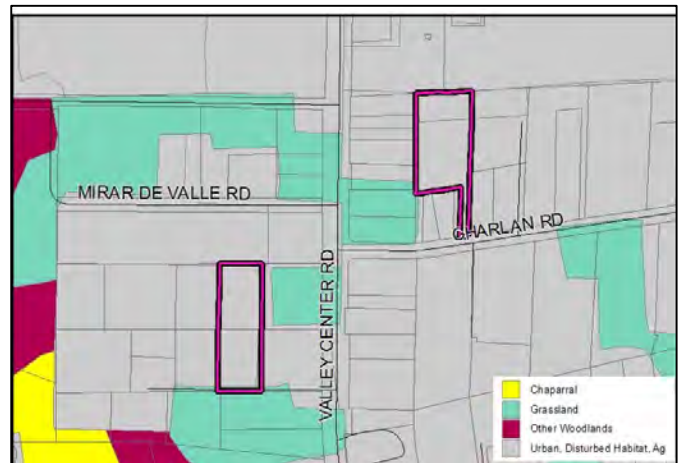
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

VC301 consists of 3 parcels, totaling 4 acres, that are located along Valley Center Road on the outskirts of a large group of parcels designated General Commercial. The zoning minimum lot size of 1 acre was mistakenly left unchanged with the General Plan Update change from Residential 1du/acre to General Commercial. This change will allow these 3 parcels to be consistent with the surrounding General Commercial/C36 parcels.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. *Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

The proposed change to a 6,000 sf minimum lot size is consistent with policy LU-1.9 based on the following:

- The current C36 zone has a minimum lot size of 6,000sf.
- The 3 subject parcels are zoned C36 with a 1 acre minimum lot size. To be consistent, they should be reduced to 6,000 sf.
- Reducing the minimum lot size would allow the parcels to achieve the intended density based on the General Plan land use map if they are subdivided.

APN

189-091-30, 186-270-12, and 186-270-24

LAND USE CLEAN-UP

VC304

Proposed Change: Redesignate two parcels from Semi-Rural-2 (SR-2) to Open Space-Conservation (OS-C) and rezone from A70 to S80

Basis for Change: DPR Open Space Acquisition

Community Recommendation Approved¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego

Property Size:

2 parcels (148 acres)

Location/Description:

North of where Lilac Road and Valley Center Road intersect

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

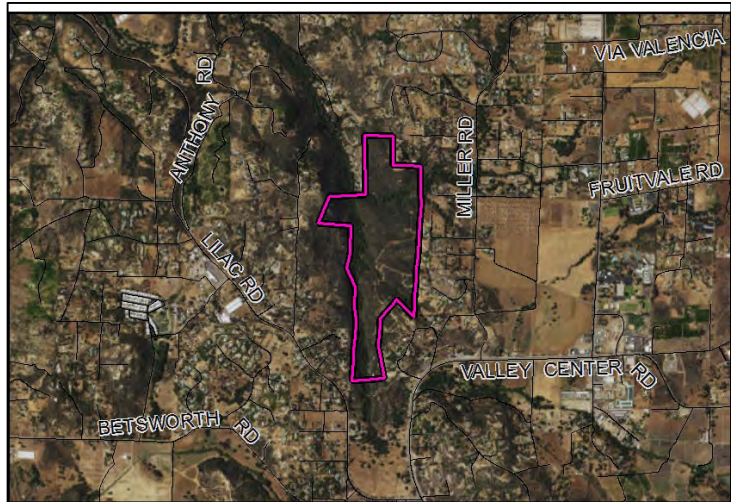
Scenario	Designation	DU's
Existing General Plan	SR-2	39
Proposed Change	OS-C	0
GP Update Analyzed	SR-2	39

Zoning

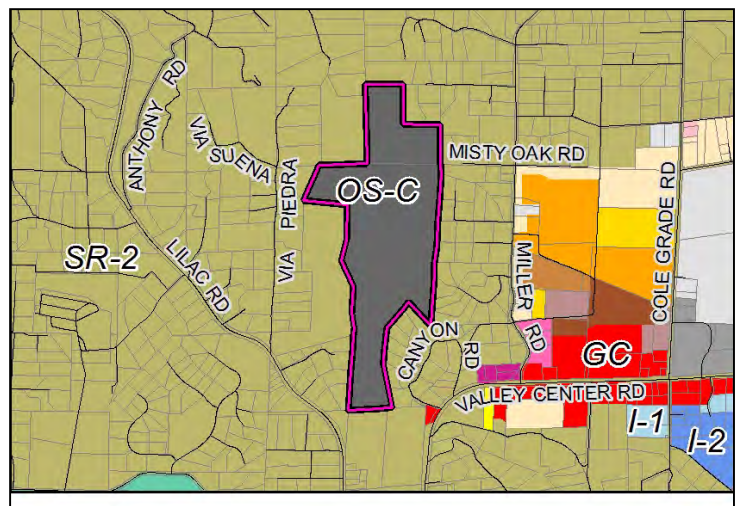
Scenario	Designation
Existing	A70
Proposed	S80

Note:

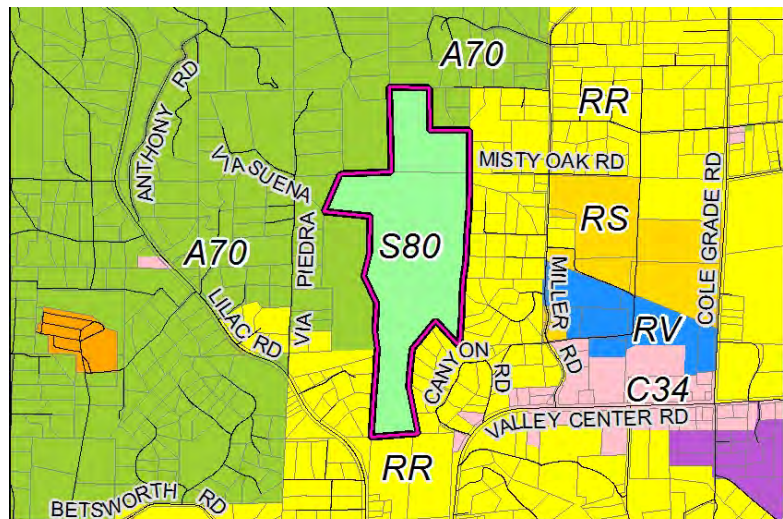
¹Valley Center CPG Minutes of 7/6/2017



Aerial Photo



Proposed General Plan Designation



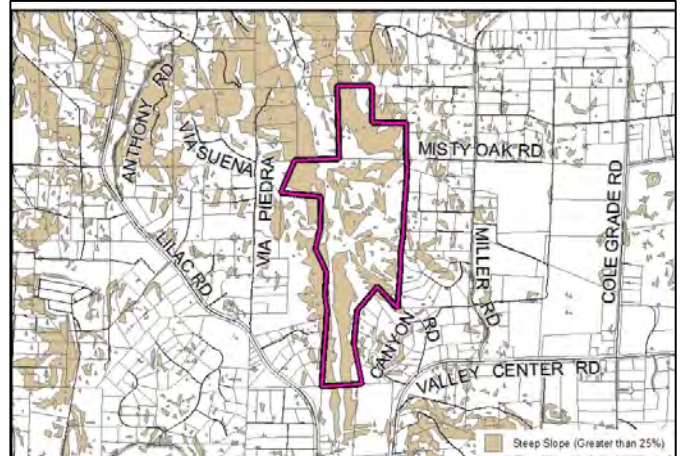
Proposed Zoning Designation

LAND USE CLEAN-UP

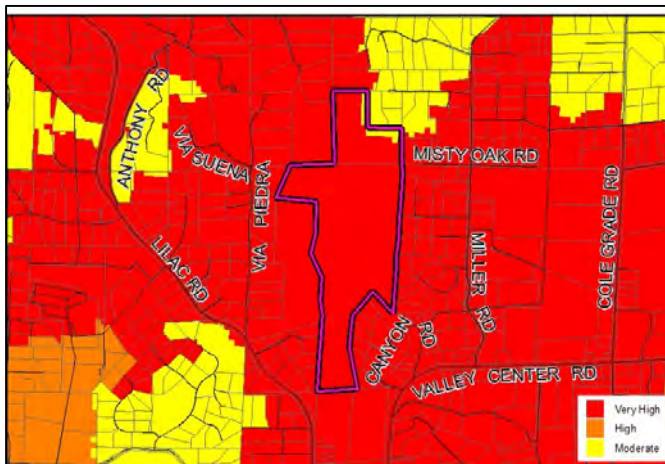
VC304



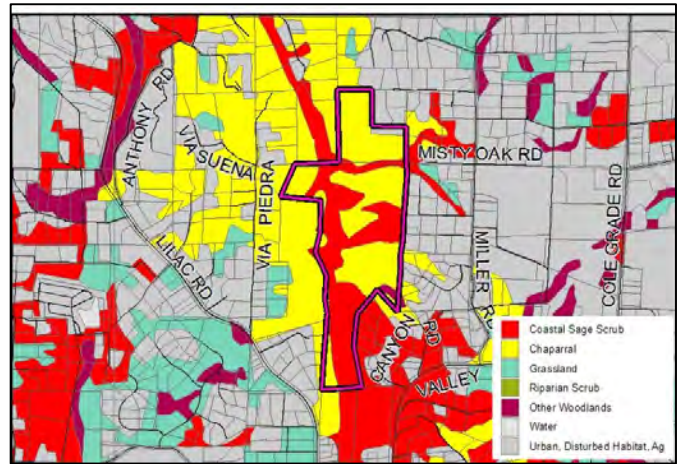
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

Context

VC304 consists of 2 parcels, totaling 148 acres, which were purchased by the County Department of Parks and Recreation (DPR). DPR has requested the land use designations be changed from SR-2 to OS-C and the zoning changed from A70 to S80. This acquisition adds additional acreage to the existing Keys Creek Preserve with the intent of limiting the area to passive recreation and open space.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space - Conservation designation is consistent with the General Plan based on the following:

- This acquisition would add acreage to the existing Keys Creek Preserve, which is centrally located within the community and adjacent to Village Residential designations.
- Active park facilities exist at this park and the addition of OS-C designated land would facilitate passive trails in the new area; providing an alternative recreation experience in this portion of the park, to serve the diverse interests of the community

APN

185-201-34 and 185-451-15

**Preliminary Minutes
Community Plan Update Subcommittee
Of The
Valley Center Community Planning Group [VCCPG]
Thursday, 6 July 2017, 6.00 pm**

CPU Subcommittee members: Steve Hutchison, Chair, Jeana Boulos, Hans Britsch, Michael Karp, Rich Rudolf, Dennis Sullivan, Andy Washburn

1. Call to Order 6.10 pm
2. Attendance and determination of quorum: Quorum established with 5 present [Washburn absent; Karp arrives 6.20 pm]
3. Approval of Minutes of 3 May 2017: Rudolf moves for approval/Sullivan seconds. Approved 5-0-0 [Y-N-A]
4. Open Forum – Members of the public may speak on any topic germane to the subcommittee, but not on the agenda for this meeting. However, no action or vote will be taken until subsequent meetings if appropriate [3-minute time limit per speaker].

None

5. **Discussion and vote on a recommendation to the VCCPG concerning General Plan Clean-up items VC301 and VC304. These items are changes or corrections to the General Plan discovered subsequently to the approval of the General Plan Update in 2011.**

Joshua Menvielle, SD County Land Use/Environmental Planner, presents the county's goal for the two clean-up items. He acknowledges the presence of Nick Gustafson, planning manager. Menvielle explains the need to correct inconsistencies or errors in the General Plan Update of 2011. 2017 is the third cleanup. VC304 has been purchased by San Diego County Parks and Recreation, and is proposed for passive recreation. Rudolf says the Saiki family owned land prior to sale and had been interred during WWII. They managed to recover from interment and had owned the land for many years. They divided the property into parcels with the intention of having it preserved. Rudolf notes the seven year effort to get the County to purchase the land. He adds that there was funding to protect the property as part of the deal. He observes that, to date, nothing has been done to protect the historic stone house on property.

Menvielle will follow up with parks and recreation to determine what protection can be arranged for the stone house. He notes public notice about the change of land use. Rudy Pacheco owns some surrounding parcels with plans for development. An easement over Pacheco's property has been dickered over for some time. Rudolf says the property is covered in riparian oak woodland.

Motion: Move to recommend approval of the land use change proposed by the County staff for VC304.

Maker/Second: Rudolf /Sullivan Approved 6-0-0 [Y-N-A]

Menvielle explains the change proposed for VC301 as correcting an oversight made during the General Plan Update process that left three commercially designated lots with C36 zoning with minimum lot sizes of 1-acre rather than a 6000-square feet minimum as on

other similar parcels. The three parcels had previously been zoned residential. The zone box change was overlooked. Hutchison asks if it is possible to retain the 1-acre minimum lot size with the C36 zone? He suggests Road 19 is needed to make sense of the potentially smaller lots proposed for two of the parcels. Menvielle reiterates the change is for the internal consistency of the General Plan. Rudolf questions the title of the proposed change since zoning change is also part. Rudolf thinks it is appropriate to address this issue as a Community Plan Update issue during the upcoming review and revision of the Valley Center Community Plan since it has potential impact on that plan and was not previously implemented in the General Plan "Update.

Motion: Move to recommend that these three parcels be considered as part of the soon to be commenced Community Plan Update process and defer a determination until then.

Maker/Second: Rudolf /Sullivan Approved 6-0-0 [Y-N-A]

6. Discussion and possible vote on a recommendation to the VCCPG concerning comments on the Public Involvement Plan [PIP] in support of the 2019 Regional Plan Update.

Hutchison suggests that the present PIP plan is a perfunctory effort to demonstrate the extent to which the County is attempting to engage the public. He notes the real test of sincerity will be how effectively the County incorporates the opinions offered. Rudolf expresses concern that the Regional Plan doesn't undermine the General Plan. He suggests that the County could add Valley Center Fire Protection District and Valley Center Happenings to the distribution list.

7. Adjournment: Maker/Second: Rudolf/Sullivan Approved: 6-0-0 [Y-N-A]

Attachment D – Environmental Findings and Documentation



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

September 18, 2017

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)

FOR PURPOSES OF CONSIDERATION OF A GENERAL PLAN AMENDMENT AND REZONE FOR THE 2017 GENERAL PLAN CLEAN-UP GPA 16-001; REZ 16-001; ER LOG NO. PDS2016-ER-16-00-005

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.

CEQA Guidelines Section 15164 applies to the 2017 General Plan Clean-Up. There are some changes and additions which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update in accordance with CEQA Guidelines Section 15164. These modifications would not involve a substantial increase in the severity of previously identified significant effects identified in the Program EIR for the County of San Diego General Plan Update and would not create new potentially significant impacts that would require new mitigation. The Final Program EIR for the County of San Diego General Plan Update is hereby amended by this Addendum and the Environmental Checklist as described below.

Background

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011.

Staff and the Board of Supervisors anticipated that unforeseen inconsistencies and mapping errors, along with changed circumstances, would emerge during plan implementation that would require correction. For minor changes, efficiencies can be

achieved by grouping the changes and processing them in a batch. By adopting a formal approach to such a review, certainties and assurances can also be achieved in the process. Therefore, at the time of the adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a General Plan Amendment. This General Plan Clean-Up is the third to be processed since the adoption of the updated General Plan in 2011.

Project Changes

Similar to the General Plan Update, the proposed 2017 General Plan Clean-Up includes changes that encompass the entire unincorporated County of San Diego. This proposed Clean-Up includes changes to Land Use Map and Zoning ownership changes and corrections of mapping errors; corrections to the Mobility Element Network Appendix, and text revisions to the Mobility and Cultural Resources sections of the Implementation Plan. The proposed changes are described in more detail in the Environmental Checklist. The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional environmental impacts.

Finding

The Final Program EIR for the County of San Diego General Plan Update, as amended by this Addendum and the Environmental Review Checklist, may be used to fulfill the environmental review requirements of the 2017 General Plan Clean-Up. Because the changes to the General Plan meet the conditions for the application of CEQA Guidelines Section 15164, a preparation of a subsequent or supplemental EIR is not required.

September 18, 2017

**Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents****For Purposes of Consideration of a General Plan Amendment and
Rezone for the 2017 General Plan Clean-Up; GPA 16-001; REZ 16-001;
ER Log No. PDS2016-ER-16-00-005**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the 2017 General Plan Clean-Up.

1. Background on the previously certified EIR:

A Program Final EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program Final EIR evaluated potentially significant effects for the following environmental areas of potential concern: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Paleontological Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Utilities and Service Systems, and Climate Change.

Of these environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The certified Final Program EIR found that the project would cause significant effects which could be mitigated to a level below significance for the following areas: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Global Climate Change. Effects to Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems remained significant and unavoidable. A Statement of Overriding Considerations was made in approving the General Plan Update. The previously certified Program Final EIR is available at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact: Josh Menvielle, Project Manager
- b. Phone number: (858) 495-5451
- c. E-mail: joshua.menvielle@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

4. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

☒

NO

☐

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a GPA. The Clean-Up GPA (project) is intended to provide a mechanism for making changes to the General Plan to allow for corrections discovered during the Plan's implementation or to reflect changing circumstances.

This is the third Clean-Up processed since the adoption of the General Plan Update in 2011. This proposed General Plan Clean-Up includes changes to the following: Land Use Map and Zoning ownership changes and corrections of mapping errors; and text revisions to the Mobility and Cultural Resources sections of the Implementation Plan; and, corrections to the Mobility Element Network Appendix. The proposed changes are described in more detail below.

Land Use Map and Zoning Changes

The proposed Land Use Map/zoning changes involve ownership changes and mapping error corrections. Overall, the proposed ownership changes and mapping corrections would reduce the estimated potential dwelling units by 607 units on the properties associated with the proposed changes.

The proposed General Plan Clean-Up includes eleven items that involve ownership changes. Of these, eight involve open space acquisitions by the County's Department of Parks and Recreation (537 acres total), two involve open space acquisitions by the Endangered Habitats Conservancy (501 acres total), and one involves an acquisition by the Sweetwater Authority (40 acres). These ownership changes account for most of the reduction in dwelling units (586 units). The County's Department of Parks and Recreation acquisitions are located in Bonsall (12 acres), Lakeside (180 acres), North Mountain (178 acres), San Dieguito (14 acres), and Valley Center (148 acres). The Endangered Habitats Conservancy acquisitions are

located in Lakeside (405 acres) and San Dieguito (96 acres). The Sweetwater Authority acquisition is located in Alpine (40 acres).

There are twelve items that involve the correction of mapping errors. Four of these contain zoning development designator errors, four contain mapping errors related to ownership, and four contain zoning regulations that are inconsistent with their respective General Plan land use designations. Only one proposed change would have the potential to result in an increase in density or intensity over the current General Plan Land Use Map. Item SD301 is a mapping error change which would result in an increase of one dwelling unit. Overall, the mapping error corrections would result in the reduction of 21 dwelling units.

Implementation Plan

The Implementation Plan is a set of the principal actions and procedures necessary to achieve the goals and policies set forth in the General Plan. The proposed changes include minor text revisions to the Mobility and Cultural Resources sections. These changes would not result in any changes to development potential.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location of road network components. Four corrections are proposed for the Mobility Element Network Appendix. One involves the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for the Desert subregion. The other three involve corrections to road segments on the Mobility Element Maps for Lakeside, San Dieguito, and Valle de Oro.

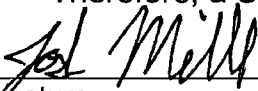
- 5. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|---|
| ☒ NONE | | |
| ☐ Aesthetics | ☐ Agriculture and Forest Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology & Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Haz Materials | ☐ Hydrology & Water Quality |
| ☐ Land Use & Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population & Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities & Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.


Signature

September 18, 2017

Date

Josh Menvielle
Printed Name

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

☐

NO

☒

The General Plan Program Final EIR identified impacts to scenic vistas, scenic resources, visual character or quality, and light and glare as potentially significant. Impacts to scenic vistas and resources were less than significant with mitigation; however, impacts to visual quality/character and light or glare were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation and the Endangered Habitats Conservancy. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This reduction in development potential would reduce impacts to scenic vistas, scenic resources, visual character, light or glare.

When compared to the project analyzed in the General Plan Final Program EIR, the proposed 2017 General Plan Clean-Up changes would result in a reduction in development potential. The changes would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the Final EIR would be required. Regarding the sub-categories of visual character or quality and light or glare,

although impacts would not be greater than those analyzed in the General Plan EIR, project impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES
☐

NO
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The General Plan Program Final EIR identified impacts to agricultural resources as potentially significant. Land use conflicts were less than significant with mitigation; however, direct and indirect conversion of agricultural resources was significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation and the Endangered Habitats Conservancy. Although some of the parcels are identified as Important Farmlands pursuant to the Farmland Mapping and Monitoring Program (FMMP), aerial photographs indicate the parcels are not currently used as farmland and do not appear to have been used as farmland in the past. Lands identified as Important Farmlands which have never been used as farmland should not be considered agricultural resources in accordance with the County's CEQA Guidelines for Determining Significance – Agricultural Resources. None of the proposed changes would place conflicting or incompatible General Plan designations or zoning use regulations in areas with Williamson Act contracts or forest lands.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to agriculture and forestry resources, beyond those analyzed in the General Plan EIR. Regarding the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San

Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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The General Plan Program Final EIR identified impacts to air quality as potentially significant. Impacts associated with Air Quality Plans and objectionable odors were less than significant with mitigation; however, air quality violations, non-attainment criteria pollutants, and impacts to sensitive receptors were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This reduction in development potential would reduce impacts to air quality. The proposed changes to the Mobility Element Network are minor corrections and would not result in any increase in planned roadway widths or segment lengths. Thus, the proposed General Plan Clean-up would not result in an increase in criteria pollutant emission or potential impacts to air quality, compared to the planned roadways analyzed in the General Plan EIR.

The San Diego Air Pollution Control District (APCD) is responsible for developing and implementing the Regional Air Quality Strategy (RAQS) for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the previous General Plan. The existing General Plan would accommodate less growth than the previous General Plan. As previously discussed, the project would further reduce the potential growth accommodated in the General Plan. Therefore, the project would be considered consistent with the underlying growth forecasts in the RAQS and SIP.

Changes proposed in the General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to air quality, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which

the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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The General Plan Program Final EIR identified impacts to biological resources as potentially significant. Impacts to federal protected wetlands, impacts associated with local policies and ordinances, and Habitat Conservation Plans and Natural Community Conservation Plans were less than significant with mitigation; however, impacts to special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of a total of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation (DPR) and the Endangered Habitats Conservancy. The County's Department of Parks and Recreation acquisitions are located in Bonsall (12 acres), Lakeside (180 acres), North Mountain (178 acres), San Dieguito (19 acres), and Valley Center (148 acres). The Endangered Habitats Conservancy acquisitions are located in Lakeside (405 acres) and San Dieguito (96 acres). These properties feature a range of natural vegetation communities, including chaparral, coastal sage scrub, riparian, and grassland.

The potential impacts to sensitive natural communities, including riparian habitat, and special status and sensitive species on these various parcels would be reduced as compared to the impacts that would result if development occurred based on the existing land use designation/zoning. The conservation of these parcels in various areas in the unincorporated County would also potentially reduce impacts to wildlife movement corridors.

Changes proposed in the General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to biological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife corridors and nursery sites, although impacts would not be

greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES
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NO
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The General Plan Program Final EIR identified impacts to cultural and paleontological resources as potentially significant. Impacts to historical resources, archaeological resources, paleontological resources, and human remains were less than significant with mitigation.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of a total of 1,038 acres to Open Space-Conservation. The overall estimated potential dwelling units associated with the properties would be reduced by 607 units under the proposed new designations. Higher density land uses are more likely to result in development that requires extensive excavation or grading activities. Thus, the General Plan Clean-Up would potentially reduce impacts to cultural and paleontological resources as compared to the development that could occur under the existing land use designations.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to cultural and paleontological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of

topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of

adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The General Plan Program Final EIR identified impacts to geology and soils as potentially significant. Seismic-related hazards, soil erosion, soil stability expansive soils, waste water disposal systems, and unique geologic features were less than significant with mitigation.

As discussed previously, when compared to the existing General Plan Land Use Map, the proposed Land Use Map/Zoning changes would reduce overall densities and intensity of allowed uses, resulting in less development and reduced impacts to geology and soils. The General Plan Clean-Up proposes to designate a total of 1,038 acres as Open Space-Conservation which would reduce impacts to geology and soils.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to geology and soils, beyond those analyzed in the General Plan EIR.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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The General Plan Program Final EIR identified global climate change impacts as potentially significant. The cumulative impact was determined to be a significant cumulative contribution. Global climate change impacts would be less than significant with mitigation.

When compared to the existing General Plan Land Use Map, the proposed Land Use Map/Zoning changes would result in a decrease of 607 dwelling units. Of the seven proposed Land Use Map and zoning changes that would retain development potential, only one of those would have the potential to result in an increase in density or intensity over the current Land Use Map. The increase would be one dwelling unit. Thus, the proposed General Plan Clean-Up would accommodate less growth and development in the unincorporated County, which would result in less GHG emissions. In addition, the project would result in fewer vehicle miles traveled (VMT), when compared to the existing General Plan. Therefore, impacts would be lessened as compared to the existing General Plan. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to greenhouse gas emissions, beyond those analyzed in the General Plan EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES
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NO
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The General Plan Program Final EIR identified impacts to hazards and hazardous materials as potentially significant. Impacts associated with public airports, private airports, and emergency response and evacuation plans were less than significant with mitigation; however, impacts associated with wildland fire hazards were significant and unavoidable. All other environmental impacts listed above were determined to be less than significant in the Final EIR and did not require mitigation.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean Up would reduce overall densities and intensity of allowed uses resulting in less development and potentially reducing impacts associated with public and private airports, emergency response and evacuation plans, and wildland fire hazards. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding impacts associated with wildland fire hazards, impacts would not be reduced to below a level of significance; thus, the overall impacts to wildland fire hazards would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to hazards and hazardous material beyond those analyzed in the General Plan EIR.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
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NO
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The General Plan Program Final EIR identified impacts to hydrology and water quality as potentially significant. Impacts to all of the potential environmental effects listed above were less than significant with mitigation with the exception of the following: water quality standards and requirements; and groundwater supplies and recharge. Impacts to Water quality and groundwater were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This would result in a reduction in the potential expansion of impervious surfaces and potential drainage pattern alterations. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean Up would reduce overall densities and intensity of allowed uses, thus resulting in less development and reducing impacts to hydrology and water quality. However, impacts would still be considered significant and the mitigation identified in the Final EIR would be required. Although impacts to water quality and groundwater would be lessened as compared to the existing General Plan, impacts would not be reduced to below a level of significance; thus, the overall impacts would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to hydrology and water quality beyond those analyzed in the General Plan EIR.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The General Plan Program Final EIR identified impacts to physical division of an established community as potentially significant. This impact was reduced to less than significant. Impacts associated with conflicts with land use plans, policies and regulations, and HCPS or NCCPs were less than significant.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to land use and planning beyond those analyzed in the General Plan EIR.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The General Plan Program Final EIR identified impacts to mineral resources as potentially significant. Impacts to mineral resource availability and resource recovery sites would remain significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Although much of this acreage is identified as being located within a Mineral Resources Zone, existing residential uses are located within approximately 0.25 mile of these parcels. It is not anticipated that mining activities would occur within lands acquired for open space conservation. Thus, the General Plan Clean Up could potentially result in the loss of mineral resources availability; however, it is unlikely these lands would be compatible with future mining activities due to the proximity of existing residential use. The impact to mineral resources would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to mineral resources beyond those analyzed in the General Plan EIR.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The General Plan Program Final EIR identified noise impacts as potentially significant. All noise impacts were less than significant with mitigation except permanent increase in ambient noise levels which would remain significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean-Up would reduce overall densities and intensity of allowed uses, resulting in less development and reduced noise impacts. In addition to reduced permanent noise impacts, this overall reduction in potential density would also result in reduced temporary impacts from construction noise.

The proposed General Plan Clean-Up would result in an overall reduction in noise impacts compared to the existing General Plan. However, mitigation identified in the

EIR would still be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe noise impacts beyond those analyzed in the General Plan EIR.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES
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NO
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The General Plan Program Final EIR identified population and housing impacts as less than significant.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation; these properties were previously acquired by the County or Endangered Habitats Conservancy. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. The proposed Clean-Up would not displace existing housing or people. The impacts to population and housing remain less than significant.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe population and housing impacts beyond those analyzed in the General Plan EIR.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES
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NO
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The General Plan Program Final EIR identified public service impacts as significant. Fire protection, police protection, and other public services would be less than significant with mitigation. Impacts to school services would remain significant and unavoidable.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to public services compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to school services, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable due to the fact that the planning, approval, and construction of such facilities is not within the County's jurisdiction.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe public service impacts beyond those analyzed in the General Plan EIR.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
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NO
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The General Plan Program Final EIR identified recreation impacts as less than significant with mitigation.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to recreation compared to the existing General Plan. Due to the decrease in allowable dwelling units, the proposed General Plan Clean-Up would not lead to increased impacts

related to the deterioration of parks and recreation facilities or require the construction of new recreational facilities. In addition, some of the open space areas may include trails which could enhance recreational opportunities. Although impacts to recreation would be decreased, mitigation identified in the EIR would still be required.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe recreation impacts beyond those analyzed in the General Plan EIR.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The General Plan Program Final EIR identified transportation and traffic impacts as significant. Emergency access, parking capacity, and alternative transportation would be less than significant with mitigation. Impacts to unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would remain significant and unavoidable.

The Mobility Element Network Appendix changes proposed in the General Plan Clean-Up include corrections to errors, and an update to reflect a newly constructed road. The proposed change to Mobility 4.1.3B in the Implementation Plan is for internal consistency and clarification; text would be revised to clarify SANDAG has designated a Consolidated Transportation Services Agency. The proposed changes would not result in increased impacts to transportation and traffic.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The reduction in overall densities and intensity of allowed uses would result in an overall reduction in impacts to transportation and traffic compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to traffic, LOS standards, and rural road safety, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe transportation and traffic impacts beyond those analyzed in the General Plan EIR.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Since the previous EIR for The General Plan Update (PDS2002-3910-02ZA001[ER], SCH#2002111067) was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

A total of 25 tribes (Agua Caliente, Barona, Campo, Ewiiapaayp, Inaja, Jamul, Kwaaymii, La Jolla, La Posta, Los Coyotes, Manzanita Mesa Grande, Morongo, Pala, Pauma, Pechanga, Ramona, Rincon, San Luis Rey, San Pasqual, Santa Rosa, Santa Ysabel, Soboba, Sycuan and Viejas) were contacted for SB-18 consultation. Viejas responded on June 29, 2017 requesting (1) a site visit, (2) notice of plans and mitigation measures, (3) active participation in developing mitigation measures, (4) that all NEPA/CEQA/NAGPRA laws be followed, (5) that qualified cultural monitors be on site at all time, and (6) that Viejas be notified of any changes or inadvertent discoveries. County staff conducted outreach with Viejas and advised that the project is a policy document, that no earth-disturbing activities are proposed, and that any future projects such as maps and permits would be analyzed for impacts to tribal cultural resources. The County requested concurrence to conclude SB-18 consultation. No response was received.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water

drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The General Plan Program Final EIR identified impacts to utilities and service systems as significant. Wastewater treatment requirements, new water or wastewater treatment facilities, stormwater drainage facilities, wastewater facilities solid waste regulations, and energy would be less than significant with mitigation. Impacts to water supplies and landfill capacity would remain significant and unavoidable.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to utilities and service systems compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to water supplies and landfill capacity, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe utilities and service system impacts beyond those analyzed in the General Plan EIR.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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As discussed previously, the proposed General Plan Clean Up would result in a reduction in development potential, compared to the existing General Plan. Potential overall density would be reduced by 607 units, compared to current General Plan land use designations. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan Program EIR, including cumulative effects. Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects. All applicable mitigation from the General Plan EIR shall be carried forward. The General Plan Clean-Up will also rely on the statements of overriding consideration adopted with the General Plan EIR, for significant and unavoidable impacts discussed above.

XX. ATTACHMENTS

- A. Overview of Proposed General Plan Clean-Up Changes (Tables 1, 2 and 3)
- B. General Plan Clean-Up Unit Yield Analysis Table
- C. Overview of Proposed Land Use Map Changes - Map

XXI. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego General Plan, 2011.

County of San Diego General Plan Final Program EIR, certified on August 3, 2011.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

2017 General Plan Clean-Up
GPA 16-001; REZ 16-001

- 24 -

September 18, 2017

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Noise, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Attachment A

Overview of General Plan Clean-Up Changes

Table 1 - Overview of Land Use Map and Zoning Changes

ID	Proposed Change
Alpine AL301	<i>Ownership Change – Sweetwater Authority purchased the parcel. Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities.</i>
Borrego B0302	<i>Mapping Error – Zoning is inconsistent with General Plan (GP) designation. Rezone one parcel from RR to C40.</i>
Bonsall BS302	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition. Redesignate one parcel from Rural Lands 40 to Open Space–Recreation and rezone from A70 to S80.</i>
Bonsall BS303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>
Desert DT301	<i>Mapping Error – Bureau of Land Management owns the parcels. Redesignate thirteen parcels from Rural Lands 80 to Public Agency Lands and change regional category from Rural to No Jurisdiction.</i>
Hidden Meadows HM301	<i>Mapping Error – No specific plan was ever adopted. Rezone ten parcels from S88 to A70, change setback from “V” to “D,” and remove the “A” Special Area Designator.</i>
Lakeside LS301	<i>Mapping Error – The “K” designator is more appropriate for the GP designation. Change Building Type Designator from “F” to “K” for one parcel.</i>
Lakeside LS302	<i>Ownership Change – Parcels purchased by the Endangered Habitats Conservancy with grant funds that preclude development. Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space – Conservation and rezone from A70 to S80.</i>
Lakeside LS303	<i>Mapping Error – Parcel located in flood plain but has no special area designator. Add “F” Special Area Designator for one parcel.</i>
Lakeside LS305	<i>Ownership Change – DPR acquisition. Redesignate four parcels from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>

ID	Proposed Change
Lakeside LS306	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80.</i>
North County Metro NCM301	<i>Mapping Error – Zoning is inconsistent with GP designation. Reduce the minimum lot size for one parcel from “15,000 sf” to “10,000 sf.”</i>
North Mountain NM301	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Rural Lands 80 to Open Space – Conservation and rezone from A72 to S80.</i>
Pala Pauma PP301	<i>Mapping Error – Parcels not located within Indian Reservation. Rezone two parcels from Indian Reservation to A70, add “8 acres” to the minimum lot size, add “G” to the height, and add “C” to the setback.</i>
Pine Valley PV301	<i>Mapping Error – Densities are not attached to zoning. Remove the “0.125” density for three parcels.</i>
San Dieguito SD301	<i>Mapping Error – Privately owned parcel incorrectly designated as open space. Redesignate one parcel from Open Space – Conservation to Semi-Rural 10, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>
San Dieguito SD302	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>
San Dieguito SD303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>
San Dieguito SD304	<i>Mapping Error – Parcels are owned by the Olivenhain Water District. Redesignate four parcels from Open Space – Conservation to Public/Semi-Public Facilities, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>
San Dieguito SD305	<i>Ownership Change – Parcels purchased by EHL with grant funds that preclude development. Redesignate six parcels from Semi-Rural 2 to Open Space – Conservation and rezone from RR to S80.</i>
Twin Oaks TO301	<i>Mapping Error – Parcel owned by the San Diego County Water Authority. Redesignate one parcel from Semi-Rural 10 to Public/Semi Public Facilities.</i>

ID	Proposed Change
Valley Center VC301	<i>Mapping Error – Inconsistent minimum lot size with other C36 zoned parcels. Reduce the minimum lot size from “1 acre” to “6,000 sf” for three parcels.</i>
Valley Center VC304	<i>Ownership Change – DPR acquisition. Redesignate two parcels from Semi-Rural 2 to Open Space – Conservation and rezone from A70 to S80.</i>

Table 2 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
Desert	<i>Big Horn Road: Correct a typographical error for the extent of the segment.</i>
Lakeside	<i>Quail Canyon Road: Correct segment boundary.</i>
San Dieguito	<i>Harmony Grove Village Parkway: Update to reflect a newly constructed road.</i>
Valle De Oro	<i>Hillsdale Road: Update to reflect the correct road classification.</i>

Table 3 - Overview of Implementation Plan Changes

Implementation Plan	
Mobility 4.1.3B	<i>Internal Consistency and Clarification – Revise the text to clarify SANDAG has designated a Consolidated Transportation Services Agency.</i>
Cultural Resources 5.7.1.I	<i>Internal Consistency and Clarification – Revise the text to reflect the passage of Assembly Bill 52.</i>

Appendix B General Plan Clean-Up Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²		Category of Change
				Existing	Proposed	Existing	Proposed	
AL301	Alpine	1	40	RL-40	P/SP	1	0	Ownership Change
BO302	Borrego	1	3.4	C-4	No Change	0	0	Mapping Error
BS302	Bonsall	1	6.44	RL-40	OS-R	1	0	Ownership Change
BS303	Bonsall	1	6	RL-40	OS-C	1	0	Ownership Change
DT301	Desert	13	1720	RL-80	PAL	21	0	Mapping Error
HM301	Hidden Meadows	10	308.11	SR-1/RL-20	No Change	143	143	Mapping Error
LS301	Lakeside	1	1.73	VR-15	No Change	25	25	Mapping Error
LS302	Lakeside	7	405	SR-1/VR-7.3	OS-C	491	0	Ownership Change
LS303	Lakeside	1	48.4	SR-4	No Change	11	11	Mapping Error
LS305	Lakeside	4	140	RL-40	OS-C	3	0	Ownership Change
LS306	Lakeside	3	40	SR-4	OS-C	10	0	Ownership Change
NCM301	North County Metro	1	1.8	VR 4.3	No Change	7	7	Mapping Error
NM301	North Mountain	3	178	RL-80	OS-C	2	0	Ownership Change
PP301	Pala Pauma	2	80	RL-40	No Change	2	2	Mapping Error
PV301	Pine Valley	3	18	RL-80/PAL	No Change	3	3	Mapping Error
SD301	San Dieguito	1	5.49	OS-C	SR-10	0	1	Mapping Error
SD302	San Dieguito	1	5	RL-20	OS-C	1	0	Ownership Change
SD303	San Dieguito	1	14.27	RL-20	OS-C	1	0	Ownership Change
SD304	San Dieguito	4	98.3	OS-C	P/SP	0	0	Mapping Error
SD305	San Dieguito	6	96.57	SR-2	OS-C	36	0	Ownership Change
TO301	Twin Oaks	1	0.4	SR-10	P/SP	1	0	Mapping Error
VC301	Valley Center	3	4	C-1	No Change	0	0	Mapping Error
VC304	Valley Center	2	148	SR-2	OS-C	39	0	Ownership Change
Totals		71	3,368.91			799	192	

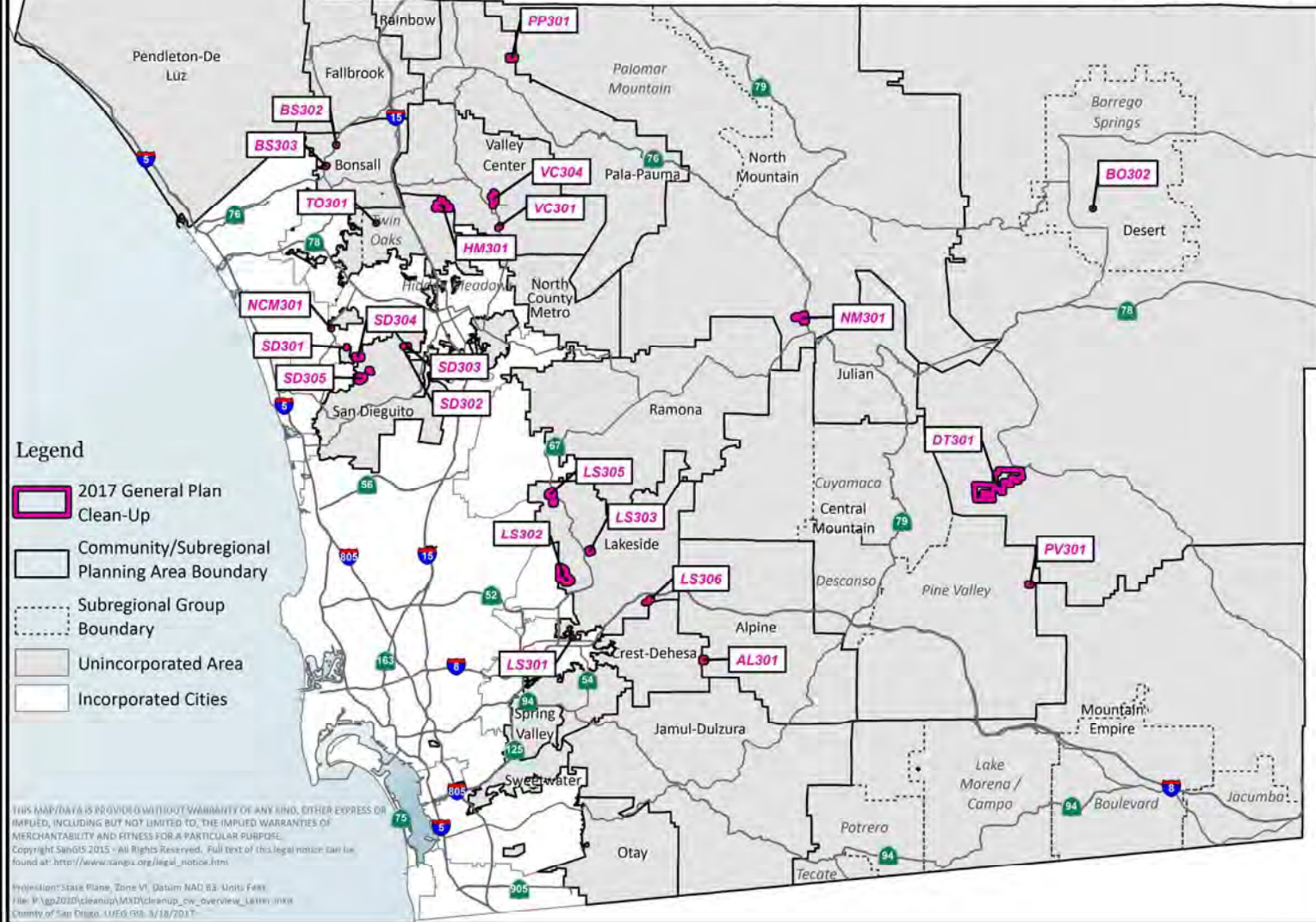
¹ See the next page for Land Use designation legend providing descriptions of General Plan designations

² Existing and proposed *potential* dwelling units are conservative estimates, based 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.

Land Use Designation Legend

VR-30 - Village Residential 30 (30 units per gross acre)
VR-24 - Village Residential 24 (24 units per gross acre)
VR-20 - Village Residential 20 (20 units per gross acre)
VR-15 - Village Residential 15 (15 units per gross acre)
VR-10.9 - Village Residential 10.9 (10.9 units per gross acre)
VR-7.3 - Village Residential 7.3 (7.3 units per gross acre) VR-4.3 - Village Residential 4.3 (4.3 units per gross acre) VR-2.9 - Village Residential 2.9 (2.9 units per gross acre) VR-2 - Village Residential 2 (2 units per gross acre)
SR-0.5 - Semi-Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres)
SR-1 - Semi-Rural 1 (1 unit per 1, 2, or 4 gross acres) SR-2 - Semi-Rural 2 (1 unit per 2, 4, or 8 gross acres) SR-4 - Semi-Rural 4 (1 unit per 4, 8, or 16 gross acres)
SR-10 - Semi-Rural 10 (1 unit per 10 or 20 gross acres)
RL-20 - Rural Lands 20 (1 unit per 20 gross acres)
RL-40 - Rural Lands 40 (1 unit per 40 gross acres)
RL-80 - Rural Lands 80 (1 unit per 80 gross acres)
C-1 - General Commercial
C-2 - Office Professional
C-3 - Neighborhood Commercial
C-4 - Rural Commercial
C-5 - Village Core Mixed Use
I-1 - Limited Impact Industrial
I-2 - Medium Impact Industrial
I-3 - High Impact Industrial
TL - Tribal Lands
PAL - Public Agency Lands SPA - Specific Plan Area
P/SP -Public/Semi-Public Facilities
OS-C - Open Space - Conservation
OS-R - Open Space - Recreation

2017 General Plan Clean-Up - Overview of Proposed Land Use Map Changes



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Attachment E – Correspondence

Attachment E

INTRODUCTION

The General Plan Clean-Up Public and Agency Review Period occurred between June 19, 2017 and July 31, 2017.

The following correspondence includes all items submitted during the comment period. Correspondence with questions about the General Plan Clean-Up content/analysis received a response either by email or by telephone call. Submitted comments with no direct questions, or questions related to items other than the General Plan Clean-Up, received an acknowledgement of receipt only.

**County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING MINUTES**

Thursday July 6, 2017 at 4:30 P.M.

**NEW LOCATION: Borrego Springs Library
587 Palm Canyon Dr. #125, Borrego Springs, California**

Administrative Items

- A. Chair Falk called the meeting to order at exactly 4:30 p.m.
- B. Roll Call of Members – Clint Brandin, Bill Haneline, Bonnie Petrach, Chair Rebecca Falk and Secretary David Farley. Members Absent – Judy Haldeman, Linda Haddock.
- C. Approval of the Agenda. - Member Haneline moved to approve the Agenda for the July 6th. Meeting as presented. Member Brandin seconded. All members voting aye, the Agenda was passed.
- D. Members' review of maps and other printed materials for meeting: 15 minutes.
- E. Consideration and approval of Minutes from the meetings of June 1, 2017. – Member Petrach moved to approve the minutes from the June 1st, 2017 meeting with Member Brandin seconding. Discussion on minor changes. All members voting aye to the minutes with changes made by the Secretary
- F. Public Comment: an opportunity for members of the public to speak to the Sponsor Group on any subject matter within the group's jurisdiction that is not already on today's agenda, with a time limit of three minutes (3:00) per speaker.
- G. Correspondence: Welcome to members Bill Haneline and Clint Brandin on having their appointments confirmed by the Board of Supervisors, as well as extensions of the already confirmed appointments for Bonnie Petrash and Rebecca Falk. Committee/Advisory Group reports, including Borrego Valley Groundwater Sustainability Plan Advisory Committee (BVGSPAC). Chair Falk, as the Sponsor Group's representative to the BVGSPAC, reported to the Group on the status of the Advisory Committee. She said the By-Laws were approved by the committee. Jim Bennet from the Dept. of Water Resources reported to the committee that all wells did not need to be metered or monitored. That only wells pumping more than two acre feet of water per year would be addressed by SGMA. Chair Falk made a point that without all wells being monitored that a true accounting of the extraction would not be accurate and asked opinions of the Group.. The Group agreed as a "straw poll" that all agriculture and commercial wells should be metered and monitored. Falk reported that the next meeting of the BVGSPAC would be July 22nd. 10:00 a.m. to 3:00 p.m.

Action Items

- A. Changing Borrego Springs Welcome Signs to include the words "An International Dark Sky Community." Dark Sky Coalition initiative along with the San Diego County Department of Public Works, Traffic Engineering. Former Sponsor Group Member Sam Webb made a presentation to the Group. His presentation was about the signage leading into our community informs drivers that Borrego Springs is an "unincorporated town" in San Diego County. He said the County of San Diego would replace those signs at the entries into Borrego Springs to say that we are a "dark sky" community. The cost of labor and materials would be paid by the County. Farley moved to approve the change with Petrach seconding. All members voting aye. The motion passed.
- B. General Plan Clean-up: Borrego items and a retraction/removal of Rural Manufactured Home (RMH) zoning voted on as B0301 at the April 2017 meeting. The county prefers we vote, but we don't have to do so. The County is unable to legally proceed with changing General Plan designation for the parcel next to Santiago Estates as they initially recommended and as we recommended they do, since it would involve changing the zoning for about 100 MH designated parcels throughout San Diego County. They would like our approval for the changes noted. - Member Petrach moved to approve the re-zoning as asked for by the County. Brandin seconded. Falk, Petrach, Haneline voted aye. Farley abstained, no nays. Motion passed.

Informational and Non-Action Items

- A. Update on Previous Minutes. August 2016 minutes are missing from the archive of minutes and need to be reproduced.
- B. Reminder: There will be no meeting in August unless a special meeting is called.
- C. Continuing read-through of the Borrego Springs Community Plan, along with discussion and questions, starting at page 41 J, Animal Regulations...Members from the Dark Sky Group were invited to read along with the Group with several passages read by them. Our next reading will start on page 46, Issue CM-22.

The next regular meeting will be held September 7, 2017 at 4:30 P.M. at the Borrego Springs Library Meeting Room, 587 Palm Canyon Drive #125, Borrego Springs, CA 92004. There will be no meeting in August 2017 unless a special meeting is called, and if that happens, it will be publicly noticed 72 hours in advance. For further information contact the Chair at rebfolk7@gmail.com. Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371.

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**Preliminary Minutes
Community Plan Update Subcommittee
Of The
Valley Center Community Planning Group [VCCPG]
Thursday, 6 July 2017, 6.00 pm**

CPU Subcommittee members: Steve Hutchison, Chair, Jeana Boulos, Hans Britsch, Michael Karp, Rich Rudolf, Dennis Sullivan, Andy Washburn

1. Call to Order 6.10 pm
2. Attendance and determination of quorum: Quorum established with 5 present [Washburn absent; Karp arrives 6.20 pm]
3. Approval of Minutes of 3 May 2017: Rudolf moves for approval/Sullivan seconds.
Approved 5-0-0 [Y-N-A]
4. Open Forum – Members of the public may speak on any topic germane to the subcommittee, but not on the agenda for this meeting. However, no action or vote will be taken until subsequent meetings if appropriate [3-minute time limit per speaker].

None

5. **Discussion and vote on a recommendation to the VCCPG concerning General Plan Clean-up items VC301 and VC304. These items are changes or corrections to the General Plan discovered subsequently to the approval of the General Plan Update in 2011.**

Joshua Menvielle, SD County Land Use/Environmental Planner, presents the county's goal for the two clean-up items. He acknowledges the presence of Nick Gustafson, planning manager. Menvielle explains the need to correct inconsistencies or errors in the General Plan Update of 2011. 2017 is the third cleanup. VC304 has been purchased by San Diego County Parks and Recreation, and is proposed for passive recreation. Rudolf says the Saiki family owned land prior to sale and had been interred during WWII. They managed to recover from interment and had owned the land for many years. They divided the property into parcels with the intention of having it preserved. Rudolf notes the seven year effort to get the County to purchase the land. He adds that there was funding to protect the property as part of the deal. He observes that, to date, nothing has been done to protect the historic stone house on property.

Menvielle will follow up with parks and recreation to determine what protection can be arranged for the stone house. He notes public notice about the change of land use. Rudy Pacheco owns some surrounding parcels with plans for development. An easement over Pacheco's property has been dickered over for some time. Rudolf says the property is covered in riparian oak woodland.

Motion: Move to recommend approval of the land use change proposed by the County staff for VC304.

Maker/Second: Rudolf /Sullivan Approved 6-0-0 [Y-N-A]

Menvielle explains the change proposed for VC301 as correcting an oversight made during the General Plan Update process that left three commercially designated lots with C36 zoning with minimum lot sizes of 1-acre rather than a 6000-square feet minimum as on

other similar parcels. The three parcels had previously been zoned residential. The zone box change was overlooked. Hutchison asks if it is possible to retain the 1-acre minimum lot size with the C36 zone? He suggests Road 19 is needed to make sense of the potentially smaller lots proposed for two of the parcels. Menvielle reiterates the change is for the internal consistency of the General Plan. Rudolf questions the title of the proposed change since zoning change is also part. Rudolf thinks it is appropriate to address this issue as a Community Plan Update issue during the upcoming review and revision of the Valley Center Community Plan since it has potential impact on that plan and was not previously implemented in the General Plan "Update.

Motion: Move to recommend that these three parcels be considered as part of the soon to be commenced Community Plan Update process and defer a determination until then.

Maker/Second: Rudolf /Sullivan Approved 6-0-0 [Y-N-A]

6. Discussion and possible vote on a recommendation to the VCCPG concerning comments on the Public Involvement Plan [PIP] in support of the 2019 Regional Plan Update.

Hutchison suggests that the present PIP plan is a perfunctory effort to demonstrate the extent to which the County is attempting to engage the public. He notes the real test of sincerity will be how effectively the County incorporates the opinions offered. Rudolf expresses concern that the Regional Plan doesn't undermine the General Plan. He suggests that the County could add Valley Center Fire Protection District and Valley Center Happenings to the distribution list.

7. Adjournment: Maker/Second: Rudolf/Sullivan Approved: 6-0-0 [Y-N-A]



**COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
SERVICES: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT RECOMMENDATION**

PROJECT NAME: General Plan Cleanup (Draft)

PROJECT CASE NUMBER(s):

PLANNING / SPONSOR GROUP NAME: Pala Pauma Comm. Sp. Group

Results of Planning / Sponsor Group Review

Meeting Date: July 10, 2017

A. Comments made by the group on the proposed project.

Support the cleanup efforts.

B. Advisory Vote: The Group ☒ Did or ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 4 Yes 0 No Abstain

C. Recommended conditions of approval:

None

Reported by: Budley Am. Jr. Position: Chair Date: 7/11/17

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format):
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

PDS-534 PDS-534 (01/12)

SAN DIEGUITO PLANNING GROUP**P.O. Box 2789, Rancho Santa Fe, CA, 92067****Minutes of Meeting****July 13, 2017**

1. CALL TO ORDER: 7:03 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie, D. Willis, M. Hoppenrath, T. Parillo, S. Biszantz, N. Christenfeld, Steve Thomas (non-voting)
Absent: J. Arsivaud-Benjamin, J. Zagara, P. Fisch
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *D. Willis* reported that approval of new legislation will mean that thousands of cell sites and small cell phone equipment can be placed in public right-of-ways with no need for public hearings or planning group oversight. *L. Lemarie* said Bob Hall of RSF will present to the SDPG soon on their broadband fiberoptic project. *M. Hoppenrath* attended a Harmony Grove Village HOA meeting to provide information on the SDPG and several residents requested to be included on the distribution list. *T. Parillo* was disappointed by an earlier presentation to the SDPG concerning the dangerous intersection on Sun Valley Road. He felt it was misleading for the speakers to say that a serious accident resulting in the death of a horse and injury to the rider occurred at a intersection when in fact the accident occurred along a segment of the road. *D. Willis* complained about the presence of a utility box within the trail path on Sun Valley Road. *L. Lemarie* discussed the status of the project to underground the utilities in RSF: there are 39 districts and 50% plus 1 households in each need to approve their local undergrounding, and each district must raise \$2,000 for the initial study. A portion of property taxes from the Community Services District (CSD) can be used but *L. Lemarie* thinks this fund is currently out of money. *S. Biszantz* wanted to thank SDPG chair *D. Dill* for his efforts to engage the assistance of the Traffic Advisory Committee (TAC) on behalf of the residents of Whispering Palms. As if to highlight the problem, there was a recent accident at the problem area on the road. *S. Biszantz* reports that the problem road segments will be painted red by the County.
5. GENERAL PLANNING ITEMS:
 - A. **SDG&E Rancho Santa Fe Planned Distribution Upgrade.** This project will upgrade SDG&E lines from 4kv to 12kv. SDG&E crews will be installing new wire on a few branches to bring some of the old wire up to standard and are reconductoring one of the backbone sections to provide adequate load and tie capacity. The voltage upgrade will increase reliability in the Rancho Santa Fe area. The pole upgrades will be discussed at the next SDPG meeting. SDG&E representative *Joe Gabaldon*, Regional Public Affairs Manager (858-650-6121) and other SDPG staff discussed the project schedule: phase I July 2017 to Dec 2017 will be construction of a new control shelter and phase II, Jan 2018 to Nov 2018 will be to install new equipment. New infrastructure will use SCADA (supervisory control and data acquisition) technology that will involve the same costs but provide better reliability. The area for this upgrade serves about 4,000 customers. *L. Lemarie* and *T. Parillo* were urged to contact other SDG&E managers to discuss the undergrounding of utility poles.
 - B. **017 General Plan Update in San Dieguito Planning Area.** The General Plan "Clean-up" items for the SDPG area were briefly discussed. This Draft Clean-Up Plan is now in a 45-day public review period that ends on July 31st. County PDS Land Use/Environmental Planner *Josh Menvielle* (858- 495-5451) discussed the proposed changes: one Clean-Up item involved a change from isolated open space to semi rural-10; two others were from RL-20 to open space, one parcel owned by a utility was changed from open space to public lands, and the last was a 6-parcel group going from SR-2 to open space. Also, one mobility element update was to correct the name of Harmony Grove Village Parkway (currently shown as Lariat Drive), and two updates to the Implementation Plan. Link to the full draft plan and a summary of the Implementation Plan changes: <http://www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html>

Motion: By D. Dill, second by N. Christenfeld, to approve as presented.**Vote:** ayes = 7 nos = 0 abstain = 0 absent/vacant = 6**Public Disclosure**

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2016-TPM-21243, APN 265-260-20-00.** Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots. Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant's representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961. **Continued to Aug 10th**
- B. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, 760-744-3133; Project Representative: Michael Levin, Excel Engineering, 760-745-8118; PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. *D. Dill* will continue this item until the County can investigate the failure of the affected homes and provide more information to the group. **Continued to Aug 10th**
- C. **PDS2017-TM-5278TE Anderson Tentative Map Time Extension.** One 18.98 parcel proposed subdivision into 5 lots ranging from 2 to 8 acres, located at 20252 Elfin Forest Road, Elfin Forest, CA 92029, APN 679-100-12. Applicant: Eric Anderson, 760-471-1464; Project Contact: KARN Engineering & Surveying, Inc., 760-728-1134; PDS Planner: Lori V. Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-736-4333. **Continued to Aug 10th**
- D. **PDS2016-MUP-16-016, APN 267-161-05.** Application for major use permit to install 12 panel antennas, 9 RRUs and 5 Raycaps within a new 41' tall monoeucalyptus at 17576 Via Del Bravo, Rancho Santa Fe, to allow T-Mobile to relocate their antennas from a monopalm. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancom Inc, 760-716-4833; PDS Planner: Morgan Norville, Morgan.Norville@sdcounty.ca.gov, 858-495-5329; SDPG member: Don Willis, 858-922-4227. **Continued to Aug 10th**
- E. **PDS2017-AD-17-019 Phillips Barn Administrative Permit.** Located at 9556 Del Dios Highway in proximity to Mt. Israel Road and Rancho Drive, APN 272-160-70-00. Proposed oversized structure; exceeds 24-foot height requirement and 25% square foot limit for detached accessory building. Owner: Jeff Phillips, 858-232-2352; Applicant Contact: Patrick Kornman, 858-792-5906; PDS Planner: Sean Oberbauer, 858-495-5747; SDPG member: Nicholas Christenfeld, 760-741-1953. The group believed that the barn was well designed and matched the existing house. The barn would be hidden from view by existing vegetation and topography, and there were no complaints from the neighbors.

Motion: By N. Christenfeld, **second** by T. Parillo, to approve as presented.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

- F. **Hamerslag Tentative Parcel Map; PDS2015-TPM-21232; PDS2015-ER-15-08-023** Public Disclosure Notice Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act (CEQA). Public Review ends on July 21, 2017. Project consists of lot split to create 2 lots on 7.13 acres located at 17445 Via de Fortuna, Rancho Santa Fe. APN 266-110-04-00 Applicant: Michael Smith for Steve & Jean Hamerslag, 858-259-8212 x110; PDS Planner: Marisa Smith, 858-694-2621; SDPG Member: Tim Parillo, 415-238-6961.

Motion: By D. Dill, **second** by T. Parillo. After review of notes, the group has no comments to be submitted.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

- G. **PDS 2017-STP-17-012. Bridges lot 44.** APN 264-650-04. Continuation/follow-up of item 6D from June 2017 meeting. One story single family residence with attached garages and detached guest houses. Owner- Cape Point Development, Applicant Representative: Karl Voigtlander (Mark Radford Architect) 760-432-0348; PDS Planner: Michelle Chan 858-495-5428; SDPG member: Joe Zagara, 858-756-4211. Several errors in the original documentation were corrected.

Motion: By D. Dill, **second** by L. Lemarie, to approve as presented.

Vote: ayes = 7 nos = 0 abstain = 0 absent/vacant = 6

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group Members. *Susan Williams* of Harmony Grove Village is interested in joining the SDPG and will be submitting her resume and County application form.
- E. Supply orders and reimbursement of expenses

Adjourned at 8:52 pm.

NOTE: The San Dieguito Planning Group currently has 2 vacancies. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 8/10/17 9/14/17 10/12/17 11/9/17 12/14/17 1/11/18

Doug Dill, Chair	760-736-4333	FAX 760-736-4333	e-mail: theddills@att.net
Tim Parillo, Vice-Chair	415-238-6961		e-mail: tparillo@gmail.com
Mid Hoppenrath, Secretary	760-747-1145		e-mail: midhop@gmail.com

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Wednesday, July 5, 2017

FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

Regular Meeting

**Lakeside Community Center
9841 Vine Street, Lakeside, CA 92040**

FINAL MEETING MINUTES
LAKESIDE COMMUNITY PLANNING GROUP
REGULAR MEETING
WEDNESDAY JULY 5, 2017

OPEN HOUSE (6:00 - 6:30pm)

Regular meeting session was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Lead by Joseph Kufa

Quorum reached with 11 present

Present: Seat 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery, Secretary; Seat 6-Josef Kufa; Seat 7- Sarai Johnson; Seat 8-Nathan Thompson; Seat 10-Milt Cyphert, Chair; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee.

Absent: Seat 1-John Neumeister; Seat 9- vacant; Seat 11- Thomas Martin; Seat 15-currently vacant

Late:

Public present: Approximately 16 community members present. 4 community members signed in for open forum

APPROVAL OF THE MINUTES for the meeting of: June 7, 2017 and May 17, 2017

ACTION:

ON MOTION by Steve Robak, seconded by Mike Anderson, the LCPG approved the minutes for the meetings of May 17, 2017 and June 7, 2017 as written.

Ayes: (11)

Nays:

Abstain:

ANNOUNCEMENTS

1. **NOTICE:** Audio Recording - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting a copy to get more information on the issues discussed can request a copy of the audio

OPEN FORUM

- A. Todd Owens asked at the Coffee with Diane Jacob meeting who is helping pick up trash. Todd raised his hand to be on the Community Advisory Group (CAG). The group decided to do a "cleanup Lakeside". Saturday a group of concerned

citizens will be going out to a couple streets to do a trash cleanup. A flyer was passed out. All who want to volunteer are welcome. Lakeside Chamber of Commerce had a presence at the meeting and is aware of the effort

COUNTY PRESENTATIONS

1. SUBJECT:

General Plan 2017 cleanup items and changes. The County is seeking input from the public.

OVERVIEW:

Nick Gustafson presented the General Plan cleanup items and changes. In Lakeside, there are five land use changes, a mobility change, and two changes of limitation. These are the same changes as presented in the past. LS302 was purchased by Endangered Habitat Conservancy who is requesting a Land Use zoning regulation change from SR1 to VR15 open space conservation and change zoning from A70 to S8.

- A. Janis Shackleford wrote a letter to the county on LS302. Comments are due by July 31, 2017.

As proposed LS302 will have a significant and potentially unmitigated environmental impacts and is not consistent with various policies appearing in the land use element, the safety element, and the mobility element of the County's General Plan. Further environmental analysis is required, and mitigations must be proposed and incorporated prior to the revision of zoning and General Plan designations for this site. Per the documents on the County web site all twenty-two land use proposed changes have a fire hazard severity zone map. LS302 is missing the fire hazard severity zone map. This rezone will essentially preserve a major fire hazard to an existing residential area to the East, North and South of these parcels. A wildland, urban interface is being created. New development is required to accommodate that. This project as proposed is open space right up to the edge of the residential; this needs to be mitigated. The mobility issue needs to be mitigated or there will be a significant and unmitigated impact to the community trails pathways. Would like the planning group to support the other changes but not support LS302, as proposed, at this time.

ACTION:

ON MOTION by Brian Sesko, seconded by Karen Ensall, the LCPG DENIED LS302 General Plan changes based on board member comments, fire hazard, and non-compliance with county trails

Ayes: (11)

Nays:

Abstain:

ACTION:

ON MOTION by Deborah Montgomery, seconded by Karen Ensall, the LCPG approved all EXCEPT LS302 General Plan changes as presented

Ayes: (11)

Nays:

Abstain:

PUBLIC HEARING

2. SUBJECT:

Tree removal located at 10626 Palm Row Drive, Lakeside.

OVERVIEW:

SDG&E requesting to remove a pepper tree located in SDG&E right of way. The tree has had multiple limb failures

ACTION:

ON MOTION by Steve Robak, seconded by Nathan Thompson, the LCPG approved the tree removal

Ayes: (11)

Nays:

Abstain:

3. SUBJECT:

Tentative parcel map approval, PDS 2016-TPM-21238-PDS-PLN, located at West Hills Rd. and West Hill Terrace

OVERVIEW:

Proponent not present

ACTION:

Will contact proponent and reschedule

4. SUBJECT:

Cell phone site, SD0845 AT&T 67/Bradley, PDS2017-ZAP-17-004, located at Hwy 67 and Bradley at 1467 N. Magnolia Ave., El Cajon

OVERVIEW:

Chris Harrison, representing AT&T, presented the project. Proposal is for a 60-foot mono eucalyptus tree with 12 antennas; which complies with the zoning height limits. 24 RRUs, 4 surge suppressors, 3 WCS filters, an equipment shelter and other ancillary equipment.

It is in a preferred zone, M54. The site is already fully developed. Design fits in with the surrounding area. The project is working to comply with the items from the County that are listed in the scoping letter.

ACTION:

ON MOTION by Brian Sesko, seconded by Steve Robak, the LCPG approved the cell phone site providing the applicant complies with all issues of the scoping letter

Ayes: (11)

Nays:

Abstain:

5. SUBJECT:

Major use permit, PDS2017-MUP-84-035W1, APN: 392-030-31-00, 12624 Willow Rd., Lakeside

OVERVIEW:

Upgrade existing, permitted, assisted living home from 12-beds to 15-beds. Add a 4 bedroom, 1 bath home and storage. Upgrade septic from 2000 gallons to 3000 gallons.

Michelle Sable spoke against the project.

Proponent was not present

ACTION:

Milt Cyphert will contact the County and the proponent to find out why they weren't present

GROUP BUSINESS

1. Annual CPG training:
 - a. No discussion
2. Members Attendance review:
 - a. No attendance issues
3. Correction of March 2017 minutes regarding La Mesa RV

ACTION:

ON MOTION by Julie Bugbee, seconded by Steve Robak, the LCPG approved the correction to the March Meeting minutes, Public Hearing #2, PDS2017-STP-99-055W2, La Mesa RV.

The minutes stated that the motion was to approve a sign waiver. The motion was to approve the site plan as presented and passed 9 for and 2 against

Ayes: (11)

Nays:

Abstain:

4. Voting on new Group appointee candidates:

OVERVIEW:

Two applications were submitted for open appointee positions and are in with the County

Michael Evans, seat 15, withdrew

Marty Barnard, seat 9, was present and introduced herself

ACTION:

ON MOTION by Karen Ensall, seconded by Steve Robak, the LCPG approved Marty Barnard's application for seat 9

Ayes: (11)

Nays:

Abstain:

SUBCOMMITTEE REPORTS

A. Design Review Board (DRB):

- i. Approved the design for the assisted living home on Willow Rd.

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

- i. There will be a Trail meeting Aug. 2, 2017 at 5:30pm at the Lakeside Community Center

D. CIP:

- i. Meetings are held monthly, next one is Sept. 5, 2017

E. PLDO

- i. No discussion

ADJOURNMENT OF MEETING: 7:36pm

Next Meeting Date: Wednesday, August 2, 2017, starting at 6:30

Deborah Montgomery, Secretary
Lakeside Community Planning Group
lakesidecpg@gmail.com

Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

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SWEETWATER



Community
Planning
Group

August 2, 2017

Joshua Menvielle
Land Use/Environmental Planner
County Of San Diego/Planning and Development Services
5510 Overland Avenue: Suite 310
San Diego, CA 92123

Dear Joshua,

At Sweetwater Community Planning Group meeting August 1, 2017, the vote for the 2017 General Plan update regarding regional transportation and cultural resources passed unanimously at 13 aye, with no noes and no abstentions.

If you need anything further, please contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Stephen Stonehouse'.

Stephen Stonehouse, Co-Chair
Sweetwater Community Planning Group

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Monday, June 19, 2017 9:19 AM
To: 'feederdike@aol.com'
Cc: Gustafson, Nicolas
Subject: RE: i recieved notice of property changes for 4840922100

Hi Mr. Grundman,

The General Plan designation for the property you are referring to is Village Residential-15 (VR-15) and the zoning is Variable Family Residential (RV). The development potential for the property allows for 15 units per acre to be built on the property.

As you mentioned, the 2017 GP Clean-Up will change the building type designator from F to K. This means that the types of buildings allowed will change. An "F" building type designator allows single detached units, duplexes, or stacked units. A "K" building type designator allows single detached units, duplexes, triplexes, and multi-dwelling units.

In short, there is no change to the development potential (it still allows 15 units per acre), the only change is the type of buildings that can be built on the property.

Feel free to let me know if this answers your question.

Thanks,

Josh Menvielle
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

-----Original Message-----

From: feederdike@aol.com [mailto:feederdike@aol.com]
Sent: Sunday, June 18, 2017 10:58 AM
To: Menvielle, Joshua
Subject: i recieved notice of property changes for 4840922100

hi, I own 1217-1219 north first st el cajon ca 92021. i recieved this notice that changes are going on across the street from me at 1140 first st. how will this affect me? and what are the changes that are proposed? and if more units are going in there,,, where will they park? the parking situation is already way out of hand here.it says the building type designator will change from f to k... what does that mean? I would be happy and anxious for any improvements to the neighborhood, but anything that makes the terrible parking situation worse will be a very unwelcome thing.

please respond asap... Mike Grundman feederdike@aol.com

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 11:36 AM
To: 'sjlynch@cox.net'
Cc: Gustafson, Nicolas
Subject: RE: Concerning letter sent to residents about Draft Plan ID LS302

Good morning,

Every two years the County conducts a "clean-up" of the General Plan in order to fix any mapping errors, inconsistencies, or ownership changes discovered through the implementation of the general plan. In this case, the Endangered Habitats Conservancy League has purchased seven parcels, one of which is within 300 feet of your property, that they have designated for open space. Because of this ownership change, we are changing the General Plan designation and zoning of those properties to reflect that they are now open space and development is no longer allowed on that property. The project website can be found at the link below and the LS302 item can be found on page 33 of the draft plan.

<http://www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html>

If you have any follow up questions please feel free to let me know.

Thanks,

Josh Menvielle
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

-----Original Message-----

From: sjlynch@cox.net [mailto:sjlynch@cox.net]
Sent: Tuesday, June 20, 2017 9:44 AM
To: Menvielle, Joshua
Subject: Concerning letter sent to residents about Draft Plan ID LS302

Dear Mr. Menvielle,

I received your notification concerning proposed property changes that are within 300 feet of property in Lakeside. I am troubled by the difficulty I am having trying to find the project. I tried the links that were given in the letter and was not able to find the information concerning the recommended changes to the property stated in the letter. The letter stated the Planning & Development Services was pleased to announce the release of the Draft plan for the 2017 General Plan Clean-up General Plan Amendment and Rezone (GPA16-001;REZ16-001). The changes are referenced in the Draft Plan as ID LS302. Please send me the information via email so I could find out more concerning the project. Thank you.

Sincerely,
J. Bale

Menvielle, Joshua

From: Markus Spiegelberg <mspiegelberg@cnlm.org>
Sent: Tuesday, June 20, 2017 12:38 PM
To: Menvielle, Joshua
Subject: 2017 General Plan Amendment Comments
Attachments: S022 S048 2017-05-12 Copper Hills Letter to City of San Marcos Signed.pdf; 2017-07-31 County of SD Notice of Public Hearing on Proposed Property Changes.pdf; S022 2017-07-31 County of SD Notice of Public Hearing on Proposed Property Changes 2.pdf

Dear Mr. Menvielle,

Thank you for providing us with notifications as to proposed zoning changes near our properties as part of the general plan amendment.

Attached are the mailings we received. At this time, I'm commenting on a few as I research the rest.

Here are our comments:

1. As to proposed zoning changes to APN 223-070-0800. We prefer if the OS-C zoning remains as is. Our land adjacent to this property is nature open space (OS-C) and is part of a MHCP core area, as is the 223-070-0800 parcel. Changing this designation reduces additional OS opportunity that buffers our property from roads and residential area. There are thousands of homes in this area, and more OS is needed. Increased residential puts additional strain on our property and increases traffic levels in an already congested area.
2. Zoning changes to 223-082-0400, 223-081-0500, 223-081-0400 and 264-04-12700. Same as above. The current zoning OS-C for some of these lots is consistent with the MHCP and adds valuable OS to the area. Changes to RR and P/SP just increases development pressure on our nature preserve, affects animal movement from Carlsbad to Elfin forest, and increases traffic and human density in an area already overrun with people.

Thanks for your consideration.

--

Markus Spiegelberg
San Diego Regional Preserve Manager
Center for Natural Lands Management
(619) 295-4953

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 2:14 PM
To: Agundes, Susie_SDSO
Cc: Gustafson, Nicolas
Subject: RE: Letter received

Good afternoon Ms. Agundes,

Every two years the County conducts a "clean-up" of the General Plan in order to fix any mapping errors, inconsistencies, or ownership changes discovered through the implementation of the general plan. In this case, the Endangered Habitats Conservancy League has purchased seven parcels, one of which is within 300 feet of your property, that they have designated for open space. Because of this ownership change, we are changing the General Plan designation and zoning of those properties to reflect that they are now open space and development is no longer allowed on that property. The project website can be found at the link below and the LS302 item can be found on page 33 of the draft plan.

<http://www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html>

If you have any follow up questions please feel free to let me know.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Agundes, Susie [mailto:Susie.Agundes@sdsheriff.org]
Sent: Tuesday, June 20, 2017 7:13 AM
To: Menvielle, Joshua
Subject: Letter received

Good Morning,

We received a letter about the county making changes to land that we are within 300 ft. of. Our address is 10339 Chase Creek Lane. My only questions are, are they changing the zoning behind our property so that it can be built on? If not, what exactly are the proposed changes because I do not know what a S80 is.

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 4:29 PM
To: 'merrill morgan'
Subject: RE: Notification Regarding Property Changes

Sure, please see below:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017gpclean-up/20170616Draft%20Plan.pdf>

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: merrill morgan [mailto:morggy@gmail.com]
Sent: Tuesday, June 20, 2017 4:28 PM
To: Menvielle, Joshua
Subject: Re: Notification Regarding Property Changes

Thank You for the rapid reply. I cannot find the direct link you told me about on your reply note ?

On Tue, Jun 20, 2017 at 2:10 PM, Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov> wrote:

Good afternoon,

You are correct. The County Department of Parks and Recreation acquired the land and in order to be consistent with that acquisition we are designating the land as Open Space - Conservation (OS-C). Below is a direct link to the project page for the General Plan Clean-Up. A map of the proposed changes can be found on page 55 of the Draft Plan. Let me know if you have trouble finding this and if this answers your questions.

Feel free to let me know if you have any additional questions.

Thanks,

Josh Menvielle

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

5510 Overland Avenue, Suite 310, San Diego, CA 92123

Office: (858) 495-5451

From: merrill morgan [mailto:morggy@gmail.com]

Sent: Monday, June 19, 2017 8:36 PM

To: Menvielle, Joshua

Cc: Doris Morgan

Subject: Notification Regarding Property Changes

Greetings:

My name is M.H.Morgan & today I received the attached notice of a public hearing regarding a property near me. I hope you can clear this up for me. I am not sure I translated the document to plain English correctly.

As I understand it the property next to me is being considered for designation as an "open space". Some of the provided links did not open correctly, possibly it was operator error on my part.

As you can tell I live at 13757 Via Encantado & I am guessing the property having the zoning change to "OS-C" is the large parcel south of me. If I understood the links that would open the requested change is to an open space.

Please let me know if I understood this correctly & possibly you could send me a link shoeing the parcels being changed. And showing my property. A link where I could just click on it to open & view. 🐱

Thank You for your assistance.

Menvielle, Joshua

From: Colleen Larsen <clarsen@padre.org>
Sent: Wednesday, June 21, 2017 11:55 AM
To: Menvielle, Joshua
Cc: Yelena Granovskaya; Gustafson, Nicolas
Subject: RE: 2017 General Plan clean-up question

Hi Joshua,

Perfect, this is very helpful. Thanks again for providing this information.

Have a wonderful day,

Colleen

Colleen Larsen

GIS Coordinator
Padre Dam Municipal Water District
W: 619-258-4648

From: Menvielle, Joshua [mailto:Joshua.Menvielle@sdcounty.ca.gov]
Sent: Wednesday, June 21, 2017 11:45 AM
To: Colleen Larsen
Cc: Yelena Granovskaya; Gustafson, Nicolas
Subject: RE: 2017 General Plan clean-up question

Hi Colleen,

No data will go through to the GIS database until the new designations/zoning are adopted by the Board of Supervisors in December. Will it help if I provide you with the APNs for those items you referenced (LS302, LS306, AL301)? I can also give you a brief summary of each of those items:

- AL301 - Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities. This change is taking place because the Sweetwater Authority purchased the parcel. [APN 520-100-12]
- LS302 – Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space Conservation and rezone from A70 to S80. This change is taking place because the Endangered Habitats Conservancy League purchased the land for open space. [APNs 379-011-01-00, 377-112-30-00, 377-112-31-00, 377-111-32-00, 379-040-01-00, 377-112-29-00, 379-011-02-00]
- LS306 – Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80. This change is taking place because the County Department of Parks and Recreation acquired the parcels for open space. [APNs 399-010-09, 399,010-10, 399-010-11]

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Colleen Larsen [<mailto:clarsen@padre.org>]
Sent: Tuesday, June 20, 2017 4:48 PM
To: Menvielle, Joshua
Cc: Yelena Granovskaya
Subject: RE: 2017 General Plan clean-up question

Great, thank you very much. Have a good day.

Colleen

Colleen Larsen

GIS Coordinator
Padre Dam Municipal Water District
W: 619-258-4648

From: Menvielle, Joshua [<mailto:Joshua.Menvielle@sdcounty.ca.gov>]
Sent: Tuesday, June 20, 2017 4:47 PM
To: Colleen Larsen
Cc: Yelena Granovskaya
Subject: RE: 2017 General Plan clean-up question

Hi Colleen,

Let me check on this and get back to you.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Colleen Larsen [<mailto:clarsen@padre.org>]
Sent: Tuesday, June 20, 2017 4:33 PM
To: Menvielle, Joshua
Cc: Yelena Granovskaya
Subject: 2017 General Plan clean-up question

Hi Joshua,

Our Engineering department received this letter, so I am following up with a question regarding the clean-up. Will the data that gets updated from the "clean-up" be given to the Regional GIS Data Warehouse for agencies to download? If so, do you have a timeframe for that? There are a couple of areas defined on your "Overview of Proposed Land Use Map Changes" LS302, LS306, AL301 that we could overlay the data to see the changes that are within and/or near our service area that our Engineering Director would like us to review.

Please let us know at your earliest convenience.

Thank you so much,

Colleen

Colleen Larsen

GIS Coordinator

Padre Dam Municipal Water District

W: 619-258-4648

Josh Menvielle, Project Manager

In 1985 my property at 11169
El Ropal was flooded with several
Thousands dollars of damage.
The County road D.P. spent approximately
\$1800.00 on silt removal on El Ropal Rd.
from this flooding. The primary
resone for this condition was
improper drainage cause by SD G+E
easement and Highline road North
side of El Ropal. SD G+E has the
responsibility for maintaining
the over 100' wide easement and
Highline road North side of El Ropal
on your proposed zone change. I
would like insurance that SD G+E
will continue proper drainage and
maintenance of road and easement.
This would make a good
entrance for a trail head.

Thank You
Draft plan 10 LS 302

6/26/17

Joshua Menvielle
Planning & Development Services
5510 Overland Avenue Suite 310
San Diego, CA 92123

Subject: Land Use clean-Up LS302

Dear Mr. Menvielle,

I'm Beth McNellen, a 25 year resident of Lakeside, mother of 3 grown children, and my home is on Oak Creek Drive just north of the 405 acres proposed for redesignated from semi-rural to preserve.

I strongly object to the proposed "clean up redesignation," for a very simple reason with an easy remedy: This parcel contains trails that are part of a larger plan, already approved after long battle over many years and on many fronts, for trails running from Sycamore Canyon, through Lakeside (along the ridge and through this property), connecting with the River Walk Trails. Can you imagine a challenging hiking, riding, biking trail through old west country leading all the way to the Pacific Ocean?

That plan doesn't conflict with Michael Beck's habitat corridor. Lakeside has open space all along the River Trail, and in El Monte Valley, and behind Blossom Hills and south of the Vons off Los Coches. Our claim to fame and our charm is being a cowboy town the way OB is a surf town. Take away the bridle trails and ranches and rodeo arena and Ag program, and we're just a ramshackle La Mesa trying to catch up. Our affordable housing would go out the window.

What I see right now is nonprofit (enjoying huge tax credits), borrowing or granted more tax dollars from SANDAG and the military to take over **1/10th of our *entire town*** and close it off. And the *owner* of the nonprofit is on the county planning commission... Hm. His salary and all those tax monies paid by the people *outside* the locked, barred, barb wired fence.

Toyon Road neighbors of this property, asked me who protects and monitors it now? Most have cut the fence down that ran smack up against their back yards. They aren't going to sit and watch a fire come at them, stuck behind a fence. They ask *my* how a fire truck would get in?

Strangers cut through their yards, because it's the only way in, riding beat up noisy motorcycles—spark arresters? Doubt it. Vagrants encampments? Cooking fires? Who knows? Huge electrical towers hum with their charge and beneath them the trash piles up from kid's playing. Are they climbing? How would an emergency vehicle get in if there was an accident?

Absentee ownership can *never* police this...

But trail riders and hikers will and do all over East County.

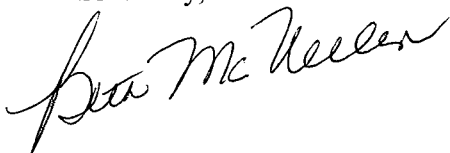
I'm not asking Michael Beck to forget his good plan for wildlife preservation. I'm simply asking he work with the people living right next to it. We have been completely disregarded up to now. Lakeside Planning has been disregarded. No calls returned, no letters answered.

All we want are step-overs at main entrances so people can safety access the property—not push through yards. And we're asking the gas and electric company to grade their roads once a year, because there are deep rivulets gushing water onto residential property below this sight. This area does not need trail maintenance--horses & hikers will do that simply by passing through. It's an easy fix.

Lastly, I'd like to say that as I come and go on Oak Creek Drive each day ~~and~~ those hills are silhouetted against the sky the entire way, 2 ½ miles. Huge beige rocks stick up from native chaparral, and yucca wave in the breeze. I know every nook and cranny back there from the decades I rode my horse there. These are the only trails north of Lakeside not covered in rocks. My daughters are hikers now because they grew up tromping around Lakeside, infusing themselves with all that nature offers us. Allowing access means another generation sold on nature and in turn, supportive of Mr. Beck's cause.

I thank you in advance for your good judgement in this matter. I would certainly like to turn my attentions elsewhere, but I will not until this matter is resolved.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth McNellen". The signature is fluid and cursive, with the first name "Beth" written in a larger, more prominent script than the last name "McNellen".

Beth McNellen

11714 Oak Creek Drive

bethmcnellen@hotmail.com

Menvielle, Joshua

From: Goodenough, Troy A <TGoodenough@semprautilities.com>
Sent: Friday, June 30, 2017 9:06 AM
To: Menvielle, Joshua
Cc: Nelson, Leslie
Subject: Notice of Public Hearing on Proposed Property Changes
Attachments: SD County Recommended Zoning Change.pdf

Good Morning Josh,

Per the attached Notice of Public Hearing on Proposed Property Changes, dated June 16, 2017, San Diego Gas & Electric Co has the following comment:

SDG&E has Access Road and Facilities Easements that encumber the APN's referenced on the proposed re-zoning notice (listed below). SDG&E conducts road maintenance activities within these parcels at least biennially to ensure that crews can access electric transmission structures in the event of regular maintenance and emergencies.

3790110100
 3771123000
 3771123100
 3771113200
 3790400100
 3771122900
 3790110200

Kindest regards,

Troy A. Goodenough Sr.
 Land Management Representative
 CP12A
 8335 Century Park Court
 San Diego, CA 92123
 Office: (858) 637-7963
 Cell: (619) 888-7955



A  Sempra Energy utility[®]

Mr. & Mrs. James Fike
1836 Meadowlark Ranch Road
San Marcos, CA 92078
APN: 222-160-21

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.


James Fike


Kim Fike

Mr. & Mrs. David Whittington
2084 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-38

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

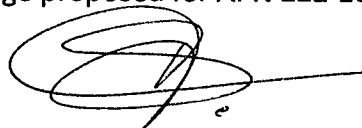
As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



David Whittington



Stephanie Whittington

Ms. Laura Kaye
2023 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-3

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

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Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Laura Kaye

Mr. & Mrs. William McGee
2094 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-18

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.


William McGee


Roberta McGee

Mr. Christian Wells
2059 Meadowlark Ranch Lane CIRCLE
San Marcos, CA 92078
APN: 222-160-36

July 4, 2017

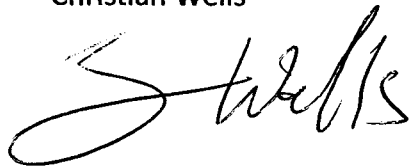
Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

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The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Christian Wells

A handwritten signature in black ink, appearing to read 'C Wells', written over the printed name.

OWNER of 2059 Meadowlark

Mr. & Mrs. Denis Anderson
2065 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-11

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

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Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.



Denis Anderson



Carola Anderson

Mr. Kevin Woodard
1439 La Habra Drive
San Marcos, CA 92078
APN: 222-160-27

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.

Kevin Woodard



1-760-518-2680

Mr. & Mrs. Mirsali Gasanova
2090 Meadowlark Ranch Circle.
San Marcos, CA 92078
APN: 222-160-20

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

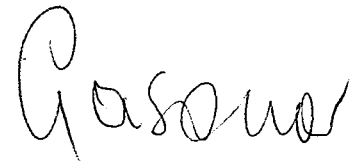
The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Mirsali Gasanova



Marina Gasanova



Ms. Therese Francois
2034 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-28

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.

Threes Francois

Therese M. Francois
owner of 2034 Meadowlark Ranch Lane
San Marcos Ca 92078

Mr. & Mrs. Mark Gonzalez
2052 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-33

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

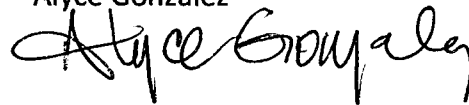
The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Mark Gonzalez



Alyce Gonzalez



Mr. Kelly Freidin
1808 Meadowlark Ranch Road
San Marcos, CA 92078
APN: 222-160-22

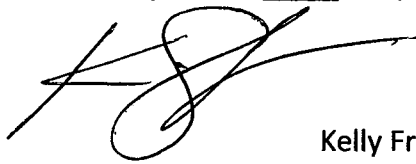
July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

 7/4/2017
Kelly Freidin
858 922 7400

Mr. Larry Grismer
1614 Island Drive
San Marcos, CA 92078
APN: 222-160-19

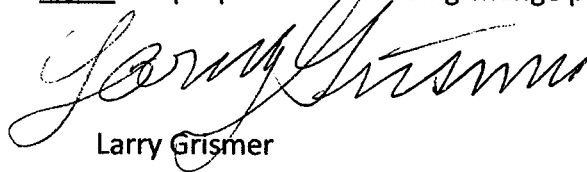
July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Larry Grismer

Mr. Robert Johnston
2073 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-13

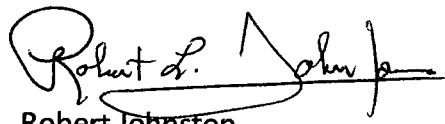
July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Robert Johnston

Mr. Jack Jensen
2072 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-39

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Jack Jensen

A handwritten signature in black ink, appearing to read "Jack L. Jensen". The signature is written in a cursive, flowing style with a large initial "J".

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Thursday, July 06, 2017 8:08 AM
To: Pechan, Jennifer
Cc: Gustafson, Nicolas
Subject: RE: Notice of Public Hearing on Proposed Property Changes-LS302
Attachments: LS302-Pechan.pdf; LS302.jpg

Hi Jennifer,

The General Plan is the long range planning document that guides future development in the County. Every two years the County does a "clean-up" on its General Plan to address mapping errors, inconsistencies, or ownership changes.

1. You are correct, you received a notice because we are required by law to notify all property owners within 300 feet.
2. It is not the easement behind your property. It looks like the proposed changes are taking place about 300' north of your property (please see the attached aerial map).
3. The proposed changes are to redesignate and rezone the land to Open Space Conservation.
4. You are correct, there will be no development on the property. The Endangered Habitats Conservancy League already owns the land and have designated it for preservation. We are just updating our records to reflect that.

Please feel free to let me know if you have any additional questions.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
 County of San Diego | Planning & Development Services
 5510 Overland Avenue, Suite 310, San Diego, CA 92123
 Office: (858) 495-5451

From: Pechan, Jennifer
Sent: Wednesday, July 05, 2017 2:55 PM
To: Menvielle, Joshua
Subject: Notice of Public Hearing on Proposed Property Changes-LS302

Good Afternoon Mr. Menvielle,

I have done my best to review the information that was sent to me in regard to General Plan Clean-Up Draft Plan that is affecting property near my home. If I am understanding this correctly:

1. The property is within 300 feet of my property (my parcel 379-220-56-00)?
2. I cannot determine where this is exactly based on the maps provided in the html and it does not appear to be within 300 feet of my property, is it the easement behind my property?
3. Is the proposed change to make the area conservation?
4. There will be no building on the property?

Any additional information you can provide would be greatly appreciated.

Thank you

Best Regards,

Jennifer Pechan

Manager, Recorder/County Clerk
County of San Diego
Office of Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2469
(619) 531-4912

July 19, 2017

TO: Joshua Menvielle
Planning and Development Services

SUBJECT: 2017 General Plan Clean-Up
Item LS302

Hello Joshua,

According to the Current Project description "General Plan Clean-Up items have generally been limited to mapping errors, ownership changes, errors and omissions, internal clarifications, and inconsistencies since these items can be accommodated with an addendum to the General Plan Update EIR." From the 2013 General Plan Clean-up Background text:

(<http://www.sandiegocounty.gov/content/sdc/pds/advance/2013gpclean-up.html>)

"The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional significant environmental impacts."

As proposed, LS302 will have significant, and potentially unmitigated environmental impacts and is not consistent with various Policies appearing in the Land Use Element, the Safety Element, and the Mobility Element of the County's General Plan. Further environmental analysis is required and mitigations must be proposed and incorporated prior proceeding with the revision of zoning and General Plan designations for this site.

LAND USE ELEMENT

The draft Analysis Sheet for LS302 states it is consistent with Policy LU 5.3:

LU-5.3 Rural Land Preservation. *Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.*

While the purpose of LS302 is to preserve open space-conservation, there is no accompanying development occurring on the site. Instead LS302 removes a potential 491 dwelling units from Lakeside's planned housing inventory. Additionally **Policy LU-5.5** applies to this project since it does not proposed any public access across the site consistent with the County Trails Master Plan. Normally any development of this site would be expected to provide multi-purpose trails consistent with the CTMP and Lakeside's adopted Community Trails and Pathways Plan. Also LS302 does not appear to be consistent with Policy LU-6.11:

LU-6.11 Protection from Wildfires and Unmitigable Hazards. *Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.*

The General Plan Clean-up has published Analysis sheets for all of the twenty-three land use map and zoning changes proposed. Twenty-two have a map of the Fire Hazard Severity Zones associated with their sites. Only LS302 is missing this map! Why was this omitted from the LS302 analysis sheet? A map previously presented to the Lakeside Community Planning Group

page 2
LS302

demonstrates the Fire Hazard Severity Zone extends from this site into existing residential areas, an impact that would continue if the re-designation occurs. As proposed this application is not consistent with the Land Use Element.

MOBILITY ELEMENT

The Mobility Element identifies the regional trail system that enhances community circulation and provides connections to recreational opportunities within County parks, open space preserves, and other public lands. The Mobility Element recognizes that a well planned and designed multi-modal road network, complete with non- motorized travel options that include bicycle and pedestrian facilities as well as hiking, horseback riding, and mountain biking trails and pathways, offers an important alternative to motor-vehicle use.

LS 302 only describes changes to the General Plan Designation and zoning for the site. It does not indicate any provision for consistency with Lakeside's adopted Community Trails and Pathway Plan, the CTMP, or Mobility Element Policies. Various Policies apply to this site and to the agency that has acquired the property:

M-12.3 Trail Planning. *Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.*

M-12.4 Land Dedication for Trails. *Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.*

M-12.5 Future Trails. *Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.*

Failure to provide multi-purpose trail connections on this site as proposed by Lakeside's Community Trails and Pathways Plan and the CTMP will eliminate a planned connection between the Sycamore Open Space Preserve and the San Diego River Trail. This is a significant and unmitigated impact of LS302 and must be addressed. As proposed this application not consistent with the Mobility Element.

SAFETY ELEMENT

Existing residential neighborhoods border LS302 to the east, north and south. The site of LS302 was planned for residential development with up to 491 dwelling units. By changing the designation of the site to Open Space Conservation, a permanent Wildland/Urban Interface (WUI) will be created. Normally new residential development adjacent to a WUI would be expected to incorporate mitigations, however the neighborhoods already exist. So the effect of creating a WUI must be considered in reverse. Creation of permanent open space adjacent to existing housing must propose and implement mitigations on its site to be consistent with Policies of the Safety Element

S-1.1 Minimize Exposure to Hazards. *Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.*

page 3
LS302

S-3.1 Defensible Development. *Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.*

S-3.2 Development in Hillsides and Canyons. *Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.*

S-3.3 Minimize Flammable Vegetation. *Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.*

As described previously, a Fire Hazard Severity Zone for LS302 was omitted from the Analysis Sheets available to the general public. The Fire Hazards associated with this rezone must be evaluated and mitigations proposed. If this is not done, then an unmitigated, permanent fire hazard will be created and extended indefinitely. As proposed this application is not consistent with the Safety Element.

As proposed LS302 is not consistent with the Land Use Element, the Mobility Element, and the Safety Element of the County's General Plan. The application will create unmitigated impacts, not considered in the environmental documents for the General Plan, and must be addressed prior to this re-designation going forward.

Janis Shackelford
9716 Red Pony Lane
El Cajon, CA 92021
619-561-6323

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Wednesday, August 02, 2017 9:27 AM
To: karenensall@yahoo.com
Cc: Gustafson, Nicolas
Subject: RE: LS302 Endangered Habitats Land Use Clean-up
Attachments: LS302.pdf

Hi Karen,

Could you please point out to me where our paperwork for the Clean-Up states that EHL is a "Public Entity?" I need to review it in case there is an issue with our project documents.

I am unable to find it, could you please provide me with a page number? I am attaching a copy of the draft analysis sheet for LS302 and a link to the draft plan can be found below:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017gpclean-up/20170616Draft%20Plan.pdf>

Thanks,

Josh Menvielle

Land Use/Environmental Planner
 County of San Diego | Planning & Development Services
 5510 Overland Avenue, Suite 310, San Diego, CA 92123
 Office: (858) 495-5451

From: Karen Ensall [mailto:karenensall@yahoo.com]
Sent: Tuesday, August 01, 2017 10:13 PM
To: Menvielle, Joshua
Subject: RE: LS302 Endangered Habitats Land Use Clean-up

Thank you Joshua,

However the question on #4 has nothing to do with "development".

Yes, grant funds were used for the purchase. \$4 mil from Sandag and \$4 mil from the military. Which actually make it PUBLIC funds that were used for the purchase.

The question is WHY is Endangered Habitats getting an upzone/rezone

on the County's dime just because they asked and/or because of a of changed ownership?

Nicolas told us the rezone is because of owner request, you said the rezone was because of ownership change. I don't believe this is normally done just because of a change of ownership.

If it is, please let me know so I can pass that along, I'm sure many people would also like to take advantage of that policy.

#5 Endangered Habitats was listed as a Public Entity on YOUR paperwork.

And we know that Public Entities can sometimes have different rules. Is this why they are getting a upzone/rezone for free just because they asked?

Endangered Habitats is only a 501c3, which you can verify on that on their website.

Does knowing this now change anything?

Sent from Yahoo Mail on Android

On Tue, Aug 1, 2017 at 9:48 AM, Menvielle, Joshua
<Joshua.Menvielle@sdcounty.ca.gov> wrote:

Hi Karen,

Thank you for your comments regarding the 2017 GP Clean-Up. Your email will be included with the public comments for the project. I also wanted to make sure that I responded to your direct inquiries. Please see below in red for the responses.

4. Why is Endangered Habitats getting a “rezone” for free because of “change of ownership”?

And, not only for one property, but two? (#SD 305, 97 acres in the North County) Please respond.

The parcels were purchased with grant funds that do not allow future development on the property. As part of the GP Clean-Up, we are updating our records to reflect that there will no longer be development on the property by changing our land use designation/zoning of the properties. Whether this land is re-designated to Open Space or not, there will still be no development allowed on the property so this change does not have any impact on the properties. These changes are consistent with what have been done in prior GP Clean-Ups.

5. Why is Endangered Habitats listed as a “Public Entity” when they are a 501c3 non-profit?

I don't have any knowledge of the legal classification of the Endangered Habitats organization and am not able to respond to this question.

Thanks,

Josh Menvielle

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

5510 Overland Avenue, Suite 310, San Diego, CA 92123

Office: (858) 495-5451

-----Original Message-----

From: Karen Ensall [<mailto:karenensall@yahoo.com>]

Sent: Wednesday, July 19, 2017 1:34 PM

To: Menvielle, Joshua

Subject: LS302 Endangered Habitats Land Use Clean-up

Karen Ensall

11624 Moreno Ave

Lakeside, CA 92040

Joshua Menvielle

County of San Diego Planning & Development Services

Joshua,

I am responding to the comment period for the County rezone of L302 of L302 deadline of July 31, 2017.

I have several problems and a few questions with this rezone.

1. The Lakeside Downs property or L302, is listed a "Fire Hazzard Severity Zone." To date there has been no maintenance on the property.

With an "Open Space Preserve" zoning, and the property owner's plans on restricting any and all public access, I fear this will be a recipe for a severe fire disaster for the communities of Eucalyptus Hills, Santee, and Poway.

It has been proven with public access, there is public monitoring, which can only help to maintain the property and lessen the fire hazard to the community.

2. There are three vital trails located on this property, #21, #21A, and #22. These three trails are a vital link between Lakeside River Park and Sycamore Canyon Trails and vital to the connectivity of our trail system in that area.

It would actually be very easy with little or no cost to open trails on this property because there are already fire roads on the property.

I am also concerned that this is becoming protocol for Endangered Habitats to purchase land with public funds and then block off the public, as they have done here in Lakeside previously with Hanson Pond.

3. I am asking that a "D designator" be attached to L302. Endangered Habitats should have to follow the same rules as anyone else and honor the approved Lakeside Trails and Pathway Map.

4. Why is Endangered Habitats getting a "rezone" for free because of "change of ownership"?

And, not only for one property, but two? (#SD 305, 97 acres in the North County) Please respond.

5. Why is Endangered Habitats listed as a "Public Entity" when they are a 501c3 non-profit?

Please respond.

Sincerely,

Karen Ensall Lakeside Community Planning Group Trail Subcommittee Chair Speaking as an individual

619.971.0675

Sent from Yahoo Mail on Android

On Tue, Aug 1, 2017 at 9:48 AM, Menvielle, Joshua
<Joshua.Menvielle@sdcounty.ca.gov> wrote:

Hi Karen,

Thank you for your comments regarding the 2017 GP Clean-Up. Your email will be included with the public comments for the project. I also wanted to make sure that I responded to your direct inquiries. Please see below in red for the responses.

4. Why is Endangered Habitats getting a "rezone" for free because of "change of ownership"?

And, not only for one property, but two? (#SD 305, 97 acres in the North County) Please respond.

The parcels were purchased with grant funds that do not allow future development on the property. As part of the GP Clean-Up, we are updating our records to reflect that there will no longer be development on the property by changing our land use designation/zoning of the properties. Whether this land is re-designated to Open Space or not, there will still be no development allowed on the property so this change does not have any impact on the properties. These changes are consistent with what have been done in prior GP Clean-Ups.

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Josh Menvielle
Land Use/Environmental Planner

County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

-----Original Message-----

From: Karen Ensall [<mailto:karenensall@yahoo.com>]
Sent: Wednesday, July 19, 2017 1:34 PM
To: Menvielle, Joshua
Subject: LS302 Endangered Habitats Land Use Clean-up

Karen Ensall
11624 Moreno Ave
Lakeside, CA 92040

Joshua Menvielle
County of San Diego Planning & Development Services

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Please respond.

Sincerely,

Karen Ensall Lakeside Community Planning Group Trail Subcommittee Chair Speaking as an individual

619.971.0675

Menvielle, Joshua

From: Michael Evans-Layng <eiremike@cox.net>
Sent: Friday, July 21, 2017 12:23 AM
To: Menvielle, Joshua
Subject: Closing of Trails in Lakeside

Dear Mr. Menvielle,

We are residents of Lakeside and horse owners. This town and its environs is almost unique in the county in its friendliness to horses and maintaining access to trails mapped on the current approved plan is absolutely vital to that warm relationship. There must be a way to conserve the acreage in question without abandoning links to well-established trails. We strongly oppose any move by the County or EHC to close these trails to the horseback riding and hiking communities.

Sincerely,

Marit and Michael Evans-Layng

=====
Michael Evans-Layng, PhD
858-699-8627

Menvielle, Joshua

From: Greg Kelly <gregk@gregs-auto.com>
Sent: Friday, July 21, 2017 8:49 AM
To: Menvielle, Joshua
Subject: Lakeside trail closings

I believe this man, Michael Beck, has a definite and concerning conflict of interest by being on the Planning Commission where he can more strongly influence decisions than a the normal citizens and being the director of EHC.

What he has ok'd and gotten approved in El Monte Valley should be investigated for graft and corruption. That desecration of a pristine and beautiful asset to our community like this sand mine is a travesty.

Besides the fire danger that will come about by closing Lakeside downs, one can only ask what's in it for him? I am sure there is something he will get from closing the land to public access. Closing the land will effectively close several trails that are important to Lakeside, and that predate this fiasco by years.

I call for making Beck recuse himself from the planning commission AND the EHC for the duration of this proposed change.

My home is in Lakeside, near the corner of Adlai Rd and East Lakeview Rd. I also onw Great Grandma's home on Palm Row Drive. AND I care about influence peddlers and unfai decisions they bring about.

Greg Kelly

Kelly Autoworks Inc

Auto Club approved for over 31 years

Voted best independent shop in San Diego U-T "Best Of" poll 2015

Voted among the best shops in San Diego by the UT poll 6 years running

Menvielle, Joshua

From: Albert Fulcher <albertfulcher@gmail.com>
Sent: Friday, July 21, 2017 12:36 PM
To: Menvielle, Joshua
Subject: Public input needed by July 31 to preserve Lakeside trails ECC - East County Californian

<https://shar.cs/1Ttv2e>

The trails that Lakeside has worked on for years need to be honored and the trails kept open.

This message was sent using ShareThis (<http://www.sharethis.com>)

Menvielle, Joshua

From: Jeannine Nini Nagler <nininagler@usa.net>
Sent: Saturday, July 22, 2017 9:42 PM
To: Menvielle, Joshua
Subject: Lakeside Trails & Pathways

Importance: High

Dear Mister Menvielle,

I'm a native of Lakeside and current resident o El Cajon, CA. I am very concerned about the future of the Lakeside Community Trails and Pathways.

PLEASE RESPECT and HONOR the approved Lakeside Trails and Pathway Map. Thank you for your anticipated cooperation in this matter.

Sincerely,

Jeannine M Nagler



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
 (858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
 CHARLTON H. BONHAM, Director



Mr. Joshua Menvielle
 County of San Diego
 Planning and Development Services
 5510 Overland Avenue, Ste. 310
 San Diego, California 92123

Subject: Comments on the 2017 General Plan Clean-Up Draft Plan (GPA 16-001; REZ 16-001),
 County of San Diego, California

Dear Mr. Menvielle:

The California Department of Fish and Wildlife (Department) has reviewed the County of San Diego's (County) 2017 General Plan Clean-Up Draft Plan (Clean-Up Plan) submitted on June 16, 2017. The comments provided in this letter are based on information provided in the Clean-Up Plan; the County's General Plan, which was most recently updated and adopted in 2011; the County's Zoning Ordinance; our knowledge of sensitive and declining plant and animal species and vegetation communities in the County; and our participation in regional conservation planning efforts including the multi-jurisdictional Multiple Habitat Conservation Program (MHCP) and the County's draft North County Multiple Species Conservation Program (NC-MSCP).

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), Sections 15386 and 15381, respectively. The Department is responsible for the conservation, protection, and management of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA), and administers the Natural Community Conservation Planning (NCCP) program. In 2003, the San Diego Association of Governments approved the MHCP, a sub-regional conservation plan that encompasses the northwestern cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. In addition, the County has signed a Planning Agreement with the Wildlife Agencies for the development of the NC-MSCP, an NCCP/Habitat Conservation Plan (HCP) that is currently in development for unincorporated lands in north San Diego County.

The draft Clean-Up Plan proposes 23 land use and/or zoning changes throughout the County. One of these changes, identified as SD304, encompasses four parcels totaling 98.3 acres, owned by Olivenhain Municipal Water District (OMWD). Three of these parcels (APN's 223-082-04-00, 223-081-05-00, and 223-081-04-00) are located near the OMWD-operated Gaty Reservoirs (Gaty site). The Gaty site is located directly south of San Elijo Road and west of Elfin Forest Road, in a fragmented area of County jurisdiction between the cities of San Marcos and Encinitas. The site is bordered to the east by rural residential development and to the west by conserved lands managed by the Center for Natural Lands Management. Immediately north of the site are conserved lands owned by the County, as well as a County landfill that is no longer in operation and is currently being restored with native vegetation. Lands south of the site consist of both conserved and unconserved open space, and a single-family residential lot. The draft Clean-Up Plan maps the majority of the vegetation on the Gaty site as chaparral, with a small portion of disturbed habitat in the southwest corner where the Gaty Reservoirs are located.

Mr. Joshua Menvielle
 County of San Diego Planning and Development Services
 July 27, 2017
 Page 2 of 2

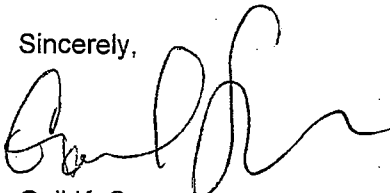
The fourth parcel (APN 264-041-27-00) is located near the Anne Peay Reservoir (Peay site) on Paint Mountain. The Peay site is also located south of San Elijo Road and west of Elfin Forest Road and borders Fortuna Del Este. Immediately adjacent to the site on all sides is rural residential development and unconserved open space; however, there is a considerable amount of both private and County owned and managed open space in close proximity to the site. The draft Clean-Up Plan maps the vegetation on the Peay Reservoir as largely coastal sage scrub, with disturbed habitat where Fortuna Del Este and a service road leading to the Peay Reservoir bisect the site.

There is one known occurrence of the federally threatened California gnatcatcher (*Poliioptila californica*, gnatcatcher) at each site. The habitat evaluation maps of the draft NC-MSCP indicate that habitats on and adjacent to both sites are "moderate," "high," and "very high" habitat quality. There are numerous mapped occurrences of gnatcatcher on adjacent and nearby lands and both sites serve as important stepping-stones between these larger populations. Furthermore, one of only two occurrences of Hermes copper (*Lycaena hermes*) within the draft NC-MSCP planning area is located in a large contiguous block of open space south of the Peay site. At the time the habitat evaluation maps were created, the parcels were included in the Pre-Approved Mitigation Area (PAMA) of the draft NC-MSCP. However, OMWD-owned lands are considered "special districts" and as such have been excluded from the draft NC-MSCP Planning Area. Lands adjacent to and within the vicinity of the sites are included in draft NC-MSCP PAMA or as MHCP Hardline/Softline Preserve Lands.

According to the draft Clean-Up Plan, both sites were mistakenly designated as Open Space – Conservation (OS-C) in the County's 2011 General Plan Update. As such, the Plan proposes to change the land use designations to Public/Semi-Public Facilities (P/SP). However, data from the San Diego Association of Governments Conserved Lands database shows the parcels as conserved since 1987-1996, depending on the specific parcels in question. Furthermore, the Clean-Up Plan proposes changing the zoning on all parcels from Open Space (S-80) to Rural Residential (RR). According to the Use Regulations Compatibility Matrix of the County's Zoning Ordinance, RR is not a consistent use regulation for lands designated P/SP. Given these discrepancies, we request that the proposed land use and zoning changes for these sites be removed from consideration until such time that we are able to meet with County staff and OMWD representatives to discuss the parcels in question and the proposed changes and confirm their validity.

We appreciate the opportunity to comment on the subject project. If you have any questions, please contact Carol Williams of the Department at Carol.Williams@wildlife.ca.gov or 858-637-5511.

Sincerely,



Gail K. Sevrens
 Environmental Program Manager
 California Department of Fish and Wildlife

cc: Doreen Stadtlander, USFWS

Menvielle, Joshua

From: Mary Hicklin <mary@virgomoon.com>
Sent: Thursday, July 27, 2017 3:01 AM
To: Menvielle, Joshua
Subject: Proposals to destroy Lakeside habitat and restrict use

Dear Mr. Menvielle,

I live in Eucalyptus Hills and the idea of building a sand mine in El Monte Valley is very disturbing. There is vital habitat in the area that would be destroyed as far as I understand the plan. I'm sure you are aware, our diminishing wild areas are putting serious pressure on local animal populations. To claim they will provide habitat restoration in 15 years is suspect. A lot can happen in 15 years. It would be easy to go bankrupt at the end of the project leaving us nothing but the terrible scars extractive mining always leaves behind. What about the existing habitat, used by endangered birds and all the other creatures that live around us? It is unacceptable to destroy it and then assume wildlife will still be around to repopulate it in 15 years.

I'm also concerned about Mr. Beck's proposed trail closures in Lakeside Downs. It's great he wants to rezone it to open space, but as an avid backcountry hiker my whole life and biologist by training, I deeply value natural areas and resent having public lands closed to low impact public use, like hiking and riding. Hikers help preserve natural areas, I always carry a trash bag and clean up any trash I find. I think many hikers do the same. Plus we are aware of what's going on in natural areas, if it appears people are making illegal campfires or hunting illegally for example, we can alert authorities. We do *not* need another Cedar Fire event. We help take care of natural areas so what is the purpose of such closures? Further, without natural areas easily accessible to children, how will they ever learn about the interconnectedness of all life? How will they learn how to act as good stewards of our Mother Earth?

I hope you will not approve either project.

Thank you,
Mary Hicklin

Menvielle, Joshua

From: Roger Bagula <roger.bagula@gmail.com>
Sent: Friday, July 28, 2017 1:07 PM
To: Menvielle, Joshua
Subject: Closing off fire roads to traffic in Lakeside

Joshua.Menvielle@sdcounty.ca.gov

About a proposal before the county to close three public trails in Lakeside:

There has been a long history of double talk in Lakeside in the name of “progress”
, the environment and ecology.

In the new underground drainage system the county has fenced off the historical fire road
in the name of protecting it.

Any project by the county that violates county laws on the books since the late 1800’s
can’t be thought of as benefiting the people whose taxes pay for it?

Closing off long time used fire roads and trails to preserve the property
is probably not a good option.

In one case behind the old Dairy : (Albertsons) a closed gate makes foot traffic go
an half mile out of the way to get around it. I know I walk it every week.

Michael Beck appears to be the villain in all the Disney movies
who has his own motives and plenty of money to make them happen.

We in Lakeside have long tried to keep the Santee City type of development
from overtaking our small town.

We should have incorporated Lakeside in the 60’s,
so the the County didn’t have this say in
our affairs.

As a crater member of the Lakeside Planning group,
my vote on closing these trails is no.

Roger Bagula

Menvielle, Joshua

From: Alison Farrin <alison@ipsd.com>
Sent: Friday, July 28, 2017 3:25 PM
To: Menvielle, Joshua
Subject: ITEM LS302 2017 General Plan Clean up

Dear Joshua,

"The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional significant environmental impacts." Taken from the 2013 General Plan Clean-up Background text:

(<http://www.sandiegocounty.gov/content/sdc/pds/advance/2013gpclean-up.html>)

It appears that as proposed, LS302 will have significant, and potentially unmitigated environmental impacts and is not consistent with various Policies appearing in the Land Use Element, the Safety Element, and the Mobility Element of the County's General Plan, so this appears to extend beyond the scope of a "clean up"

Further environmental analysis is required and mitigations must be proposed and incorporated prior proceeding with the revision of zoning and General Plan designations for this site.

The draft Analysis Sheet for LS302 states it is consistent with Policy LU 5.3:

LU-5.3 Rural Land Preservation. *Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.*

My concern is that **Policy LU-5.5** should apply to this project since it is not proposing any public access across the site consistent with the County Trails Master Plan. Normally any development of this site would be expected to provide multi-purpose trails consistent with the CTMP and Lakeside's adopted Community Trails and Pathways Plan. There is a significant and continuing use of public funds to acquire land for the public to which the public is then barred. The trails and pathways plan indicates several trails on this property, some of which are significant connectors to other large open space parcels or the major corridor trails. Proper allocation of trail easement over this property should be part of this "clean up".

There also appear to be issues with the mobility element, for much the same reasons as listed above.

LS 302 only describes changes to the General Plan Designation and zoning for the site. It does not indicate any provision for consistency with Lakeside's adopted Community Trails and Pathway Plan, the CTMP, or Mobility Element Policies. Various Policies apply to this site and to the agency that has acquired the property:

M-12.3 Trail Planning. *Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.*

M-12.4 Land Dedication for Trails. *Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.*

M-12.5 Future Trails. *Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.*

Failure to provide multi-purpose trail connections on this site as proposed by Lakeside's Community Trails and Pathways Plan and the CTMP will eliminate a planned connection between the Sycamore Open Space Preserve and the San Diego River Trail. This is a significant and unmitigated impact of LS302 and must be addressed. As proposed this application not consistent with the Mobility Element.

Really concerned that trails are always the poor stepchild and one day we will wake up and realize that San Diego is not the go to place any longer as other cities have river walks and hiking trails and bicycle paths in addition to roads.

Alison Farrin
Ramona Trails Director
858-248-1849
Alifarr1@gmail.com

Menvielle, Joshua

From: Julie Murphy <ca_barrelracer@yahoo.com>
Sent: Sunday, July 30, 2017 9:22 AM
To: Menvielle, Joshua
Subject: Lakeside Downs

I am a Lakeside resident, I oppose the Lakeside Downs up zoning. I also request that the trails that have been on the Lakeside Community Trails map for Years be opened for connections. If a Contractor had purchased this land for houses the trails would have been a part of escrow, why has this **not** been included upon the purchase? Stop letting tree huggers close our public lands.

Julie Murphy
619-992-7961

Menvielle, Joshua

From: Mike Roell <mike_roell@outlook.com>
Sent: Sunday, July 30, 2017 4:11 PM
To: Menvielle, Joshua
Subject: Lakeside Downs proposed trail closure

Mr Menvielle,

I find the proposed plan to eliminate public access to trails in the Lakeside Downs parcel abhorrent. This land was purchased with PUBLIC MONEY. Therefore, this land should remain ACCESSIBLE TO THE PUBLIC. Preservation of land as open space and public use are not at odds with each other. I encourage you to make the correct choice and let the trails on this parcel remain open.

Regards,
Mike Roell
San Diego County resident
619-857-1004

Menvielle, Joshua

From: Lakeside Frontier Riders <lakesidefrontierriders@gmail.com>
Sent: Sunday, July 30, 2017 8:16 PM
To: Menvielle, Joshua
Cc: Lakeside Frontier Riders
Subject: keep Trails L22, L21, L21A when re-zoning of Lakeside Downs

Dear Mr. Menvielle,

We are "The Lakeside Frontier Riders" (LFR), a family-oriented riding club, established in 1948, to promote the interest in horses and horsemanship. We are dedicated to trail riding; striving to preserve, protect, and develop multi-use trails for equestrians, bike riders, and hikers; along with promoting and supporting the Equestrian Community and Horsemanship in Lakeside, California.

We are community of individuals whose lives include equines of all breeds, enjoying nature from horseback, while preserving and maintaining the environment we ride in.

We are deeply concerned about the proposed zoning changes in regard to Lakeside Downs.

The proposed zoning changes re-designating Lakeside Downs (parcel S302) to open space is not good for the local Lakeside communities if Trails L22, L21 and L21A are closed to public access. The re-zoning of Lakeside Downs needs to include and honor the approved Lakeside Community Trails and Pathway Plan. LFR supports and is part of the approved Lakeside Community Trails and Pathways Plan. The re-zoning of Lakeside Downs to Open Space needs to keep public access to trails.

Trail L22 connects to Trails L21, L21A, L34, L35, L36 with connections to Trails L47, L48B, L49, leading to the regional trails of Sycamore Canyon and Gooden Ranch. Closing L22 loses public access to designated public trails to Santee, Ramona and Poway. It will affect access to and from the Walker Preserve Trail and Lakeside River bottom. Due to these connections, Trail L22 is too important to be closed off to public access.

Closure of L22 affects local trail users, hikers, equestrians and mountain bikers in the Lakeside communities, users who take an active role to care for the trail and monitor the area. Public access is needed for public support, education and habitat appreciation. Community residents along with Mounted Monitors of the Lakeside River Conservancy, and groups like Lakeside Frontier Riders, mountain bikers, hikers use L22, L21, L21A and the connections they provide to other trails.

Please keep public access to L22, along with keeping access to L21 and L21A as well. Please do not shut out Public access to these three riding/hiking trails. Please honor the Lakeside Community Trails and Pathway Plan.

Sincerely,

Board of Directors of Lakeside Frontier Riders

On behalf of its membership.

Menvielle, Joshua

From: San Diego Trail Alliance <sd.trail.alliance@gmail.com>
Sent: Sunday, July 30, 2017 9:14 PM
To: Menvielle, Joshua
Subject: Preserve Lakeside trails L22, L21, L21A, keep public access

Dear Mr. Menvielle,

We are speaking on behalf of the San Diego Trail Alliance (SDTA). SDTA is an association of representatives from the Trail user community, primarily equestrian groups and clubs throughout San Diego County. Our stated mission is to keep trails open for all recreational users, foster good communication between all recreational user groups and to maximized usage of recreational facilities for all.

As an organization, we support Public access and recreations for all user groups (Hikers, Equestrians, Mountain Bikes, and Climbers) to all our public lands including designated preserves and reserves.

SDTA would like the county to support the Lakeside Community Trails and Pathway Plan and keep Public access to trails L22, L21, L21A. The zoning changes proposed for Lakeside Downs should not closed public access to Trail L22 which connects to other trails to Santee, Ramona, Poway. If Trail L22 is closed, it impacts too many trail connections to public designated trails.

Trail Users and future generations cannot be educated to the significance and importance of the open space, public lands, preserves and reserves without public access.

Consider the effort and success by the County, Supervisor Dianne Jacob, MCAS Miramar, San Diego Mountain Bikers, the Mayor Offices of Santee and Poway, equestrian group Lakeside Frontier Riders and other trail user groups to reopened Historic Stowe Trail to access Gooden Ranch/Sycamore Canyon from Santee. Lakeside needs trail access to Santee and Poway which is where Trail L22 comes in.

Do not close public access to Trail L22, L21, and L21A. Keep these trails walked and ridden by local residents. Please follow the Lakeside Community Trails and Pathways Plan. Users on trails help protect the environment they walk/ride in.

Sincerely,

San Diego Trail Alliance

sd.trail.alliance@gmail.com

LAKESIDE COMMUNITY PLANNING GROUP

Po Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

DATE: July 30, 2017

TO: Joshua Menvielle
San Diego County Department of
Planning and Development Services

RE: 2017 General Plan Cleanup, Item LS 302

Mr. Menvielle:

On July 19, 2017 The Lakeside Planning Group heard the County's proposed 2017 General Plan Cleanup proposals.

One, in particular, got a unanimous, 11-0 "NO" vote.

It was Item LS 302.

The reasons presented to NOT allow this zoning change are as follows:

- 1) This land sits between three existing neighborhoods and abuts directly against homes in all three.

This presents multiple reasons in itself to NOT allow this rezone.

- a. It presents an unmitigated fire hazard to all communities surrounding it by introducing a wild land interface with existing residential neighborhoods.
 - b. It takes land which was purposed for residential homes, at a time when the county is in a desperate housing shortage.
 - c. It has no Trail Plan, which goes against the County's General Plan.
- 2) It is inconsistent with the existing, surrounding property. Currently, it is in the middle of residential property. If changed, it would not be within the County's own guidelines where it must fit within the size, shape, bulk, and scale of the existing neighborhood.
- 3) There was no FIRE RISK ASSESSMENT MAP presented, as there were with the other 23 changes. Was this just, perhaps, an oversight?
- 4) It appears that the permitting process and fees normally billed to any other private entity for such a zone change have been, somehow forgotten.

Lastly, on a personal note, I lost my home and everything I ever owned in the Cedar Fire of 2003. And it wasn't because my land was not cleared. It was because the land across the canyon from mine had thirty-five to fifty years of unmanaged growth, just like the land will be after the proposed zone change.

And, it's not "if" there will be wild fires, it's WHEN!

This is one of the most poor uses for land I have ever seen come across my purview. And it's not only a poor use of Land, it is a foreseeable danger to the surrounding community.

Please, rethink this zone change for the good of the communities of Lakeside, Santee, Poway, and for the general growth and best use policy for the County.

Thank you,

Milt Cyphert
Chairman, Lakeside Community Planning Group
8927 Lakeview Rd.
Lakeside, CA 92040
(619) 454-8389

LAKESIDE COMMUNITY PLANNING GROUP

Po Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

To:
Joshua Menvielle
County of San Diego Planning & Development Services

RE: The 2017 General Plan Update.

The Planning Group has several concerns with the rezone of the "Lakeside Downs" or the "L302" property.

1.) The L302 property is listed as "Fire Hazard Severity Zone". The communities of Eucalyptus Hills in Lakeside, and the cities of Santee and Poway would be in the immediate fire danger.

To date the property owner has not done any type of maintenance for fire prevention. If this property zoning is changed to "Open Space Conservation", our concern is there will be no maintenance of the 405 acres and the fire danger would remain a hazard severity zone.

2.) To rezone L302 to "Open Space Conservation" without honoring our adopted trail plan would be inconsistent with the Master Trail Plan of Lakeside.

Three trails that are affected are:

#21 Lakeside Ave Trail

#21A Oak Creek Connection Trail

#22 Mountain View Trail

All the above trails connect Sycamore Canyon to the Lakeside River Park and are very important to our community and the conductivity of our trail system.

3.) Please explain why Endangered Habitats, a 501c3 non-profit is listed as a "Public Entity" and getting a free rezone due to "ownership change".

Lastly, with the approval of L302, we request a "D" designator be attached to the property. Endangered Habitats should be required to work with Lakeside and the County to implement the trails that are required here in our community of Lakeside.

Sincerely,

Milt Cyphert, Chairman
Lakeside Community Planning Group
(619) 454-8389

Menvielle, Joshua

From: Barham, Robert E <Robert.E.Barham@questdiagnostics.com>
Sent: Monday, July 31, 2017 12:11 PM
To: Menvielle, Joshua
Subject: General Plan Clean Up: Parcel Number 2221602900

Good Morning Mr. Menvielle,

It has come to my attention that according to your General Plan Clean Up for 2017, it is your intention to reduce the minimum lot size from 15000 sq. ft. to 10000 sq. ft. While our neighborhood does not summarily reject new home construction, it is our feeling that reducing the minimum lot size would allow construction that is not in the character of our neighborhood. The lot restrictions regulating our current homes have allowed a unique community to grow. It is this very uniqueness that a potential home buyer would find attractive. We feel smaller lots would result in a crowded affect for the new homes and ruin the feel that we have come to appreciate. This is not in line with what we would like to preserve. Please help us maintain our neighborhoods unique character by rejecting the proposed downsizing change to parcel number 2221602900.

Robert Barham
2081 Meadowlark Ranch Circle
San Marcos, Ca 92078
APN: 2221604000

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Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, August 01, 2017 10:56 AM
To: Alyce Gonzalez
Cc: Gustafson, Nicolas
Subject: RE: Notice of Public Hearing on Proposed Property Changes - APN 2221602900

Hi Ms. Gonzalez,

Thank you for your comments related to the 2017 General Plan Clean-Up. No need for further action during the public comment period since your letter will be included with the public comments for the project.

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Alyce Gonzalez [mailto:alycegonzalez@aol.com]
Sent: Tuesday, July 25, 2017 6:01 PM
To: Menvielle, Joshua
Subject: Notice of Public Hearing on Proposed Property Changes - APN 2221602900

Hello Mr. Menvielle,

I am writing you today to ask you to confirm that you received our letter dated July 4th, 2017 expressing our concerns regarding the proposed property changes to APN 2221602900. Did you receive our letter? Is there any additional action we may take to more formally express our concerns with recommended property changes before the July 31, 2017 deadline for public comments? We strongly feel that the reduction in lot size will adversely affect our community character. We are a small semi-rural community that enjoy dark skies and quiet streets, private streets that the homeowners rallied together to get paved and sealed at our own expense.

Please let me know your recommendations for making sure our voice is heard during this process.

Thank you,

Mark and Alyce Gonzalez
2052 Meadowlark Ranch Ln
San Marcos, CA 92078
(760) 753-8322

Menvielle, Joshua

From: Bruce Woodruff <bawoodruff@gmail.com>
Sent: Tuesday, August 01, 2017 6:56 PM
To: Menvielle, Joshua
Subject: Possible closure of Trails

Mr Menvielle - Please be advised that my wife and I (as homeowners in Eucalyptus Hills overlooking the beautiful area in question) are opposed to the closure of any trails, equestrian or otherwise. The public needs to have preference over any alleged 'environmental concerns' regarding open space. That land belongs to us.....and more outdoor use of public lands is good for all involved, the people using it, the environment and the community as a whole.

Thank you for your consideration,

Bruce and Thera Woodruff

July 22, 2017 (Lakeside) – In a strongly worded “Eye on East County” column, Californian editor Albert Fulcher has criticized a proposal before the county to close three public trails in Lakeside, a proposal that he calls a “recipe for disaster.”

The proposal involves Lakeside Downs (parcel S302) west of State Route 67 near Eucalyptus Hills and Oak Creek Drives. This land has been acquired by the Endangered Habitat League (EHL), which has previously shut down other public trails on land that it has obtained.

Now EHL seeks to rezone seven parcels from semi-rural residential/village residential to open space. While preservation of open land has merit, shutting off three key trails to equestrians and hikers is “not acceptable,” Fulcher states, particularly in a community where EHS director Michael Beck has already removed other trails from public use.

In a SANDAG video of the Lakeside Downs property, Beck states that the plan is part of ambitious 20-year plan to save open space from the Mexican border to the Orange County-Riverside County borders, or what he calls “green infrastructure.” The rock-studded rolling hills are home to endangered species such as gnatcatchers. (View video: <https://www.youtube.com/watch?v=aSUSytNn7Ms>)

But Beck, who also serves on the County Planning Commission, is described by Fulcher as “the man that said you have to destroy to protect the environment” regarding his support for a highly unpopular proposal to sand mine El Monte Valley in conjunction with a sand mining company with the Orwellian name “El Monte Nature Preserve LLC.”

After decades of mining, that valley would be restored as wildlife habitat, according to the El Monte proposal. But not before destroying clean air, peace and quiet, and habitat that already supports a diverse array of wildlife., which is why the community has voiced outrage over that plan.

Hence the residents of Lakeside are similarly angered over the newest proposal Beck is putting forth for the Lakeside Downs 412-acre site.

Trails that would be closed under the Lakeside Downs proposal are L22 that starts at the Lakeside Sports Park and two trails in connects with, Trail L21 and L21A, which Fulcher calls “vital trails” that connect to many other trails for public use and equestrians.

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The Lakeside Downs land where public trails may soon be closed was purchased with public money - \$4 million from SANDAG and \$4 million from the Department of Defense-- with EHS now the sole owner.

Having hikers and horseback riders on trails can benefit more than trail users, keeping an eye out for hazards such as fire risks, for example. The area is rated a Fire Hazard Severity Zone. Lack of public monitoring is a "recipe for fire disaster" according to Fulcher.

How can you voice your views? Contact Joshua Nevielle, Joshua.Menvielle@sdcounty.ca.gov or write to him at Planning and Development Services, 5510 Overland Ave., Suite 310, San Diego, CA 92123, or call 1-858-495-5451 by July 31st.