

Date: October 11, 2019 Case/File No.: 2019 General Plan

PDS2018-GPA-18-006;

PDS2019-REZ-19-003

Clean-Up General Plan

Amendment and Rezone

2019 General Plan

Place: County Conference Center

5520 Overland Avenue

San Diego, CA 92123

9:00 a.m. Location: Districts - All

Project:

Zoning:

Agenda Item: #2 General Plan: Various

Appeal Status: Board of Supervisors is the

final decision-maker

Applicant/Owner: County of San Diego Communities: All unincorporated

communities

Various

Environmental: EIR Addendum APNs: Various

A. EXECUTIVE SUMMARY

Time:

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed 2019 General Plan Clean-Up (Clean-Up) General Plan Amendment (GPA) and Zone Reclassification (REZ) and make recommendations to the Board of Supervisors (Board) on the GPA and REZ. With the adoption of the General Plan in 2011, the Board directed staff to provide a regular mechanism for making minor changes to address errors, omissions, and changed circumstances discovered during implementation of the General Plan. The 2019 Clean-Up includes proposed changes to the General Plan's Land Use Map (and associated zoning); the General Plan's text; the Mobility Element Network Appendix (maps and tables); and one Community Plan's text.

Provided 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 13, 2019, on file with PDS under GPA 18-006; REZ 19-003, prior to making its recommendation on the GPA and REZ;
- b. Recommend that the Board of Supervisors adopt the Resolution approving the General Plan Amendment PDS2018-GPA-18-006 (Attachment A); and

c. Recommend that the Board of Supervisors adopt the Form of Ordinance entitled:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-003] (Attachment B).

2. Key Requirements to be considered for the Requested Actions include:

- 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 polices 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 General Plan Amendment (GPA). The General Plan Update was prepared over the course of many years, with much of the analysis conducted at a regional scale for the entire unincorporated area. Considering the scope of the project, oversights and inconsistencies have been and continue to be discovered as the General Plan is implemented. These oversights and inconsistencies include typographical errors; incorrect references; missing table information; clarifications and revisions to certain General Plan and community plan policies and definitions; changes in State law; and changes in ownership to public agency lands that would result in misaligned land use designations. County departments and the public can also submit items for consideration to Planning & Development Services (PDS) by phone or email. Each item is categorized by the type of request and assessed for consistency with the General Plan Environmental Impact Report (EIR). Based on the evaluation, items are either included or excluded for consideration by the Board.

PDS prepared prior Clean-Ups in 2013, 2015, and 2017. The number of items included for consideration as a part of these Clean-Ups ranged from 29 to 55. For 2019, there are 38 items included for consideration. PDS staff coordinated with the County Departments of Public Works, Office of Emergency Services, Fire Authority, and Parks and Recreation for technical clarifications and to confirm findings supporting the staff recommendation.

2. Project Description

The County conducts the General Plan Clean-Up to improve consistency internally between the General Plan and its appendices, and externally between the General Plan and community and subregional plans and the zoning ordinance. Updates to zoning standards are considered through a separate bi-annual work effort called the Zoning Ordinance Clean-Up. The next Zoning Ordinance Clean-Up is scheduled for 2020.

Items eligible for the General Plan Clean-Up are narrowly defined. Eligible items include qualifying ownership changes; mapping errors; errors and omissions; minor community plan

changes; and internal clarifications and inconsistencies. The General Plan Clean-Up process addresses minor changes or additions to the General Plan that do not result in additional environmental impacts beyond what was included for analysis of the 2011 General Plan Update EIR. Therefore, changes qualifying for the Clean-Up are suitably addressed by an Addendum to the previously certified General Plan Update EIR. Some items analyzed for the 2019 General Plan Clean-Up were determined by staff not to be eligible under the Clean-Up criteria. Projects that did not meet this criteria were ineligible for the County initiated process. The Land Use and Zoning designations can still be changed for these items through privately initiated discretionary and environmental review processes.

By making these proposed changes, the County maintains a current General Plan, increases equal application of development standards, reduces staff review time by increasing clarity, and provides predictability to project applicants and residents.

3. Proposed 2019 General Plan Clean-Up

The 2019 Clean-Up includes 38 total proposed revisions to the following categories: Land Use Map and Zoning; General Plan text; Mobility Element Network Appendix; and Community Plans. Proposed changes in the 2019 Clean-Up are described in detail in the Staff Recommendation document (Attachment C). Attachment C-1 provides an overview and analysis of the Land Use Map and Zoning changes. Each of the categories are briefly discussed below.

a. Land Use Map and Zoning (28 proposed revisions)

The types of Land Use Map and Zoning changes in the 2019 Clean-Up include mapping errors, qualifying ownership changes, and internal clarification and inconsistencies. Table 1 at the end of the Land Use Map and Zoning section provides a summary of Land Use Map changes and shows the resulting changes in acreages and potential dwelling units.

- Qualifying Ownership Changes Land acquisitions made by a public agency or conservation group for the purpose of preserving open space are recommended to be changed to Open Space-Conservation or Public Agency Lands. There are 17 recommended General Plan redesignations involving ownership changes. These ownership changes are located in Alpine, Bonsall, Crest Dehesa, Hidden Meadows, Jamul, Lakeside, North Mountain, Pala Pauma, Pine Valley, San Dieguito, Spring Valley, and Valley Center.
 - Eleven are open space acquisitions by the County's Department of Parks and Recreation (DPR).
 - o Five ownership changes are open space acquisitions by conservancy groups.
 - One ownership change is an acquisition by a federal agency, PV401, in Pine Valley, where one parcel was donated to the Cleveland National Forest. The proposal is to change the Land Use Map to Public Agency Lands.
- <u>Mapping Errors</u> This section addresses mapping errors that were either created by or missed during the General Plan Update process. California Government Code Section 65860 requires zoning to be consistent with the General Plan. There are

ten total items involving mapping errors, as described below. These are located in Jamul Dulzura, Lakeside, North County Metro, Pala Pauma, Ramona, San Dieguito, and Spring Valley.

- Three of the mapping errors contain zoning development designator errors. An example of this is LS405, in Lakeside, where the zoning designation does not have the correct building type designator for a Village Residential 15 (VR-15) land use designation. The Clean-Up would change the building type designator from "C" (single family, detached only) to "K" to allow multifamily units in order to achieve the 15 dwelling units per acre that the Village Residential 15 (VR-15) designation allows.
- Two mapping errors contain errors related to ownership. An example of this is SD401, in San Dieguito, where Olivenhain Water District property was mistakenly assigned a Land Use Map and Zoning designation of Open Space Conservation (OS-C) and Open Space (S80). The proposal is to change these designations to Public/Semi-Public Facilities (P/SP) and Rural Residential (RR).
- o Five items contain zoning regulations inconsistent with their respective General Plan Land Use designations. An example of this is PP402, in Pala Pauma, where two parcels have a Land Use Map designation of Village Residential 4.3 (VR 4.3) and Semi-Rural 2 (SR-2) and a zoning designation of Open Space (S80). The zoning designation is not consistent with the residential land use designations. The proposal is to change the zoning to Single Family Residential (RS).
- <u>Internal Clarification and Inconsistencies</u> This section corrects one inconsistency in the General Plan.
 - o LS404 is located in Lakeside and the property is a Veterans of Foreign Wars facility that has historically hosted special events in addition to regular meetings. The property was mistakenly assigned a zone that does not allow for special events. The proposal is to change the zoning designation from Single Family Residential (RS) to General Commercial/Residential (C34), which would allow special events. General Commercial/Residential (C34) is consistent with the existing General Plan Land Use designation of Village Residential 7.3 (VR-7.3). If this change is not made, the Veterans of Foreign Wars facility would not legally be allowed to host special events without approval of a Major Use Permit.

The 2019 Clean-Up proposes to change Land Use Map and Zoning designations of 779 parcels that are located in 28 distinct areas. This consists of approximately 6,115 acres across 14 communities within the unincorporated county. As a result of the changes, the total number of estimated potential new dwelling units would decrease by 395 units when compared to the estimated potential density currently allowed under the existing General Plan Land Use Map and Zoning designations. Details of these changes are provided in Attachment C and a summary is provided in Table 1 below.

Table 1: General Plan Clean-Up Land Use Map Change Acreages and Unit Yield Analysis¹

ID	Community	Parcels	Acreage	General Plan Designation		# Potential Dwelling Units ²			
				Existing	Proposed	Existing	Proposed	Net Change	Category of Change
AL401	Alpine	4	254.63	SR-4	OS-C	40	0	(40)	Ownership Change
AL402	Alpine	3	11.97	SR-1	OS-C	10	0	(10)	Ownership Change
BO401	Bonsall	4	63.26	RL-40,OS-R, SR-2,PAL ³	OS-R	4	0	(4)	Ownership Change
CD401	Crest Dehesa	42	1759.55	SR-1,SR-2,SR-4	OS-C	98	0	(98)	Ownership Change
HM401	Hidden Meadows	14	669.13	SPA	OS-C	0	0	0	Ownership Change
JD401	Jamul	5	33.02	SR-1, PAL ³ ,RC	SR-1, PAL ³ ,RC	8	16	8	Mapping Error
JD402	Jamul	4	241.97	RL-40	OS-C	5	0	(5)	Ownership Change
LS401	Lakeside	2	87.72	RL-40	OS-C	2	0	(2)	Ownership Change
LS403	Lakeside	1	75.81	SR-4,VR-4.3	OS-C	16	0	(16)	Ownership Change
LS404	Lakeside	1	0.63	VR-7.3	No Change	4	4	0	Internal Inconsistency
LS405	Lakeside	2	0.42	VR-15	No Change	6	6	0	Mapping Error
LS406	Lakeside	8	338.17	SPA,VR-4.3, SR-4	OS-C	50	0	(50)	Ownership Change
LS407	Lakeside	531	792.37	SPA	No Change	0	0	0	Mapping Error
NCM401	North County Metro	32	18.25	VR-4.3	No Change	78	78	0	Mapping Error
NCM402	North County Metro	5	7.56	VR-15	No Change	113	113	0	Mapping Error
NM401	North Mountain	6	830.83	RL-80	OS-C	11	0	(11)	Ownership Change
PP401	Pala Pauma	1	9.74	RL-40	OS-R	1	0	(1)	Ownership Change
PP402	Pala Pauma	2	14.84	VR-4.3,SR-2	No Change	9	9	0	Mapping Error
PV401	Pine Valley	1	156.64	RL-80	PAL ³	1	0	(1)	Ownership Change
RM402	Ramona	1	2.02	VR-2.9	I-2	5	0	(5)	Mapping Error
RM403	Ramona	1	1.30	VR-20,RL-20	No Change	3	3	0	Mapping Error
SD401	San Dieguito	1	1.30	OS-C	P/SP	0	0	0	Mapping Error
SD402	San Dieguito	8	436.22	SPA	OS-C	0	0	0	Ownership Change
SV401	Spring Valley	1	1.33	VR-7.3,GC	No Change	7	7	0	Mapping Error
SV402	Spring Valley	93	141.76	SR-0.5	OS-C	131	0	(131)	Ownership Change
VC401	Valley Center	2	78.08	RL-40	OS-C	2	0	(2)	Ownership Change
VC402	Valley Center	1	42.83	SR-2	OS-C	17	0	(17)	Ownership Change
VC404	Valley Center	3	43.49	SR-4	OS-R	10	0	(10)	Ownership Change
Totals		779	6,114.84			631	236	(395)	ull list of zone changes can be

¹The intent of the table is to show the changes in acreages and potential dwelling units. Most of the items have accompanying zone changes for consistency. A full list of zone changes can be found in Attachment C.

² Existing and proposed *potential* dwelling units are conservative estimates, based on parcel size and slope data for slope dependent designations, and do not consider other planning and environmental constraints that could further reduce the actual unit yield. The numbers in each column represent the total estimated *potential* units under the existing and proposed designations. The proposed column does not represent a dwelling unit increase or decrease in comparison to the existing column, just the total estimated potential units under the proposed designation.

³ Public Agency Lands is abbreviated as "PAL."

a. General Plan Text and Table Revisions (five proposed revisions)

Five changes are proposed to the text and tables of the General Plan:

- Two changes to Land Use Element Table LU-1 remove a footnote referencing a change that has already occurred and a footnote exempting emergency shelters from residential density restrictions during declared emergencies. Details of these changes are provided in Attachment C, Section 4.1.
- One change to Housing Element Background Report Table 5-7 corrects a mathematical error and includes an update to reflect a reduction in Regional Housing Needs Assessment units resulting from Board approval of the Lake Jennings Marketplace project on January 24, 2018. Details of this change are provided in Attachment C, Section 4.1.
- One change to the Mobility Element adds clarifying text which specifies that individual projects may not be required to construct the "full buildout" road and bicycle network classifications shown on Mobility Element maps, depending on the results of required traffic analyses. Details of this change are provided in Attachment C, Section 4.1.
- Finally, one change to the Safety Element clarifies the language to reference the most recent Hazard Mitigation Plan and provide information on where it can be found online. Details of these changes are provided in Attachment C, Section 4.1.
- b. Mobility Element Network Appendix (four proposed revisions)

Four corrections are proposed for the Mobility Element Network Appendix:

- Two corrections revise text in the Mobility Element Matrix to be consistent with the
 Mobility Element Map for North County Metro and Sweetwater. The North County
 Metro revision corrects a typographical error for Mountain View Drive and the
 Sweetwater revision corrects the road designation for San Miguel Road. Details of
 these changes are provided in Attachment C, Section 4.2.
- Two revisions correct road segments on the Mobility Element Map for North County Metro. The first removes a realigned portion of Smilax Road and changes the designation of Poinsettia Road. The second completes a mapped connection from North Broadway to Mountain Meadow Road. Additional details of these changes are provided in Attachment C, Section 4.2.
- c. Community Plans (one proposed revision)

Described further in Attachment C, Section 4.3, there is one proposed change to the Ramona Community Plan. This proposed revision corrects a typographical error which incorrectly referred to the Ramona Village Center Form-Based Code as the Ramona Village Plan.

C. ANALYSIS AND CONSISTENCY

PDS evaluated the proposed changes for potential impacts to the community and for consistency with existing plans and policies. The discussion below highlights issues of particular concern to the community and explains the rationale used to make the proposed recommendations. Also included are consistency determinations related to the General Plan, Community and Subregional Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). This analysis found the recommendations are consistent with these documents and do not have the potential to create additional impacts.

Project Issues

During public outreach process and public review, staff received questions and comments on several proposed changes and associated topics. While additional information about all changes is available in Attachment C (Staff Recommendation) and Attachment C-1 (Analysis of Proposed Changes), additional discussion of these specific changes is included below. These are CD401, NCM402, JD401, and Smilax Road in the Mobility Element.

a. CD401 (Crest Dehesa Granite Hills Harbison Canyon)

CD401 proposes to change the General Plan Land Use designation of 42 parcels to Open Space Conservation (OS-C) and rezone to Open Space (S80). CD401 consists of approximately 1,759 acres in the Crest Dehesa Granite Hills Harbison Canyon area that have been acquired by the Endangered Habitats Conservancy (EHC). EHC has conveyed that no development will take place on the property in the future. Staff received one comment opposed to the proposed redesignation to open space. The commenter was concerned about fire safety and trail access.

- Fire Safety While open space acquisitions add to wildlife habitat, they also are a perceived fire risk. Vegetation growth on the open space acquisitions could pose a fire hazard to the surrounding area if the parcels remain undeveloped. Public agencies and conservation groups, like any other property owner, are responsible for fuel management on their properties. The California Department of Forestry and Fire Protection (CAL FIRE) and local fire districts enforce the fire code that requires 100 feet of defensible space around structures. The same fire code standards apply to the property regardless of the Land Use Map and Zoning designation.
- Public Access The County of San Diego has a long term plan to establish a regional network of trails, called the Community Trails Master Plan (CTMP). The CTMP includes both existing and proposed trails. Proposed trails are not established until the County acquires trail easements as part of certain discretionary actions. Conservancy group properties are privately owned and the owners have no obligation to allow public access through the site. The 2019 Clean-Up is a County-initiated General Plan Amendment, not a private discretionary application, and under these circumstances, the County is not able to require trail easements as part of the Clean-Up. Trails advocates can continue to work with conservancy groups regardless of the Land Use Map and Zoning designation. Changing the property's Land Use Map and Zoning designations to Open Space Conservation does not preclude or prevent trail easements from being secured in the future.

The General Plan states that the Open Space Conservation (OS-C) designation is primarily applied to large tracts of land that are owned by a jurisdiction, public agency, or conservancy group and are usually undeveloped and dedicated to open space. EHC is classified as a 501(c)3 non-profit and is a known conservancy group. On August 12, 2019, the Crest Dehesa Granite Hills Harbison Canyon Community Planning Group voted unanimously to support the staff recommendation. Staff recommends including CD401 as part of the 2019 Clean-Up for consistency with the General Plan. More information on CD401, including maps, can be found in Attachment C and Attachment C-1.

b. NCM402 (North County Metro)

NCM402 proposes to change the Zoning designation of five parcels from Rural Residential (RR) to Variable Family Residential (RV) and adjust the development designators to allow multi-dwelling units.

NCM402 is included in the 2019 Clean-Up because it is a mapping error from the 2011 General Plan Update. In 2011, the General Plan Land Use designation was changed from Residential 2, allowing up to two dwelling units per acre, to Village Residential 15, or VR-15, allowing up to 15 dwelling units per acre. The 2011 General Plan Update included a Rural Residential (RR) zoning designation for these properties, which required a minimum lot size of one acre and a "C" building type designator that only allows single family detached units, effectively limiting density to one unit per acre. Changing the zoning and development designators would allow the General Plan density of 15 units per acre to be achieved. Furthermore, one of the parcels has been identified in the Housing Element as a Regional Housing Needs Allocation (RHNA) site. RHNA is mandated by the state and local jurisdictions must identify sites that could be used to meet the local jurisdiction's share of the region's allocation.

Staff received 15 comments against the proposed change from nearby residents in the City of Escondido. The residents are concerned about potential impacts to their neighborhood in terms of traffic and community character. There is no community planning or sponsor group that represents this portion of North County Metro.

California Government Code Section 65860 states that, in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended. The County Zoning Ordinance contains a similar section under 1003. Staff recommends including NCM402 as part of the 2019 Clean-Up to ensure the zoning is consistent with the General Plan as required by section 1003 of the Zoning Ordinance and California Government Code Section 65860. More information on NCM402, including maps, can be found in Attachment C and Attachment C-1.

c. JD401 (Jamul Dulzura)

JD41 proposes to change the General Plan Land Use designation for four parcels from Public Agency Lands to Semi-Rural 1 (SR-1) and rezone from General Agriculture (A72) to Rural Residential (RR). JD401 also proposes to change the Land Use designation for one parcel from Semi-Rural 1 (SR-1) and Rural Commercial (RC) to Public Agency Lands. Four of the parcels are privately owned and one of the parcels is owned by the federal

government. The land use designations of the four privately owned properties were mistakenly split as Semi-Rural 1 (SR-1) and Public Agency Lands. According to the General Plan, the Public Agency Lands designation is reserved for lands owned by the State Parks, National Forests, and other public agency lands. Since the four parcels are privately owned, the Public Agency Lands designation is not consistent with the General Plan.

Staff attended the Jamul Dulzura Community Planning Group meeting on August 13, 2019. A question was raised about the "B" Special Area Designator on one of the parcels. The "B" Special Area Designator requires any project on the property to submit a site plan and be evaluated by the area's Design Review Board. The Jamul Dulzura Community Planning Area does not have a Design Review Board or design review guidelines. In this instance, the required site plan would be reviewed by County staff and the Community Planning Group for consistency with the General Plan, community plan, and zoning. While atypical, commercial properties with "B" Special Area Designators in planning areas without Design Review Boards or design guidelines exist throughout the county. As such, staff determined this situation does not qualify as an error to be corrected through the 2019 Clean-Up. The Jamul Dulzura Community Planning Group voted unanimously to recommend approval of the staff recommendation. Staff recommends including JD401 as part of the 2019 Clean-Up without changing the "B" Special Area Designator. More information on JD401, including maps, can be found in Attachment C and Attachment C-1.

d. Smilax Road (North County Metro)

Smilax Road is a proposed Mobility Element change. Smilax Road is an existing road, but is included in the North County Metro Mobility Element map as a planned major road with a new alignment, directly connecting to Poinsettia Avenue at Oleander Avenue. The planned Smilax alignment conflicts with the existing entry to the Joli Ann Leichtag Elementary School and would require right of way acquisition across multiple private properties to complete the diagonal connection as shown in the figure below.

In conjunction with a proposed townhome project on the existing Smilax Road, the City of San Marcos submitted comments requesting additional traffic analysis regarding the removal of the planned segment of Smilax Road to determine if any impacts would result to Poinsettia Avenue or other planned improvements at SR78. Based on a planning-level assessment of existing and projected traffic volumes on roads near the proposed change, County staff determined that the Mobility Element road network could accommodate demand without the planned Smilax connection. Project proposals in the area will be analyzed through the separate process of project-specific traffic impact studies and any identified impacts will be addressed through conditions to mitigate impacts through road design improvements. Staff recommends removing the planned alignment of Smilax Road from the Mobility Element. More information on Smilax Road can be found in Attachment C, Section 4.2.

2. General Plan Consistency

PDS evaluated each proposed change included in the Clean-Up for conformance with the guiding principles and policies of the General Plan. An example of the General Plan conformance findings is provided below:

General Plan Component	Explanation of GPA Conformance
of Users and Services. Provide parks and recreation	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.

Attachment C-1 provides an overview and analysis of each proposed Land Use Map and Zoning change and highlights General Plan policies that directly relate to the need for each change.

3. Community and Subregional Plan Consistency

Government Code Section 65359 requires that community and subregional plans affected by a General Plan Amendment be reviewed and amended, as necessary, to make the community and subregional plans consistent with the General Plan. Staff reviewed the proposed changes and found that they are consistent with the applicable community and subregional plans and the General Plan.

4. Zoning Ordinance Consistency

Government Code Section 65860 states that in the event 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.

5. CEQA Compliance

This project has been reviewed in compliance with CEQA and the project qualifies for an Addendum to the General Plan Update Environmental Impact Report (EIR) under CEQA Section 15164. An EIR Addendum dated September 13, 2019, has been prepared for the project and is on file with Planning & Development Services (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 public participation 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 the public outreach described below.

1. Public Notices

- a. On July 19, 2019, a mailed notification was sent to property owners subject to proposed Land Use Map and Zoning changes and to neighboring property owners within 300 feet of the proposed Land Use Map and 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 July 19, 2019, the proposed changes were posted on the General Plan Clean-Up web page.
- c. On October 1, 2019, a hearing notification was sent to property owners and the neighboring property owners within 300 feet of the proposed Land Use Map and Zoning changes. This notification provided the staff recommendations for changed Land Use designations and changes in zoning, as well as information on the Planning Commission hearing.

2. Web Page

In April 2019, a web page was established to provide the most current information as it progressed through the planning phases. The website is:

https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html

3. Public and Agency Review

In addition to the property owner mailed notifications discussed above, a mailed notification was sent on July 19, 2019 to agencies requiring General Plan Amendment (GPA) notification per California Government Code Section 65352. 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.

Tribal consultation was initiated on April 11, 2019. Responses were received from seven tribes (Agua Caliente, Campo, Pauma, Pechanga, Rincon, San Luis Rey, and Santa Ysabel). Agua

Caliente identified that the project is not within their Traditional Use Area and deferred to the other tribes. Staff met with Pauma, Pechanga, Rincon, Santa Ysabel, and San Luis Rey. No issues were raised by the tribes during consultation. Requested information has been provided to the tribes and consultation conclusion has been requested. Rincon concluded consultation on August 8, 2019 and Campo concluded consultation on September 20, 2019. To date, staff has not received confirmation of consultation conclusion from Pauma, Pechanga, Santa Ysabel or San Luis Rey. Consultation will conclude before the project is heard by the Board of Supervisors.

5. Community Planning and Sponsor Group Outreach

Staff coordinated with community planning and sponsor groups and offered presentations of the 2019 Clean-Up items. On April 22, 2019, staff sent emails to all of the community planning and sponsor groups requesting potential items for the Clean-Up. Staff attended the quarterly chair community planning and sponsor group meetings on May 18, 2019, and August 3, 2019, and staff attended five community planning and sponsor group meetings in Campo-Lake Morena, Crest-Dehesa-Granite Hills-Harbison Canyon, Hidden Meadows, Jamul Dulzura, and Lakeside, and one community meeting in unrepresented North County Metro to discuss the Clean-Up 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 areas and answer questions. Table 2 below shows the issues discussed at each community planning and sponsor group:

Table 2: Community Planning and Sponsor Group Meetings

Community Planning and Sponsor Group	Meeting Date	Comments and vote	
Campo-Lake Morena Community Planning Group	July 22, 2019	General Comments only. Decided no vote was necessary.	
Crest-Dehesa-Granite Hills- Harbison Canyon Community Planning Group	August 12, 2019	Questioned fire hazards and trails access. Voted unanimously to recommend approval of the land use item (CD401).	
Hidden Meadows Community Sponsor Group	July 25, 2019	Discussed one land use item (HM401) and one Mobility Element item about the feasibility of the proposed alignment of North Broadway in relation to Cougar Pass. Voted unanimously to recommend approval of land use item (HM401) and take no action on the Mobility Element item.	

Jamul Dulzura Community Planning Group	August 13, 2019	Questioned the setbacks and B designator. Voted unanimously to recommend approval of both land use items (JD401 and JD402).
Lakeside Community Planning Group	August 7, 2019	Questioned open space acquisitions. No specific concerns were raised. Voted unanimously to recommend approval of all land use items in Lakeside.
North County Metro (Unrepresented)	September 26, 2019	Neighboring Escondido residents raised concerns about maintaining the existing character of their street in relation to NCM402.

In addition to the Land Use Map and Zoning changes, community planning and sponsor groups had the opportunity to provide recommendations on all of the proposed changes in the Clean-Up. All of the recommendations received were in favor of the proposed changes. The community planning and sponsor group meeting minutes are included in Attachment E.

E. RECOMMENDATIONS

Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- 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 13, 2019, on file with PDS under GPA 18-006; REZ 19-003, 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 2019 General Plan Clean-Up General Plan Amendment; GPA 18-006 (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 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-003] (Attachment B).

Report Prepared By:

Josh Menvielle, Project Manager

858-495-5451

joshua.menvielle@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director

858-694-2962

mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A A Resolution of the San Diego County Board of Supervisors Adopting the 2019 General

Plan Clean-Up General Plan Amendment; GPA 18-006 (Staff Recommended Resolution)

Attachment B AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN

PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-

003]

Attachment C Staff Recommendation

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

Attachment D Environmental Findings and Documentation

Attachment E Correspondence

Attachment A – A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT; GPA 18-006

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT; GPA 18-006

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 18-006 has been prepared, being the third amendment to the Land Use Element, the second amendment to the Mobility Element, and the first amendment to the Safety Element of the County General Plan, in the Calendar Year 2019; and

WHEREAS, GPA 18-006 has been filed by the County of San Diego consisting of an amendment to the Land Use Element, the Mobility Element, and the Safety Element of the County General Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications have been prepared together with GPA 18-006; and

WHEREAS, on October 11, 2019, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 18-006; and

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

WHEREAS, on December 11, 2019, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 18-006; and

WHEREAS, on December 11, 2019, 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 18-006, 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 Safety Element 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

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2019 General Plan Clean-Up GPA **AL401**

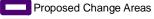
Proposed General Plan Change

Parcel Number(s): Total Parcels: 4

4021602000 4021601800

4021601900

4022610100



Parcels

General Plan Land Use Designation

Village Residential (VR-7.3)

Semi-Rural Residential (SR-1) Semi-Rural Residential (SR-2)

Semi-Rural Residential (SR-4)

Rural Lands (RL-20)

Rural Lands (RL-40)

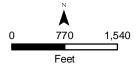
Limited Impact Industrial

Medium Impact Industrial Public/Semi-Public Facilities

Public Agency Lands

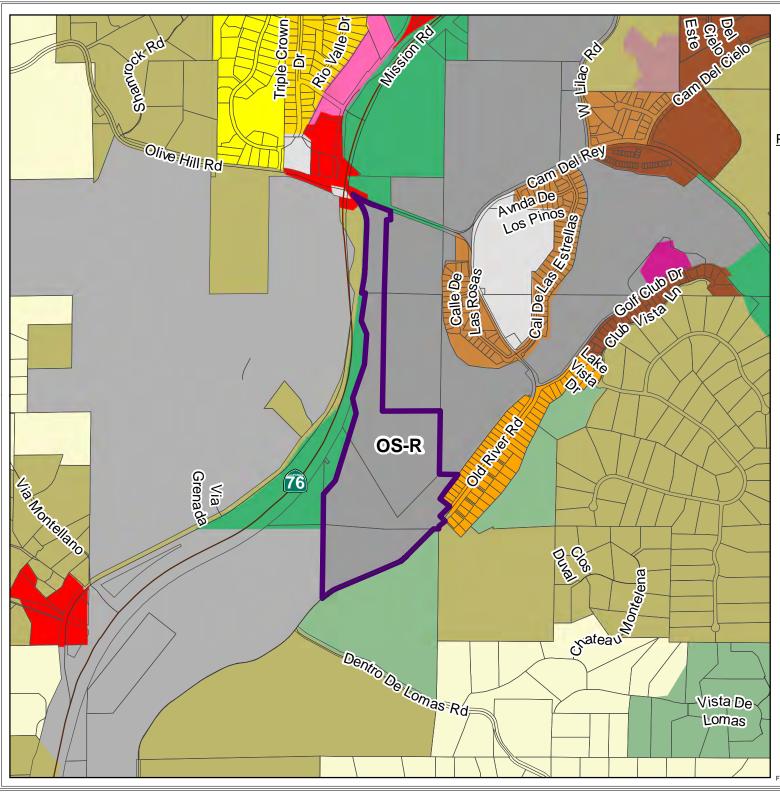
Tribal Lands

Open Space (Conservation)



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2019 General Plan Clean-Up GPA BO401

Proposed General Plan Change

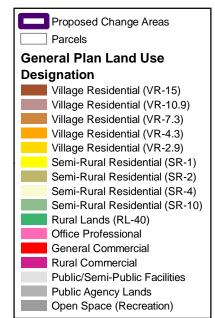
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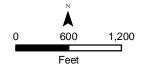
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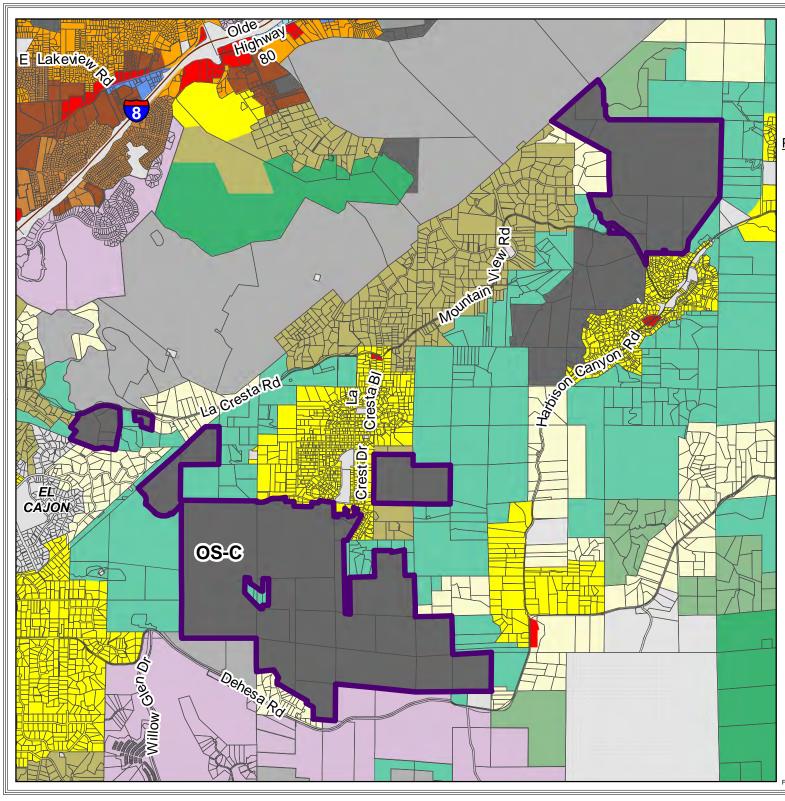
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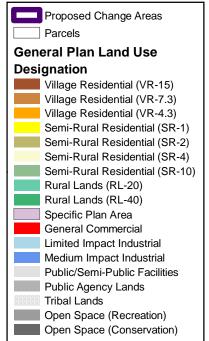
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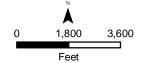
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2019 General Plan Clean-Up GPA **CD401**

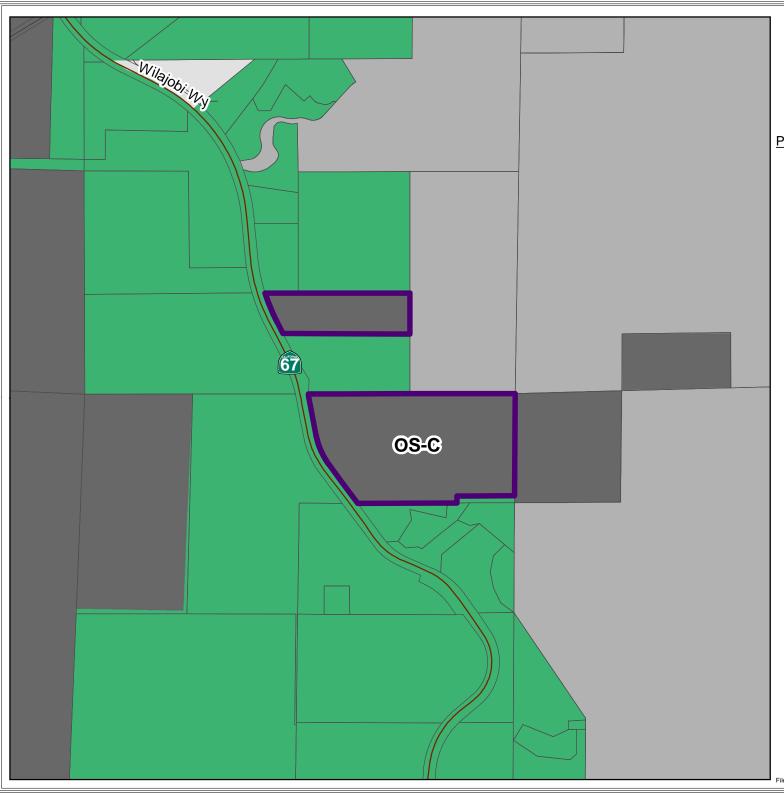
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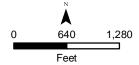




2019 General Plan Clean-Up GPA LS401

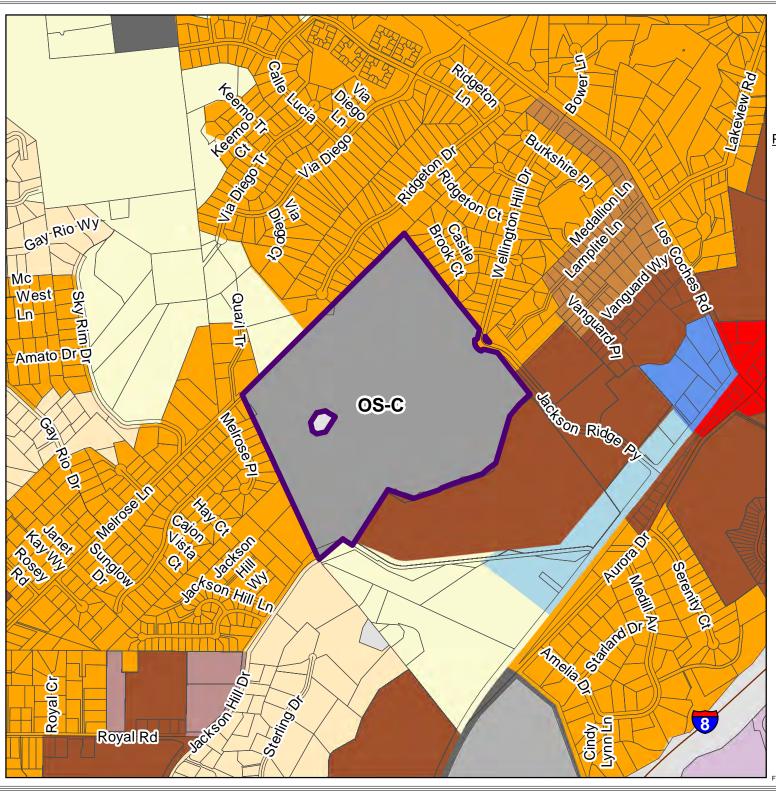
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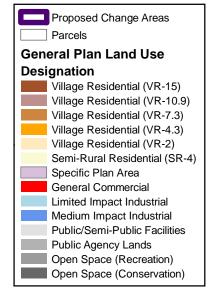


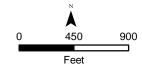
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Proposed General Plan Change

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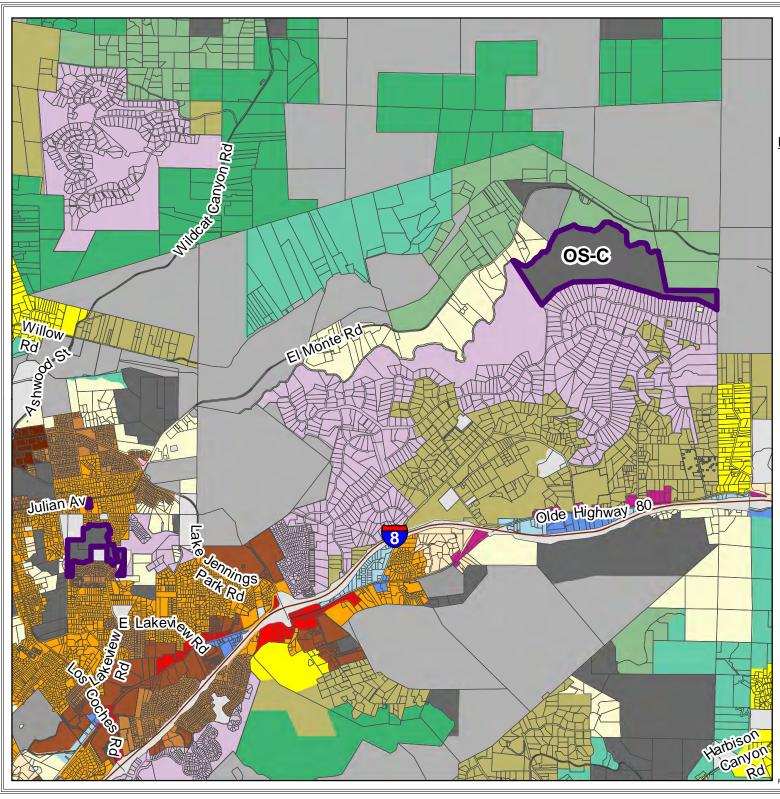




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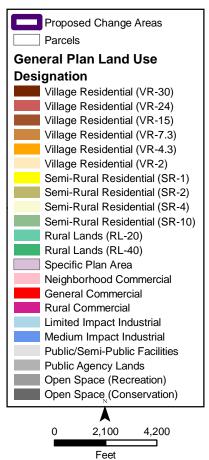
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2019 General Plan Clean-Up GPA LS406

Proposed General Plan Change
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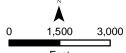
2019 General Plan Clean-Up GPA NM401

Proposed General Plan Change

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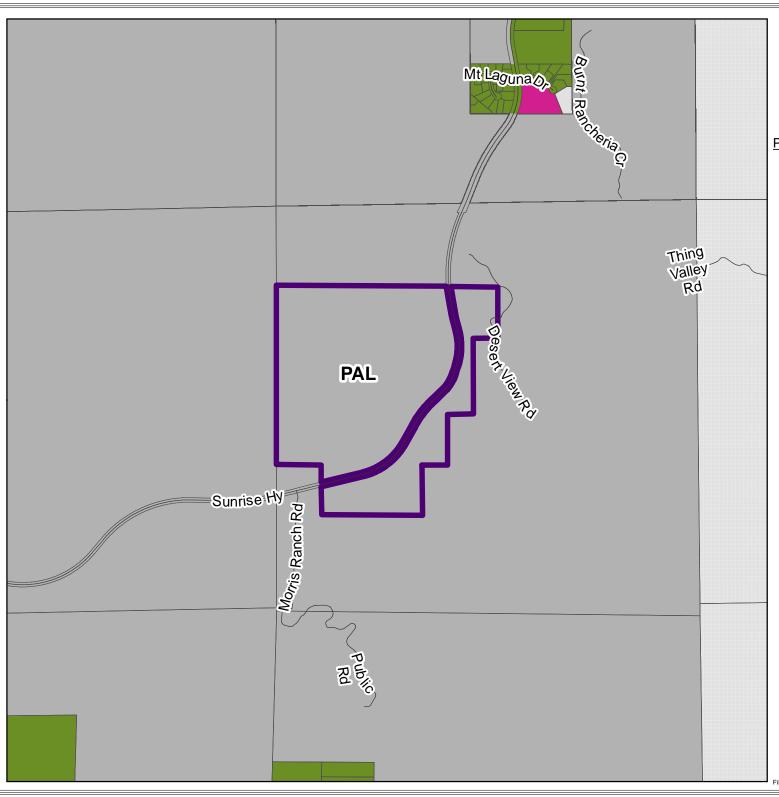




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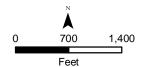




2019 General Plan Clean-Up GPA PV401

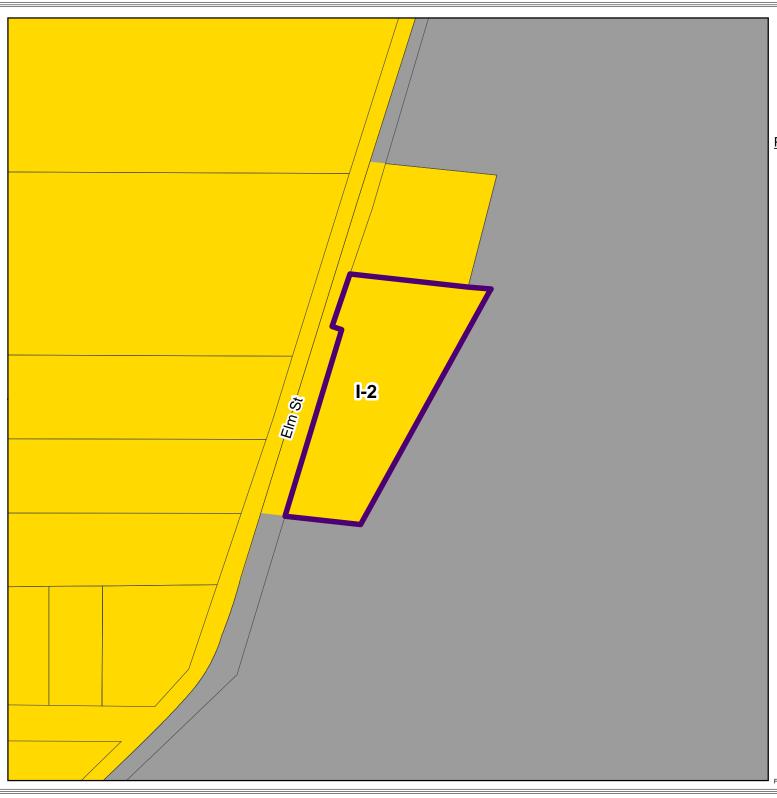
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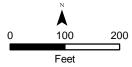




2019 General Plan Clean-Up GPA RM402

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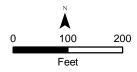
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2019 General Plan Clean-Up GPA **SD401**

Proposed General Plan Change Parcel Number(s): Total Parcels: 1 2230810600





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2019 General Plan Clean-Up GPA SD402

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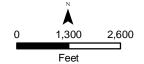
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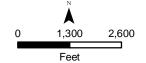


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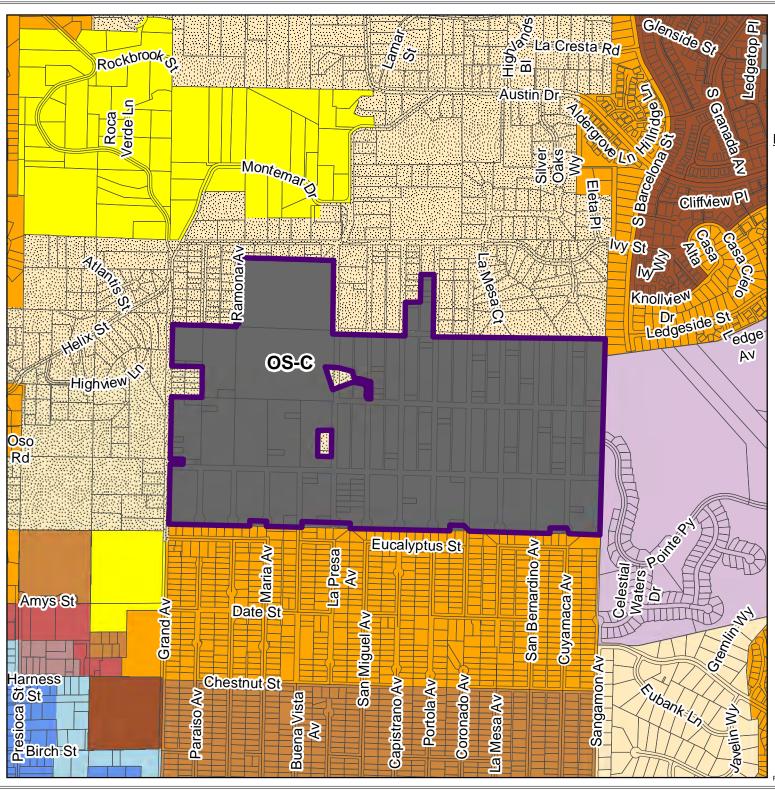
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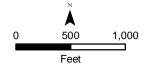
2019 General Plan Clean-Up GPA SV402

Proposed General Plan Change

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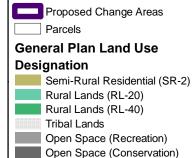


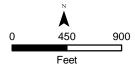
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2019 General Plan Clean-Up GPA VC401

Proposed General Plan Change Parcel Number(s): Total Parcels: 2 1890801100 1890801000

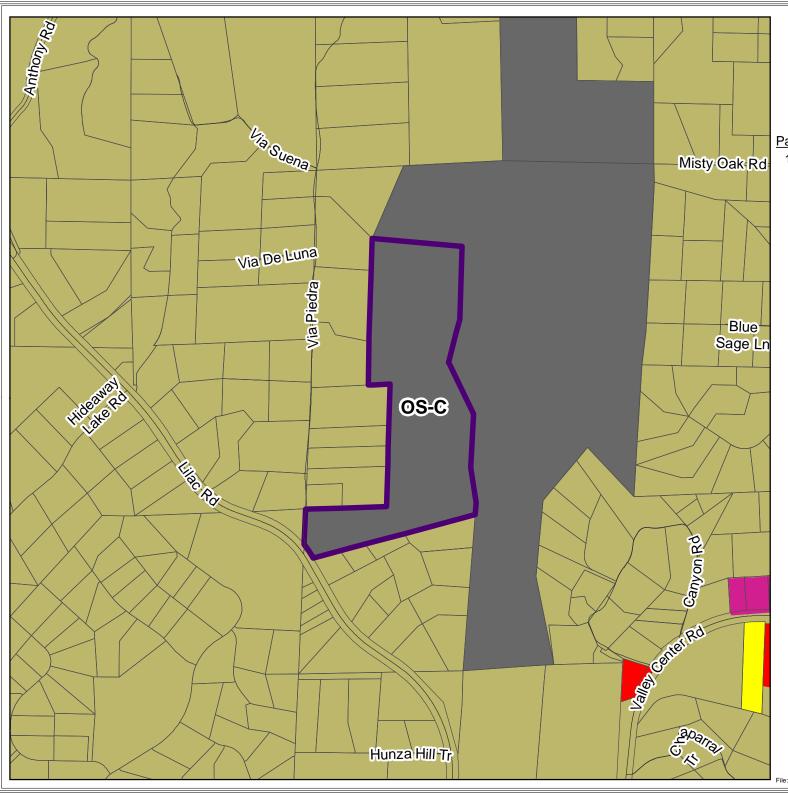




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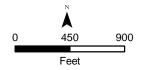


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Proposed General Plan Change
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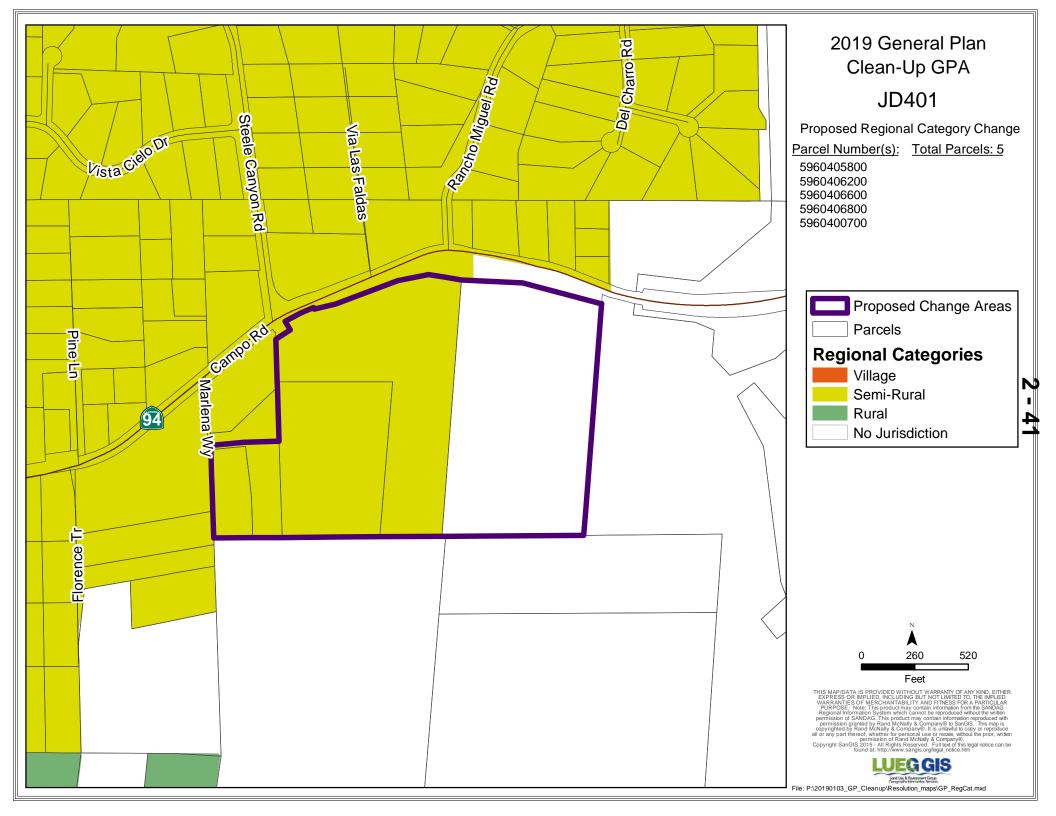


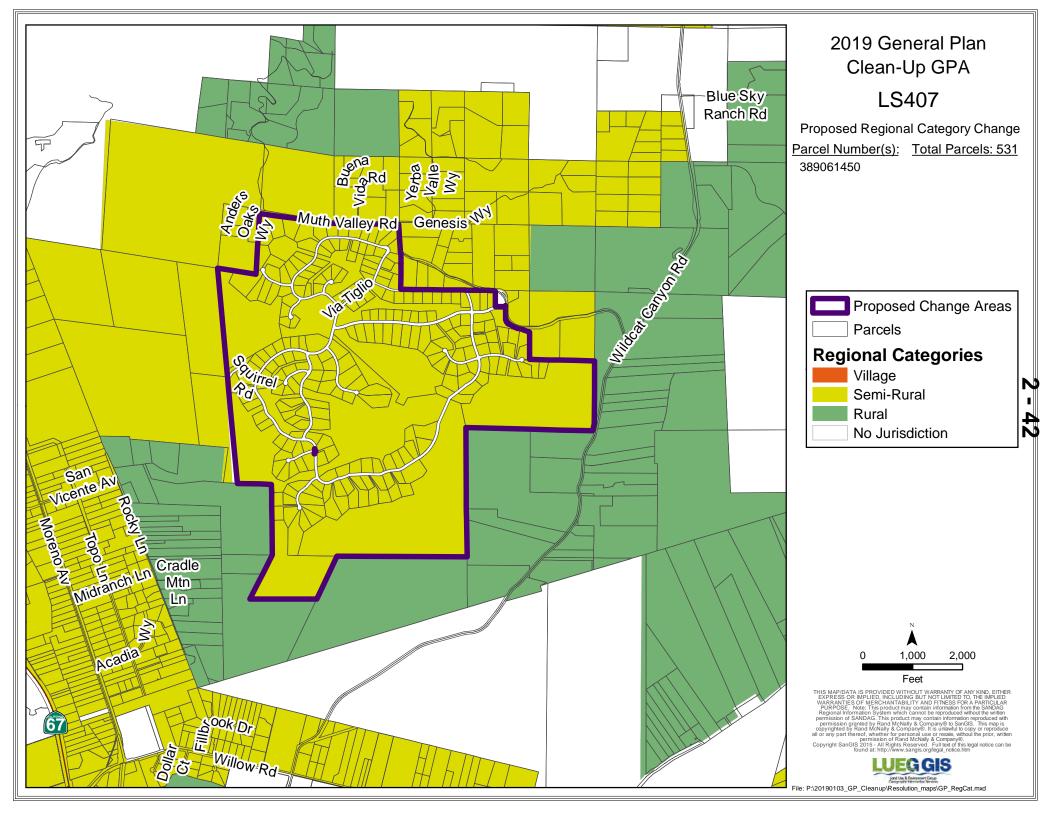


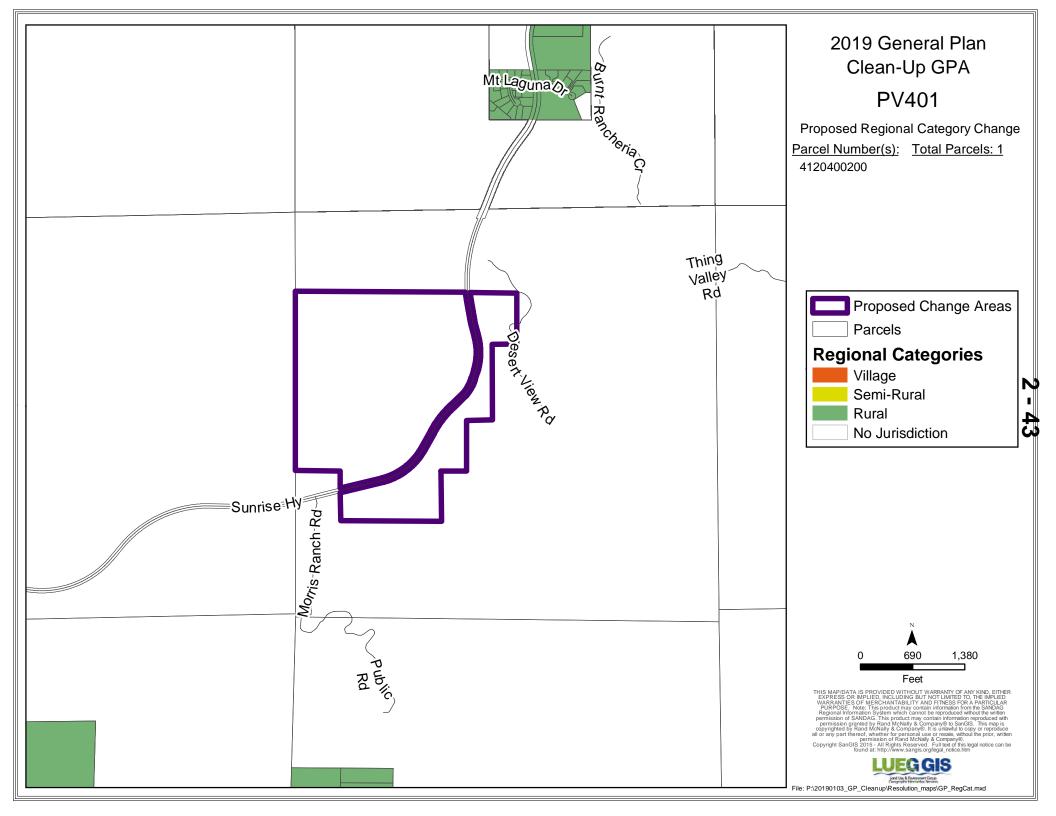
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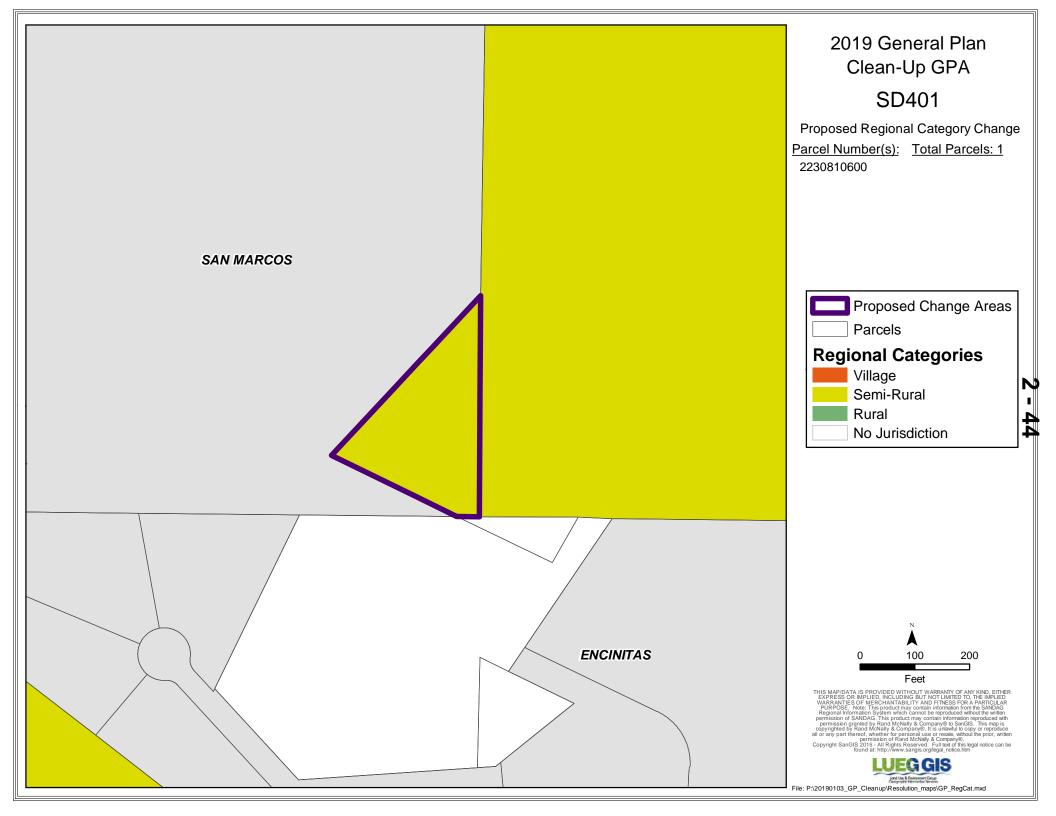


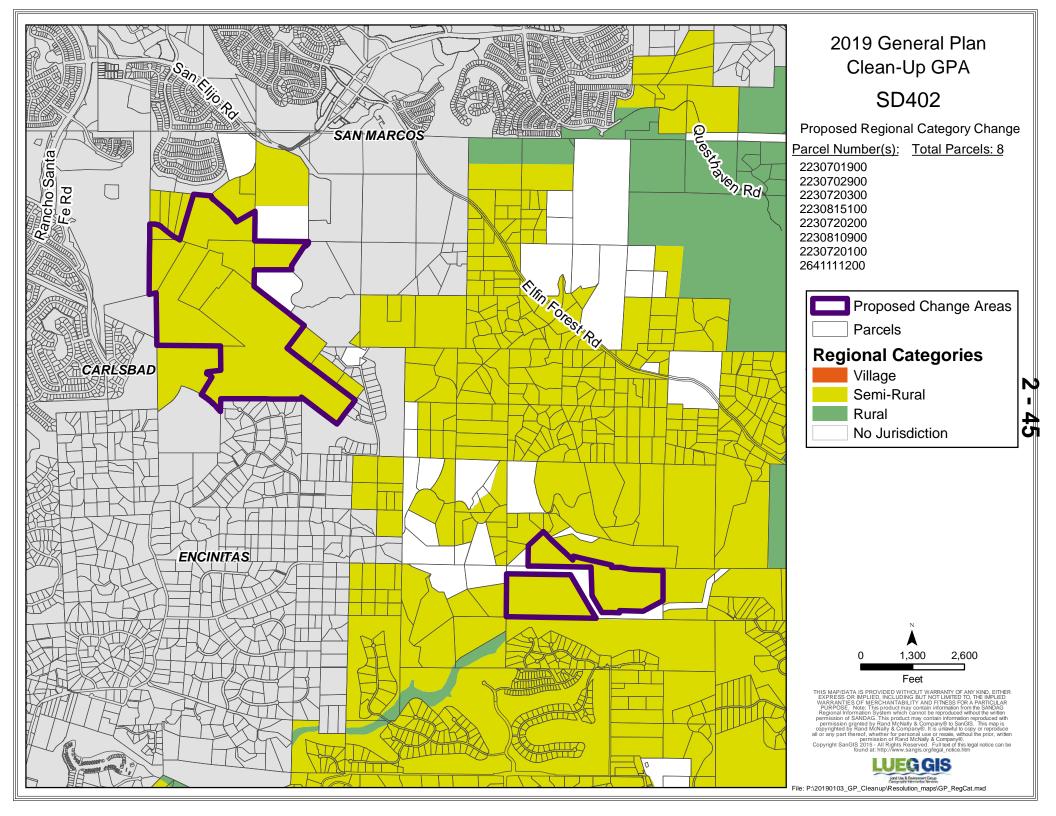
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Attachment B – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-003]

Form of Ordinance Zoning Classification

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-003]

Maps showing proposed changes to the Zoning Ordinance are located at the link below: https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html

Clean Copy

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 19-003; REZ 16-001]

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

Alpine

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Zoning Use Regulation Changes Map identified as Map AL-UR-401 from the December 11, 2019, 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
AL-UR-401	A70	S80

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Zoning Use Regulation Changes Map identified as Map AL-UR-402 from the December 11, 2019, 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
AL-UR-402	A70	S80

Bonsall

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-401 from the December 11, 2019, 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-401	A70, RR, C36	S80

Crest-Dehesa

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Zoning Use Regulation Changes Map identified as Map CD-UR-401 from the December 11, 2019, 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
CD-UR-401	A70, A72,	S80
	RR. S92	

Hidden Meadows

Section 5. 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-401 from the December 11, 2019, 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-401	A70, S88	S80

Jamul-Dulzura

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Zoning Use Regulation Changes Map identified as Map JD-UR-401 from the December 11, 2019, 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
JD-UR-401	RR. A72	RR

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Lot Size Map identified as Map JD-UR-401 from the December 11, 2019, 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
JD-LS-401	4AC	1AC

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Setback Map identified as Map JD-SB-401 from the December 11, 2019, 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
JD-SB-401	С	В

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Zoning Use Regulation Changes Map identified as Map JD-UR-402 from the December 11, 2019, 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
JD-UR-402	A72	S80

Lakeside

Section 10. 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-401 from the December 11, 2019, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulations Changes

Sub-Area No.	Old	New
I S-UR-401	Α70	\$80

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-403 from the December 11, 2019, 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-403	RR, RS	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-404 from the December 11, 2019, 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-404	RS	C34

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Density Changes Map identified as Map LS-DN-404 from the December 11, 2019, 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
LS-DN-404	None	29

Section 14. 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-404 from the December 11, 2019, 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-404	С	Т

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Height Changes Map identified as Map LS-HC-404 from the December 11, 2019, 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
LS-HC-404	G	Н

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Setback Changes Map identified as Map LS-SB-404 from the December 11, 2019, 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-SB-404	J	0

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Open Space Changes Map identified as Map LS-OS-404 from the December 11, 2019, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
LS-OS-404	None	В

Section 18. 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-404 from the December 11, 2019, 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
LS-SA-404	None	B, C, P

Section 19. 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-405 from the December 11, 2019, 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-405	С	Κ

Section 20. 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-405 from the December 11, 2019, 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
LS-SA-405	None	С

Section 21. 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-406 from the December 11, 2019, 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-406	RR. RS	S80

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Density Changes Map identified as Map LS-DN-406 from the December 11, 2019, 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

LS-DN-406 0.125 Remove

North County Metro

Section 23. 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-401 from the December 11, 2019, 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-401	15,000 sf	10,000 sf

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro Zoning Use Regulation Changes Map identified as Map NCM-UR-402 from the December 11, 2019, 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
NCM-UR-402	RR	RV

Section 25. 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-402 from the December 11, 2019, 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-402	1AC	6,000 sf

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro Building Type Changes Map identified as Map NCM-BT-402 from the December 11, 2019, 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
NCM-BT-402	С	K

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro Setback Changes Map identified as Map NCM-SB-402 from the December 11, 2019, 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.OldNewNCM-SB-402BK

North Mountain

Section 28. 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-401 from the December 11, 2019, 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-401	A72	S80

Pala Pauma

Section 29. 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-401 from the December 11, 2019, 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-401	Α70	\$80

Section 30. 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 Map PP-UR-402 from the December 11, 2019, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulations Changes

Sub-Area No.	Old	New
PP-UR-402	S80	RS

Section 31. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Lot Size Change Map identified as Map PP-LS-402 from the December 11, 2019, 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-402 None 10,000

Section 32. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Building Type Changes Map identified as Maps PP-BT-402 from the December 11, 2019, 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
PP-BT-402	None	С

Section 33. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala Pauma Height Changes Map identified as Maps PP-HC-402 from the December 11, 2019, 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-402	V	G

Section 34. 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-402 from the December 11, 2019, 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-402	None	Н

Pine Valley

Section 35. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pine Valley Density Changes Map identified as Map PV-DN-401 from the December 11, 2019, 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
PV-DN-401	0.05	Remove

Ramona

Section 36. 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 RM-UR-403 from the December 11, 2019, 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. Ol	ld New
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RM-UR-403 RMV1 RMV1, RMV4 (por)

San Dieguito

Section 37. 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-401 from the December 11, 2019, 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-401	S80	RR

Section 38. 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-401 from the December 11, 2019, 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-401	0.25	Remove

Section 39. 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-402 from the December 11, 2019, 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-402	RR	S80

Section 40. 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-303 from the December 11, 2019, 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-402	0.5	Remove

Spring Valley

Section 41. 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 SV-UR-401 from the December 11, 2019, 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
SV-UR-401	C36, RS	C36, RS

Section 42. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Lot Size Changes Map identified as Map SV-LS-401 from the December 11, 2019, 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
SV-LS-401	6,000	None

Section 43. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Building Type Changes Map identified as Map SV-BT-401 from the December 11, 2019, 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
SV-BT-401	С	W

Section 44. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Setback Changes Map identified as Map SV-SB-401 from the December 11, 2019, 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
SV-SB-401	J	0

Section 45. 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 SV-UR-402 from the December 11, 2019, 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
SV-UR-402	RS	S80

Valley Center

Section 46. 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 Map VC-UR-401 from the December 11, 2019, 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-401	A70	S80

Section 47. 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-402 from the December 11, 2019, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

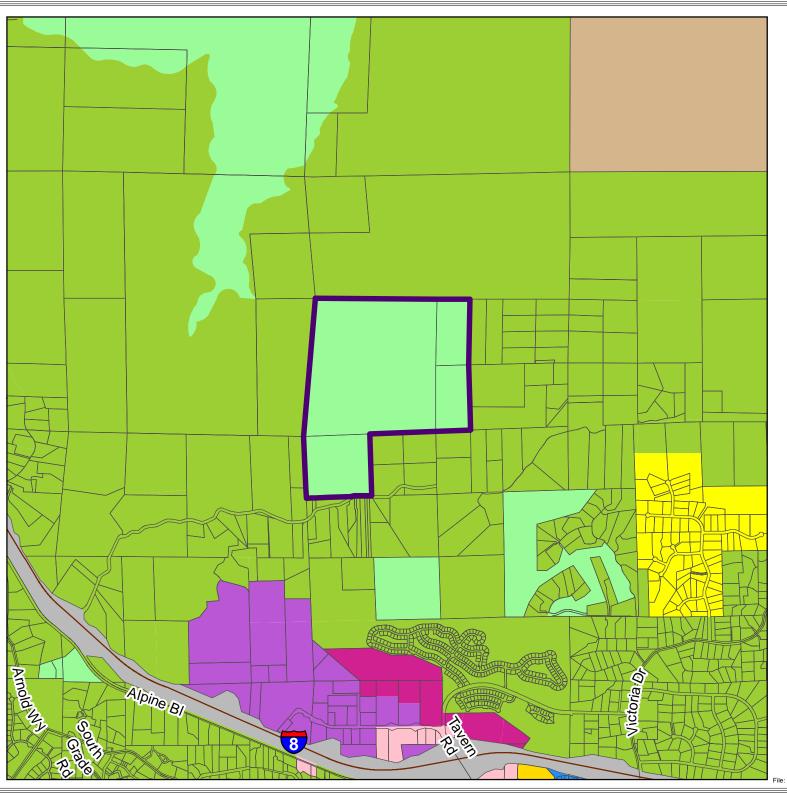
Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-402	A70, RR	S80

Section 48. 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-404 from the December 11, 2019, 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-404	A70	S80

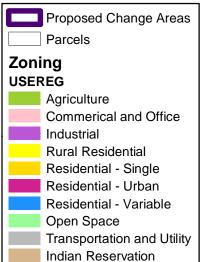


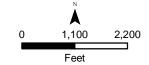
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Proposed Change

Sub Area No.

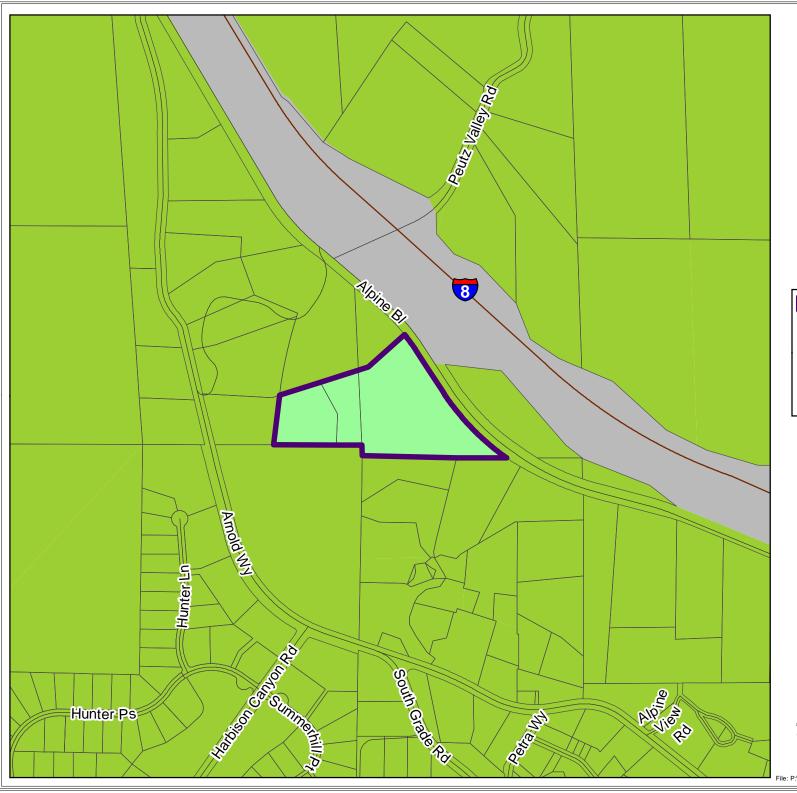
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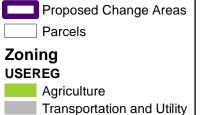


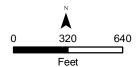
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Proposed Change

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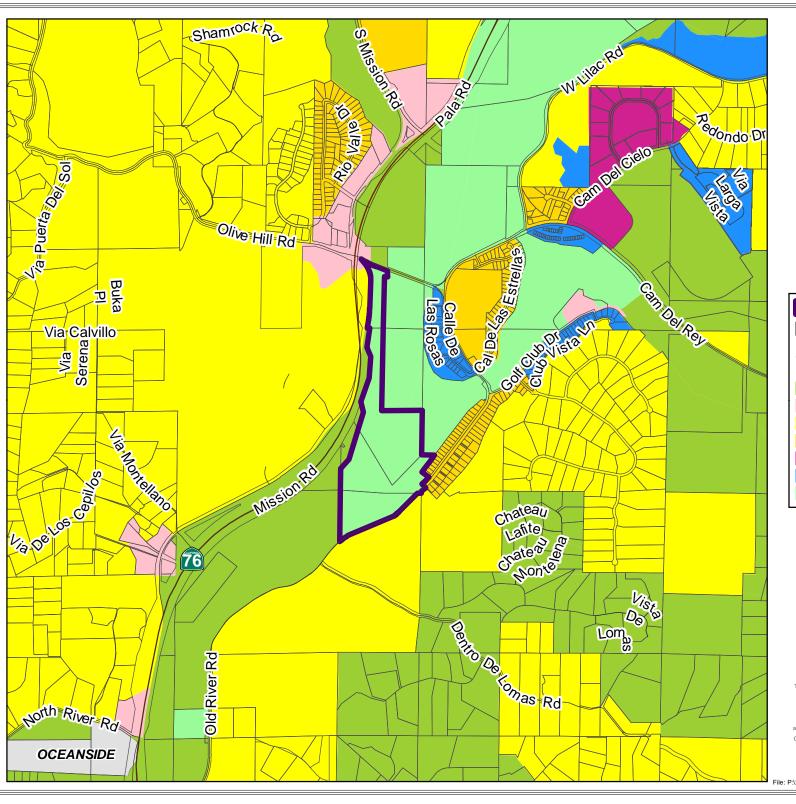
AL-UR-402





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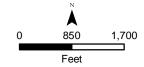




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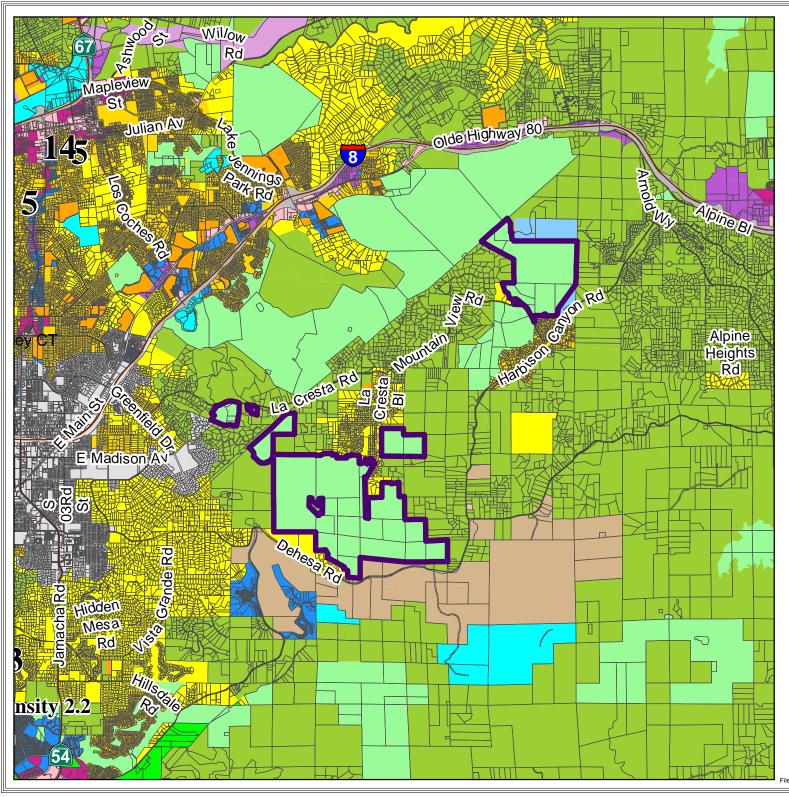
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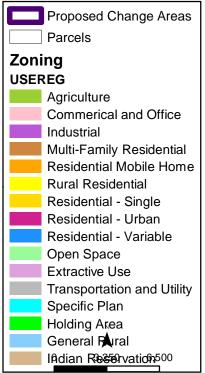
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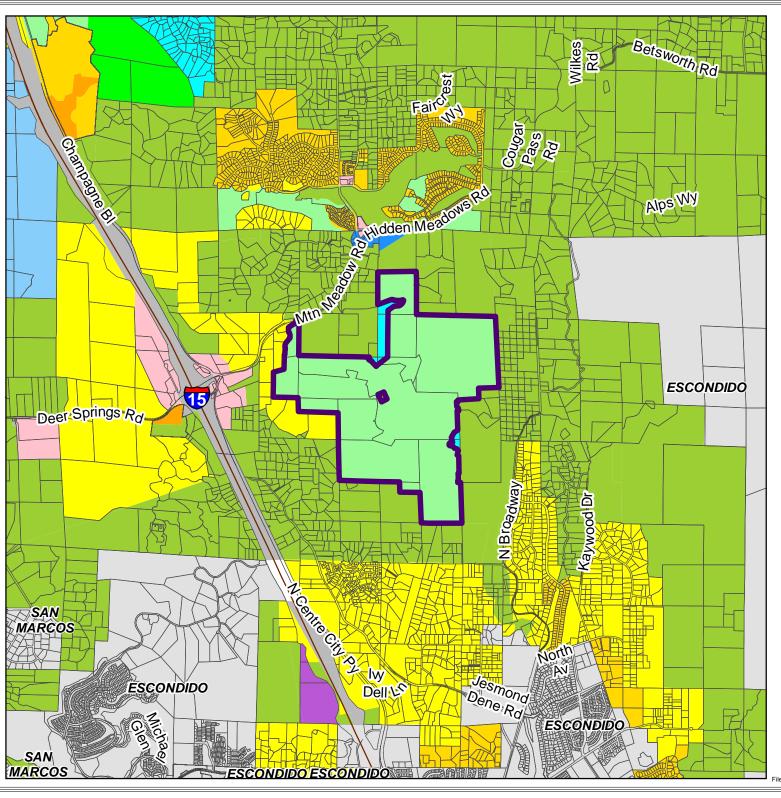
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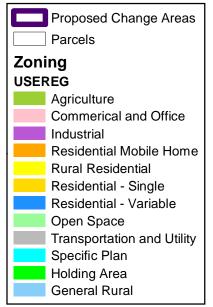
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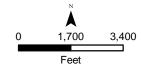


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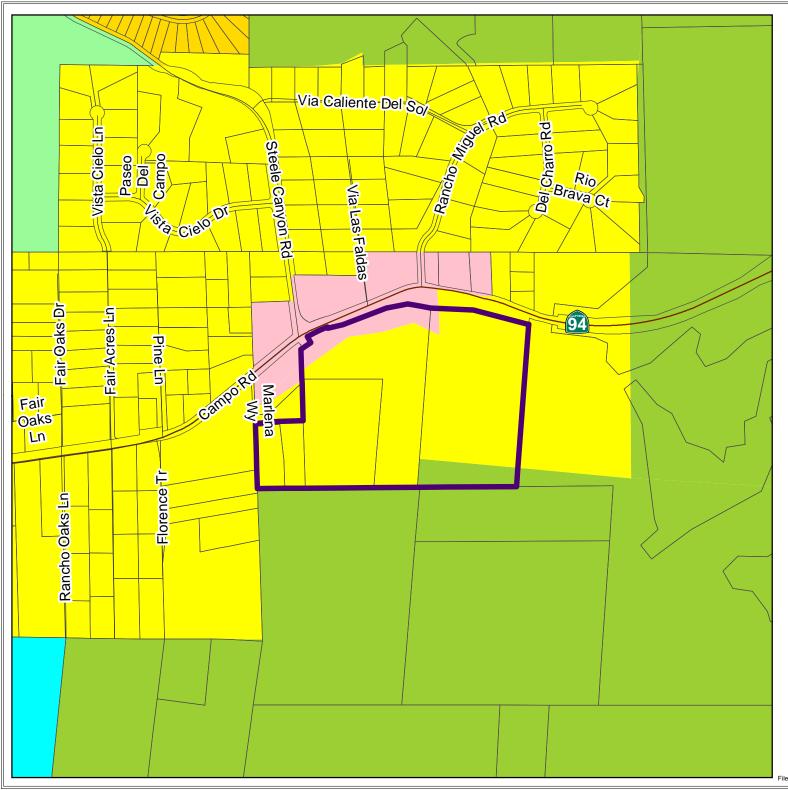
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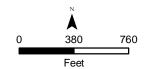
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Proposed Change

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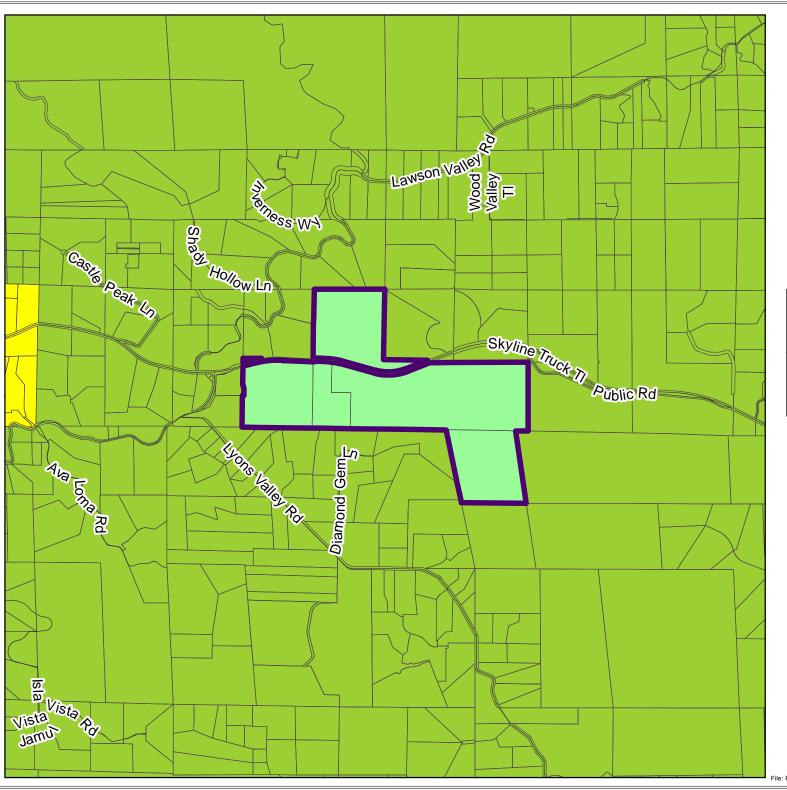
JD-UR-401, JD-LA-401, JD-SB-401





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JD402

Proposed Change

Sub Area No.

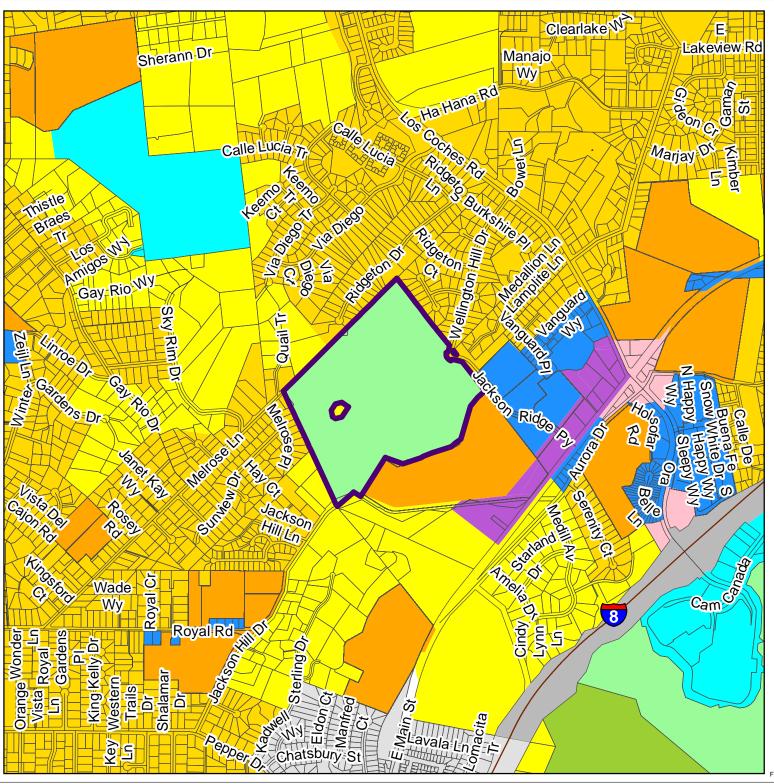
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Proposed Change Areas **Parcels Zoning USEREG** Agriculture Rural Residential

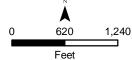
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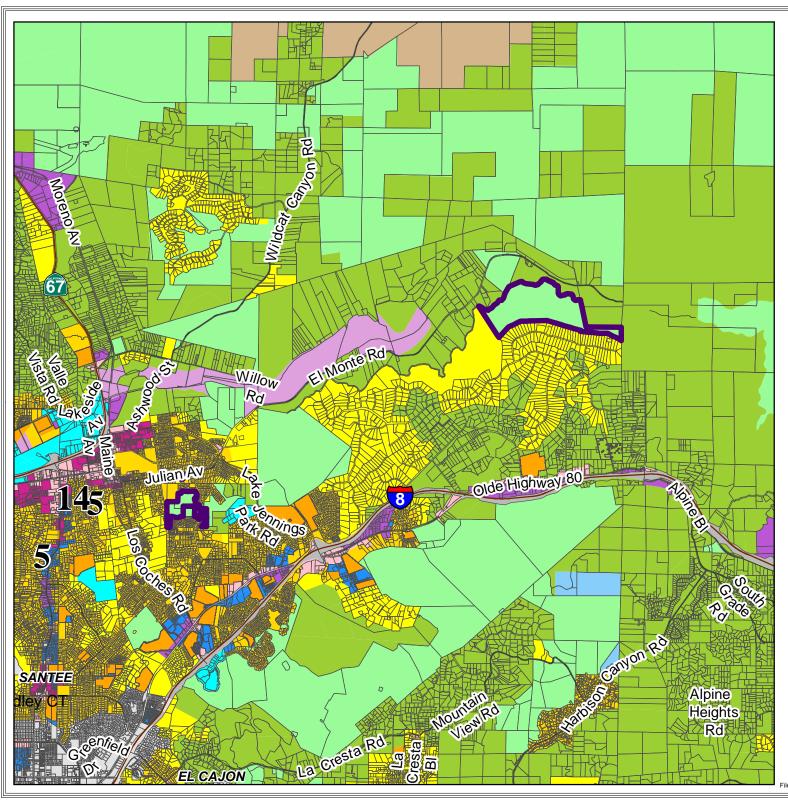




Zoning **USEREG**



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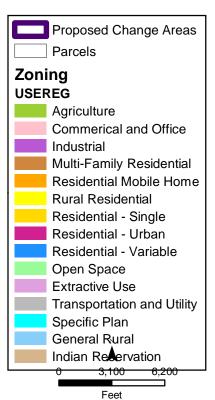


LS406

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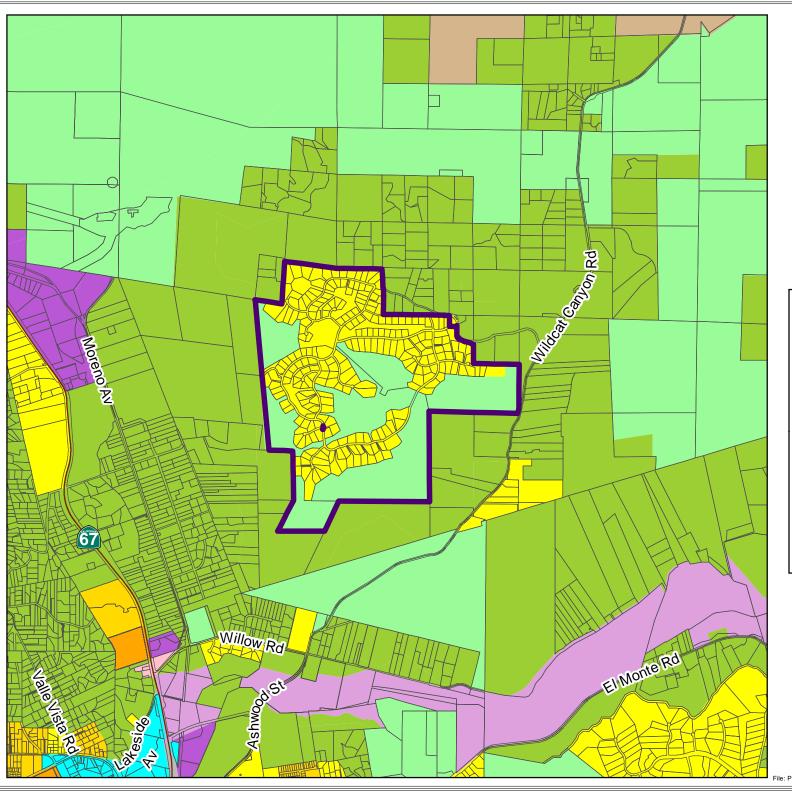
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LS-UR-406, LS-DN-406



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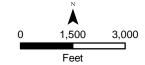
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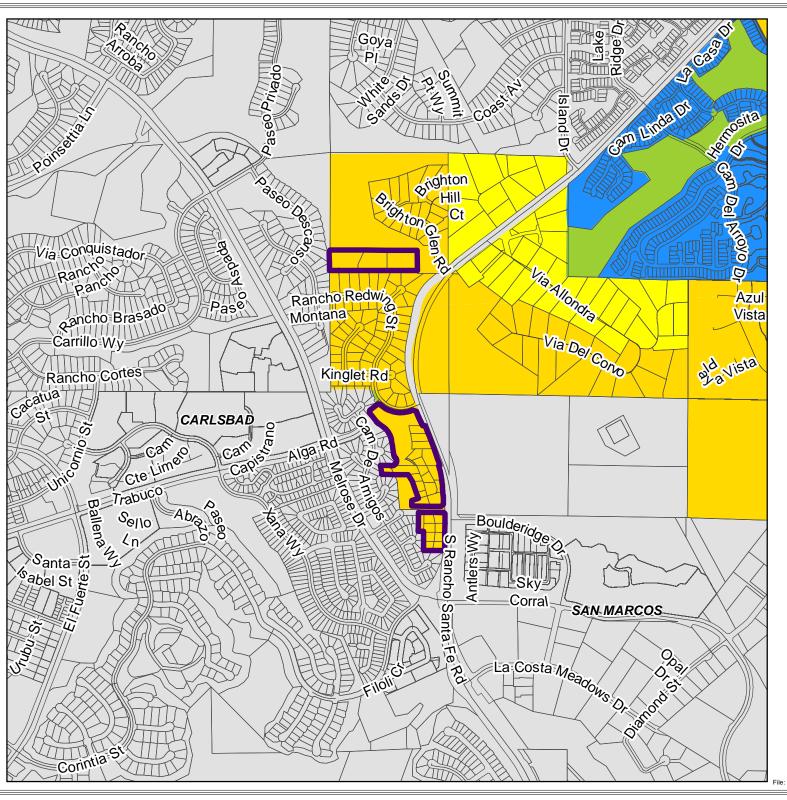
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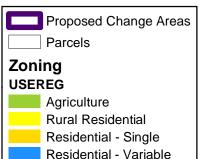


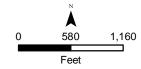


Proposed Change

Sub Area No.

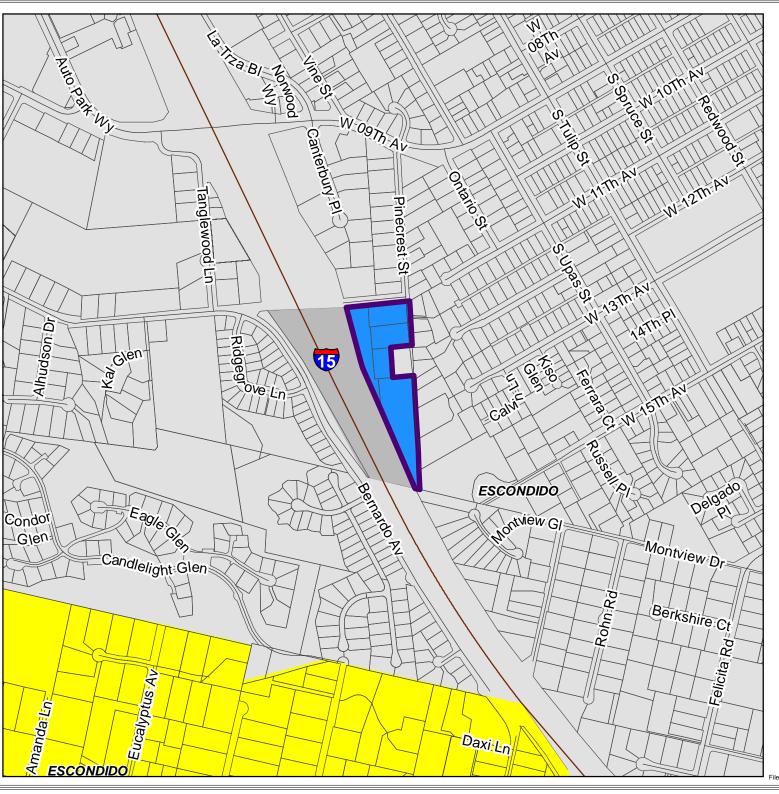
NCM-LS-401





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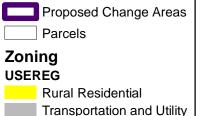


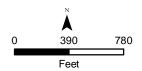
2019 General Plan Clean-Up NCM402

Proposed Change

Sub Area No.

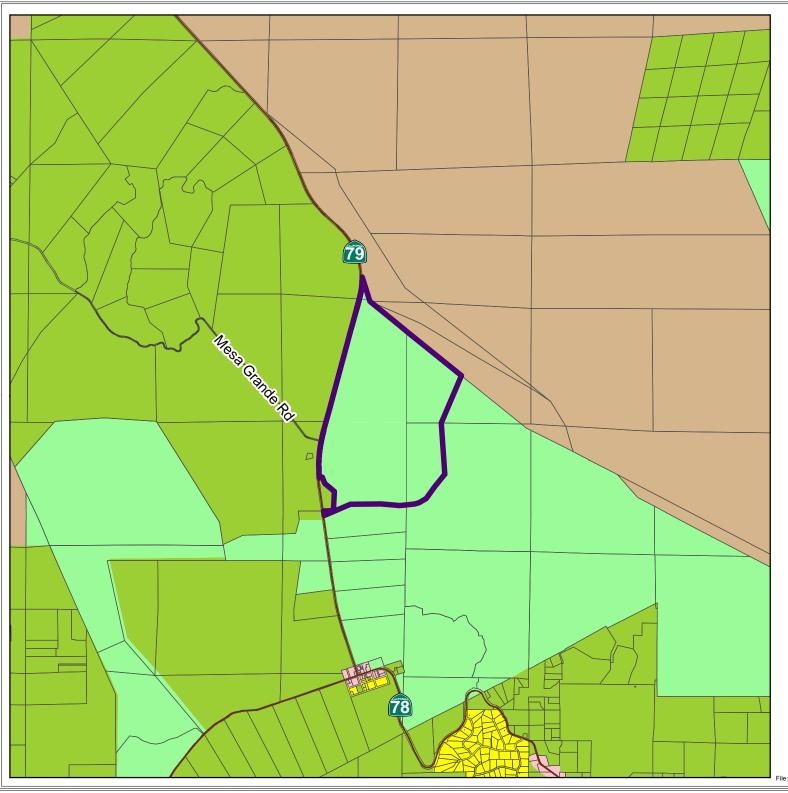
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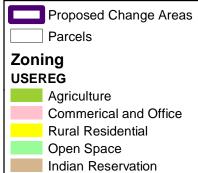


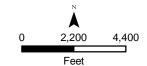
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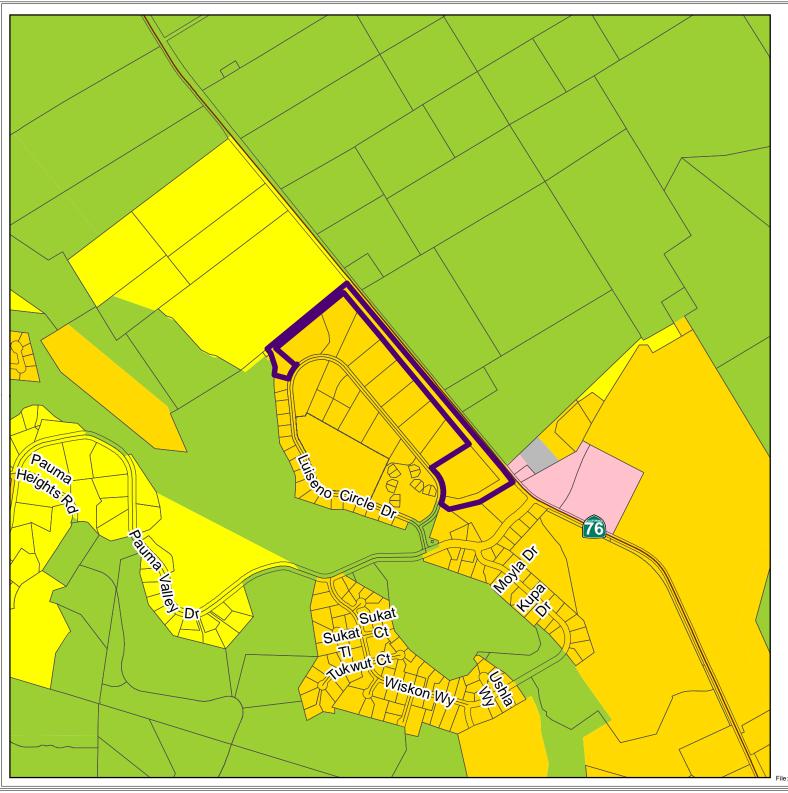
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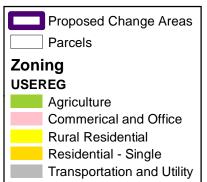


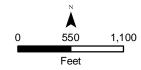
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Proposed Change

Sub Area No.

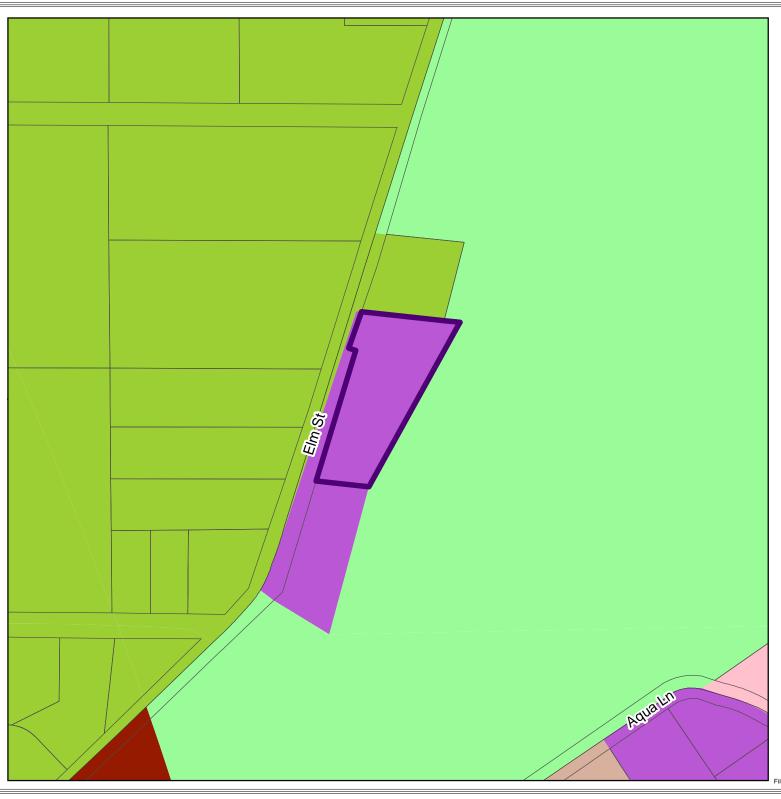
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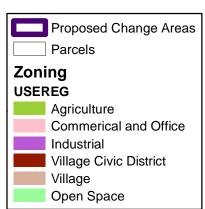


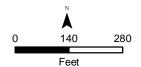
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Proposed Change

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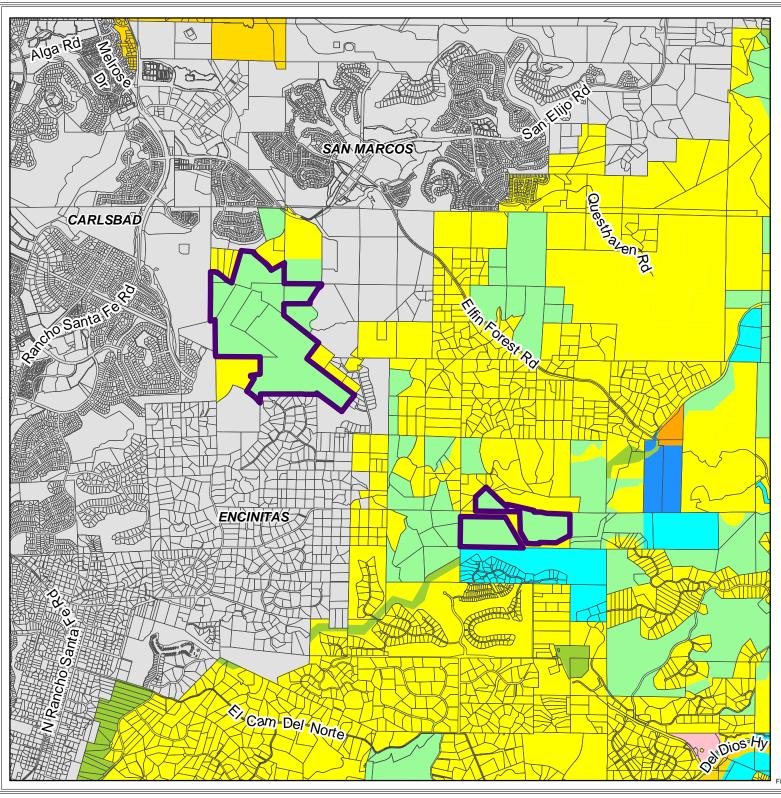


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2019 General Plan Clean-Up

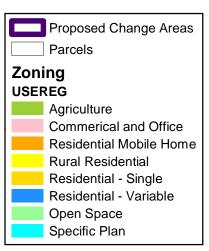


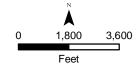
2019 General Plan Clean-Up **SD402**

Proposed Change

Sub Area No.

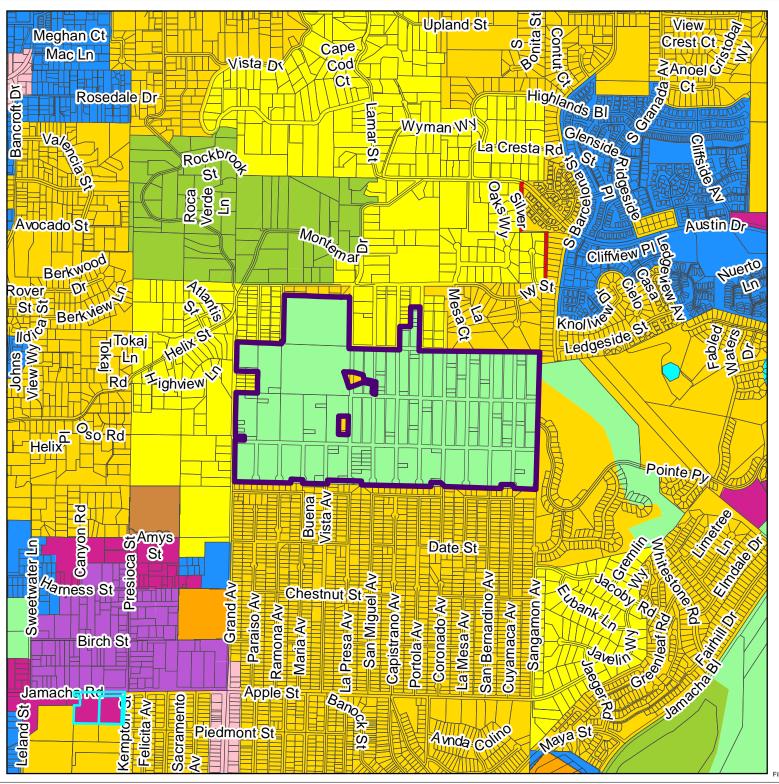
SD-UR-402, SD-DN-402





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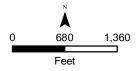


2019 General Plan Clean-Up SV402

Proposed Change

Sub Area No. SV-UR-402





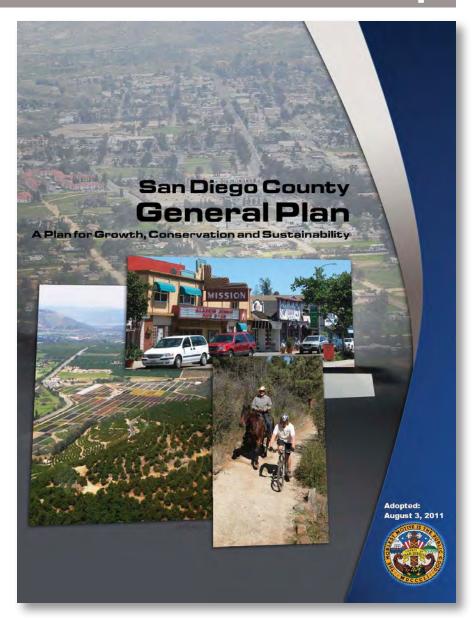
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Attachment C – Staff Recommendation

2019

General Plan Clean-Up





GPA 18-006 REZ 19-003 Staff Recommendation

Prepared by the County of San Diego Planning & Development Services

October 2019

TABLE OF CONTENTS

Section	1	Introduction to the General Plan Clean-Up	. 1
1.1	Intro	oduction	. 3
1.2	Pub	olic Outreach	. 4
Section	2	Overview of Changes	. 5
2.1	Ove	erview of Land Use Map and Zoning Changes	. 7
2.2	Ove	erview of Non-Land Use Map Changes	10
Section	3	Land Use Map and Zoning Changes	11
Section	4	Non-Land Use Map Changes	59
4.1	Ger	neral Plan Changes	61
4.2	Mol	oility Element Network Appendix Changes	65
4.3	Cor	mmunity Plan Changes	67
List of T			
		Overview of Land Use Map and Zoning Changes	
		Overview of General Plan Text Changes	
		Overview of Mobility Element Network Changes	
		Overview of Community Plan Changes	
		General Plan Clean-Up Unit Yield Analysis	
		Overview of General Plan Changes	
		Overview of Mobility Element Network Changes	
Table 4	-3 - (Overview of Community Plan Changes	67

Section 1 Introduction to the General Plan Clean-Up

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:

- Qualifying ownership changes;
- Mapping errors;
- Errors and omissions;
- Minor community plan changes; and
- Internal clarifications and inconsistencies.

This is the fourth General Plan Clean-Up processed since 2011. The first was completed in 2013, the second in 2015, and the third in 2017. All the items included in the Clean-Up eligible under a California must be Environmental Quality Act (CEQA) Addendum to the General Plan Program Environmental Impact Report (EIR). There are a total of 38 changes included in the current Clean-Up. They fall into the following four categories: Land Use Map and Zoning, General Plan text Mobility Element Network, revisions, Community Plans.

2019 - Types of Changes

Land Use Map and Zoning

Changes to the General Plan's Land Use Map and/or Zoning regulations result primarily from ownership changes, mapping errors, or internal clarifications and inconsistencies. There are a total of 28 Land Use Map and Zoning changes which will result in a loss of 395 potential dwelling units based on an analysis of the General Plan density calculations.

There are 17 items that involve qualifying ownership changes. Of these, 11 involve Department of Parks & Recreation (DPR) open space acquisitions, five involve open space acquisitions by a conservancy group, and one involves an acquisition by a federal agency. These ownership changes are in the communities of Alpine, Bonsall, Crest-Dehesa, Hidden Meadows, Jamul-Dulzura, Lakeside, North Mountain, Pala-Pauma, Pine Valley, San Dieguito, Spring Valley, and Valley Center.

There are 10 items that involve the correction of mapping errors. Three of these contain zoning development designator errors, two contain mapping errors related to ownership, and five contain zoning regulations that are inconsistent with their respective General Plan land use designations. These mapping errors are in the communities of Jamul-Dulzura, Lakeside, North County Metro, Pala Pauma, Ramona, San Dieguito, and Spring Valley.

There is one item that involves an internal clarification and inconsistency. This item is in Lakeside.

General Plan Text Revisions

The current Clean-Up includes five changes to the Land Use Element, Housing Element Background Report, Mobility Element, and Safety Element. Two changes to the Land Use Element involve the removal of a footnote referencing a change that has already occurred and the addition of a clause related to emergency housing during a natural disaster. change to the Housing Element Background Report involves the correction of a mathematical error and update to reflect a Board approved project. The change to the Mobility Element adds a clause clarifying implementation of road and bicycle classifications. Finally, the change to the Safety Element clarifies language regarding the Hazard Mitigation Plan.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location and characteristics of the County road and bicycle network. Four corrections are

proposed for the Mobility Element Network Appendix. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro.

Community/Subregional Plans
There is one revision to the Ramona
Community Plan that involves the correction of
a typographical error.

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 Clean-Up is being circulated for a 45-day public review period, starting in July 2019. 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 Commission and Planning Supervisors are anticipated for Fall/Winter 2019. Additional project information can be found using the link below:

https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html

Section 2 Overview of Changes

2.1 -OVERVIEW OF LAND USE MAP AND ZONING CHANGES

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

	ble 2-1 - Overview of Land Ose Map and Zoning Changes	
ID	Proposed Change	Page
Alpine AL401	Ownership Change – Department of Parks & Recreation (DPR) acquisition for Peutz Valley. Redesignate four parcels from Semi-Rural-4 (SR-4) to Open Space Conservation (OS-C) and rezone from A70 to S80.	17
Alpine AL402	Ownership Change – Conservancy group acquisition by Endangered Habits Conservancy (EHC). Redesignate three parcels from Semi-Rural 1 (SR-1) to OS-C and rezone from A70 to S80.	18
Bonsall BO401	Ownership Change – DPR acquisition for San Luis Rey River Park. Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space – Recreation (OS-R) and rezone from A70, RR, and C36 to S80.	20
Crest Dehesa CD401	Ownership Change – Conservation group acquisition by EHC. Redesignate 42 parcels to OS-C and rezone to S80.	22
Hidden Meadows HM401	Ownership Change – DPR acquisition for Open Space. Redesignate 14 parcels from Specific Plan Area (SPA) to OS-C and rezone from S88/A70 to S80.	24
Jamul Dulzura JD401	Mapping Error – Private parcels are designated as PAL. Redesignate four parcels from PAL to SR-1 and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.	26
Jamul Dulzura JD402	Ownership Change – Conservancy group acquisition by EHC. Redesignate four parcels from RL-40 to OS-C and rezone from A70 to S80.	27
Lakeside LS401	Ownership Change – DPR acquisition for Sycamore/Goodman Ranch. Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.	29
Lakeside LS403	Ownership Change – DPR acquisition for Lakeside Linkage Preserve. Redesignate one parcel from Village Residential 4.3 (VR-4.3) and SR-4 to OS-C. Rezone from RR and RS to S80.	30
Lakeside LS404	Internal Clarification and Inconsistency – Zoning inconsistent with historical use of the property Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.	31
Lakeside LS405	Mapping Error – Building Type is inconsistent with General Plan designation. Change Building Type "C" to "K" and Special Area Regulations (SAR) from none to "C" for two parcels.	32

2 - 100

ID	Proposed Change	Page			
Lakeside LS406	Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM). Redesignate eight parcels from SPA, VR-4.3, and SR-4 to OS-C and rezone from RS and RR to S80.				
Lakeside LS407	Mapping Error – Regional Category not consistent with General Plan. Change the Regional Category from No Jurisdiction to Semi-Rural for 531 parcels.	34			
North County Metro NCM401	Mapping Error – Minimum lot size is inconsistent with General Plan designation. Reduce the minimum lot size from "15,000 sf" to "10,000 sf" for 32 parcels.	36			
North County Metro NCM402	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone five parcels from RR to RV.	37			
North Mountain NM401	Ownership Change – DPR acquisition for Santa Ysabel Preserve. Redesignate five parcels from Rural Lands 80 (RL-80) to OS-C and rezone from A72 to S80.	39			
Pala Pauma PP401	Ownership Change – DPR acquisition for Wilderness Gardens Preserve. Redesignate one parcel from RL-40 to OS-R and rezone from A70 to S80.	41			
Pala Pauma PP402	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone two parcels from S80 to RS.	42			
Pine Valley PV401	Ownership Change – Federal agency acquisition for Cleveland National Forest. Redesignate one parcel from RL-80 to PAL.	44			
Ramona RM402	Mapping Error – Zoning is inconsistent with General Plan designation. Redesignate one parcel from Village Residential 2.9 (VR- 2.9) to Medium Impact Industrial (I-2).	46			
Ramona RM403	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone a portion of one parcel from RMV1 to RMV4.	47			
San Dieguito SD401	Mapping Error – Parcel is owned by the Olivenhain Water District. Redesignate one parcel from OS-C to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR.	49			
San Dieguito SD402	Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM). Redesignate one parcel from SPA to OS-C and rezone four parcels from RR to S80. Revise development designators for five parcels.	50			

2 - 101

ID	Proposed Change	Page
Spring Valley SV401	Mapping Error – Zoning is inconsistent with the General Plan designation. Rezone a portion of one parcel from RS to C36.	52
Spring Valley SV402	Ownership Change – DPR acquisition for Dictionary Hill Preserve. Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to OS-C and rezone from RS to S80.	53
Valley Center VC401	Ownership Change – DPR acquisition for Hellhole Canyon Preserve. Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.	55
Valley Center VC402	Ownership Change – DPR acquisition for Keys Creek Preserve. Redesignate one parcel from SR-2 to OS-C and rezone from A70 and RR to S80.	56
Valley Center VC404	Ownership Change – Acquisition for Star Valley Park. Redesignate three parcels from SR-4 to OS-R and rezone from A70 to S80.	57

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

https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html

2.2 - OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 - Overview of General Plan Text Changes

Land Use Element							
Table LU-1 Page 3-11	Internal Clarification and Consistency – Remove a footnote in the "Land Use Designations and Compatible Regional Categories" table referencing a change that has already occurred.						
Table LU-1 Page 3-11	Internal Clarification and Inconsistency – Add a footnote that addresses land use designations and emergency shelters during declared disasters.						
	Mobility Element						
Road Classifications Page 4-7	Internal Clarification and Inconsistency – Add language clarifying that Mobility Element road/bicycle classifications are depicted at "full buildout" and the share of improvement for individual projects is evaluated on a project-by-project basis.						
Housing Element (Background Report)							
Table 5-7 Page 100	Errors and Omissions – Correct a mathematical error in the "RHNA and Summary of Development Potential" table and update the Lakeside Housing Sites Inventory Map.						
Safety Element							
Hazards Mitigation Page 7-3	Internal Clarification and Inconsistency – Add language that identifies where the Hazard Mitigation Plan may be found on the County website.						

Table 2-3 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix						
North County Metro (Hidden Meadows)	North Broadway: Fix mapping error at the northern segment connection					
North County Metro	Smilax Road: Fix mapping error and remove a segment of an infeasible planned road					
North County Metro	Mountain View Drive: Fix typographical error with the designation					
Sweetwater	San Miguel Road: Fix typographical error with the designation					

Table 2-4 - Overview of Community Plan Changes

rable 2 1 Green of Genmany Fran Ghanges						
Ramona Community Plan						
Policy LU 2.17	Errors and Omissions – Fix typographical error referencing the Ramona Village Plan instead of the Ramona Form Based Code					

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

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:

https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html

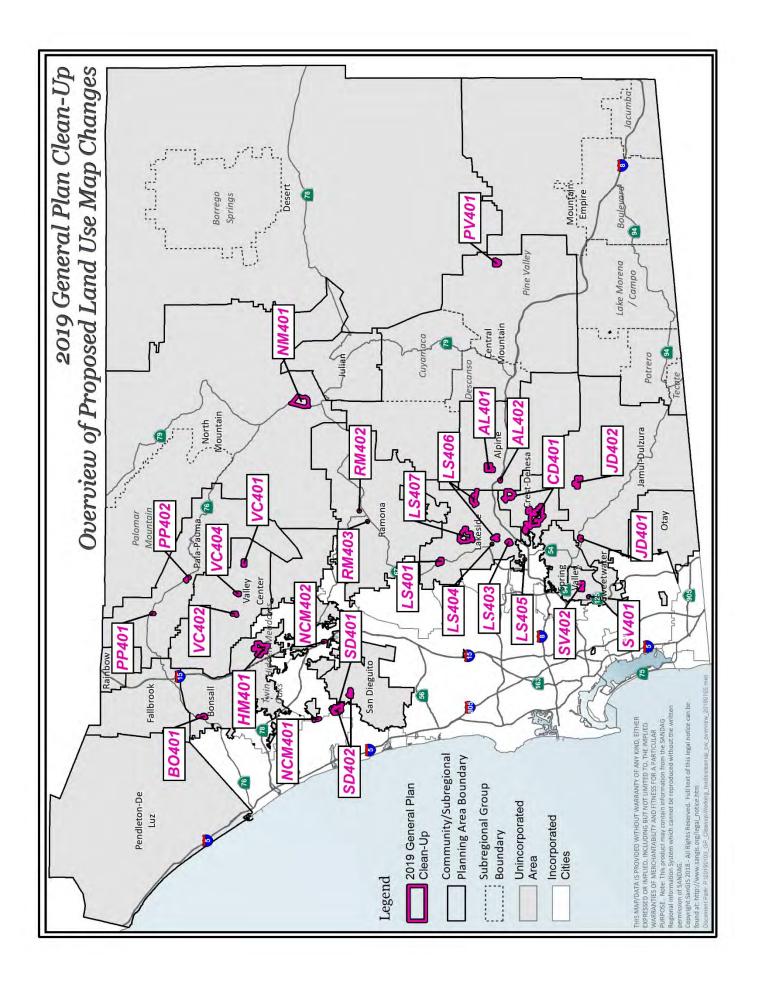


Table 3-1 General Plan Clean-Up Unit Yield Analysis

				General Plan Designation ¹			Dwelling Uni	ts ²	
ID	Community	Parcels	Acreage	Existing	Proposed	Existing	Proposed	Gain/(Loss)	Category of Change
AL401	Alpine (D2)	4	254.63	SR-4		40	0	(40)	Ownership Change
AL402	Alpine (D2)	3	11.97	SR-1	OS-C	10	0	(10)	Ownership Change
BO401	Bonsall (D5)	4	63.26	RL-40/OS-R/SR-2/PAL	OS-R	4	0	(4)	Ownership Change
CD401	Crest Dehesa (D2)	42	1759.55	SR-1/SR-2/SR-4	OS-C	98	0	(98)	Ownership Change
HM401	Hidden Meadows (D5)	14	669.13	SPA	OS-C	0	0	0	Ownership Change
JD401	Jamul-Dulzura (D2)	5	33.02	SR-1/PAL/RC	SR-1/PAL/RC	8	16	8	Mapping Error
JD402	Jamul-Dulzura (D2)	4	241.97	RL-40	OS-C	5	0	(5)	Ownership Change
LS401	Lakeside (D2)	2	87.72	RL-40	OS-C	2	0	(2)	Ownership Change
LS403	Lakeside (D2)	1	75.81	SR-4/VR-4.3	OS-C	16	0	(16)	Ownership Change
LS404	Lakeside (D2)	1	0.63	VR-7.3	No Change	4	4	0	Internal Inconsistency
LS405	Lakeside (D2)	2	0.42	VR-15	No Change	6	6	0	Mapping Error
LS406	Lakeside (D2)	8	338.17	SPA/VR-4.3/SR-4	OS-C	50	0	(50)	Ownership Change
LS407	Lakeside (D2)	531	792.37	SPA	No Change	0	0	0	Mapping Error
NCM401	North County Metro (D5)	32	18.25	VR-4.3	No Change	78	78	0	Mapping Error
NCM402	North County Metro (D3)	5	7.56	VR-15	No Change	113	113	0	Mapping Error
NM401	North Mountain (D2)	6	830.83	RL-80	OS-C	11	0	(11)	Ownership Change
PP401	Pala Pauma (D5)	1	9.74	RL-40	OS-R	1	0	(1)	Ownership Change
PP402	Pala Pauma (D5)	2	14.84	VR-4.3/SR-2	No Change	9	9	0	Mapping Error
PV401	Pine Valley (D2)	1	156.64	RL-80	PAL	1	0	(1)	Ownership Change
RM402	Ramona (D2)	1	2.02	VR-2.9	I-2	5	0	(5)	Mapping Error
RM403	Ramona (D2)	1	1.30	VR-20/RL-20	No Change	3	3	0	Mapping Error
SD401	San Dieguito (D5)	1	1.30	OS-C	P/SP	0	0	0	Mapping Error
SD402	San Dieguito (D5)	8	436.22	SPA	OS-C	0	0	0	Ownership Change
SV401	Spring Valley (D2)	1	1.33	VR-7.3/GC	No Change	7	7	0	Mapping Error
SV402	Spring Valley (D2)	93	141.76	SR-0.5	OS-C	131	0	(131)	Ownership Change
VC401	Valley Center (D5)	2	78.08	RL-40	OS-C	2	0	(2)	Ownership Change
VC402	Valley Center (D5)	1	42.83	SR-2	OS-C	17	0	(17)	Ownership Change
VC404	Valley Center (D5)	3	43.49	SR-4	OS-R	10	0	(10)	Ownership Change
Totals	, ,	779	6,114.84			631	236	(395)	·

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

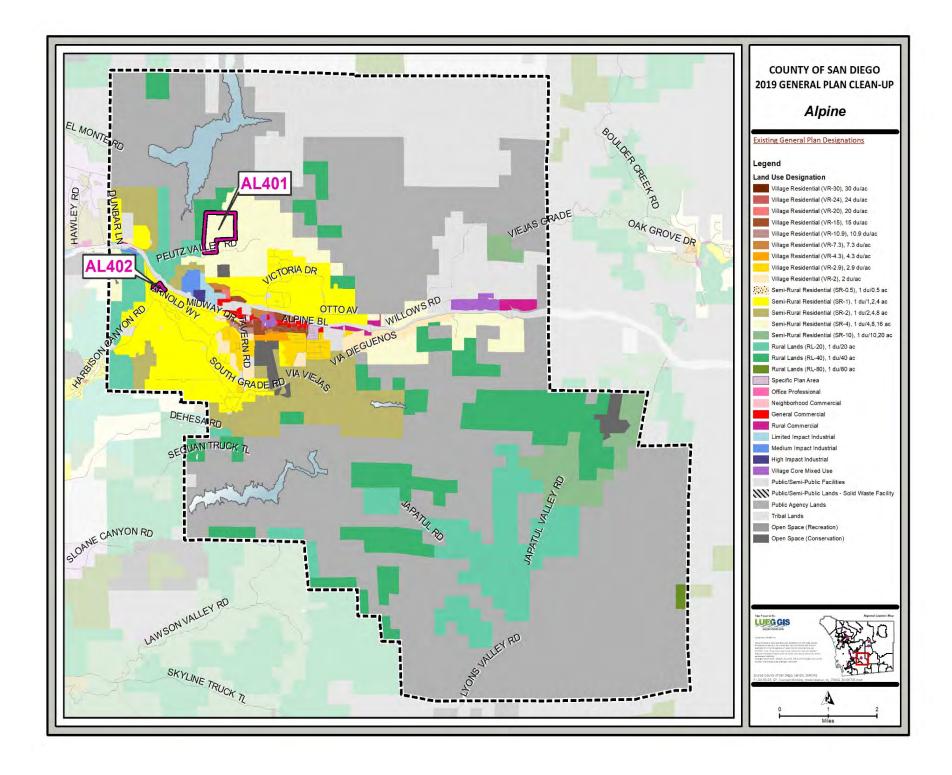
(including density, lot area, building type, maximum floor area, floor-area ratio, height, coverage, setback, and usable open space)

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

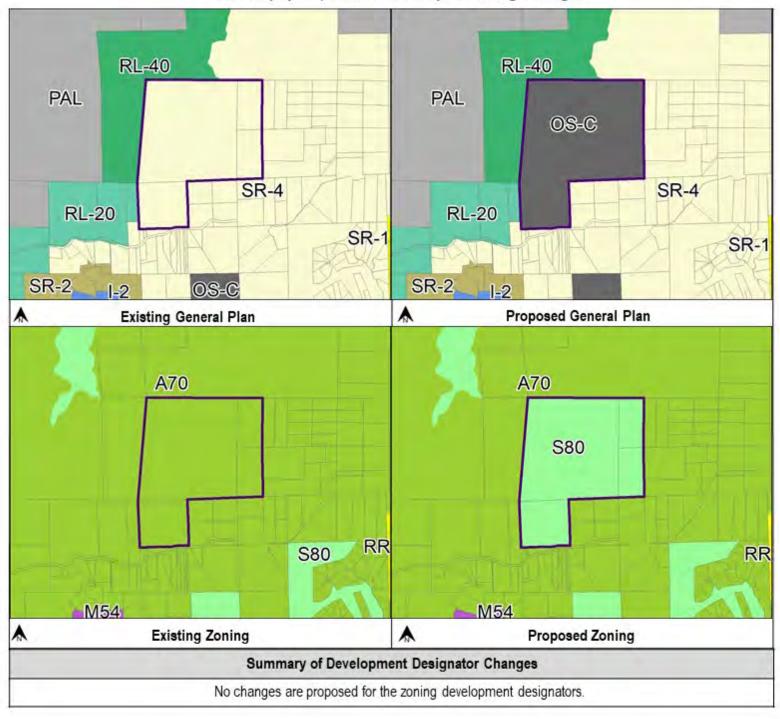
Special Area Designators

(including agriculture preserve and flood plain)

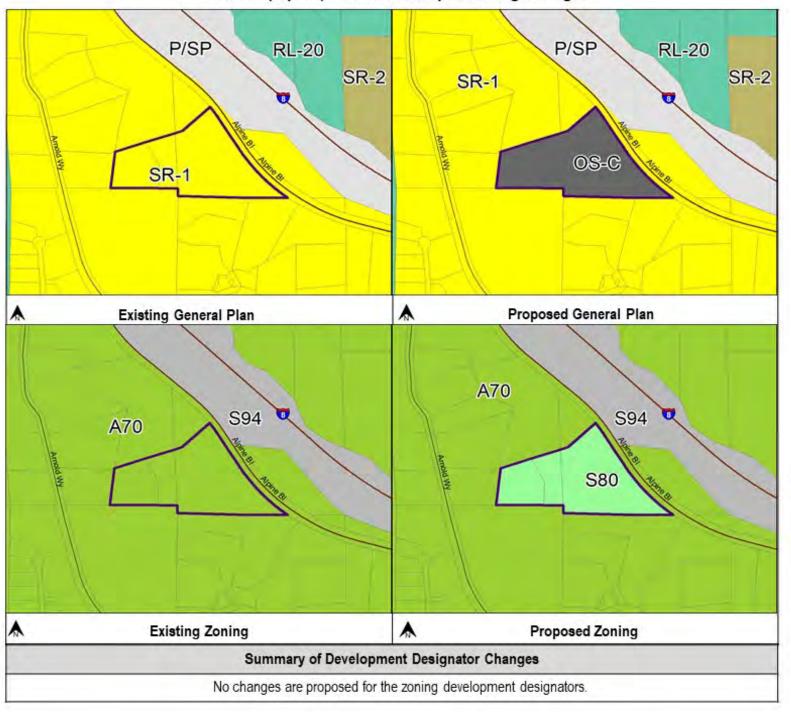
http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z5000.pdf

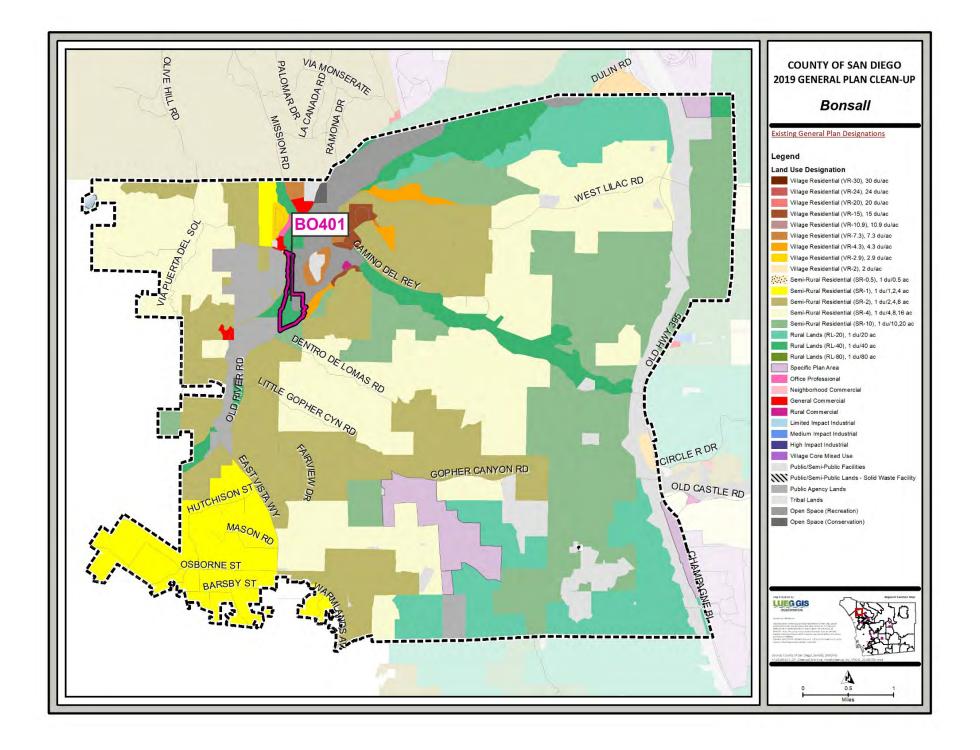


AL401 (Alpine) - Land Use Map & Zoning Changes

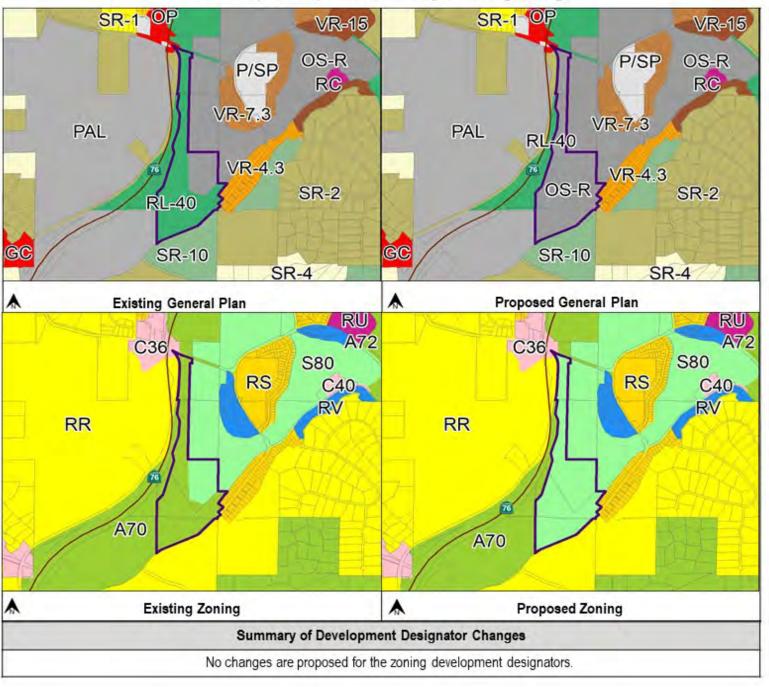


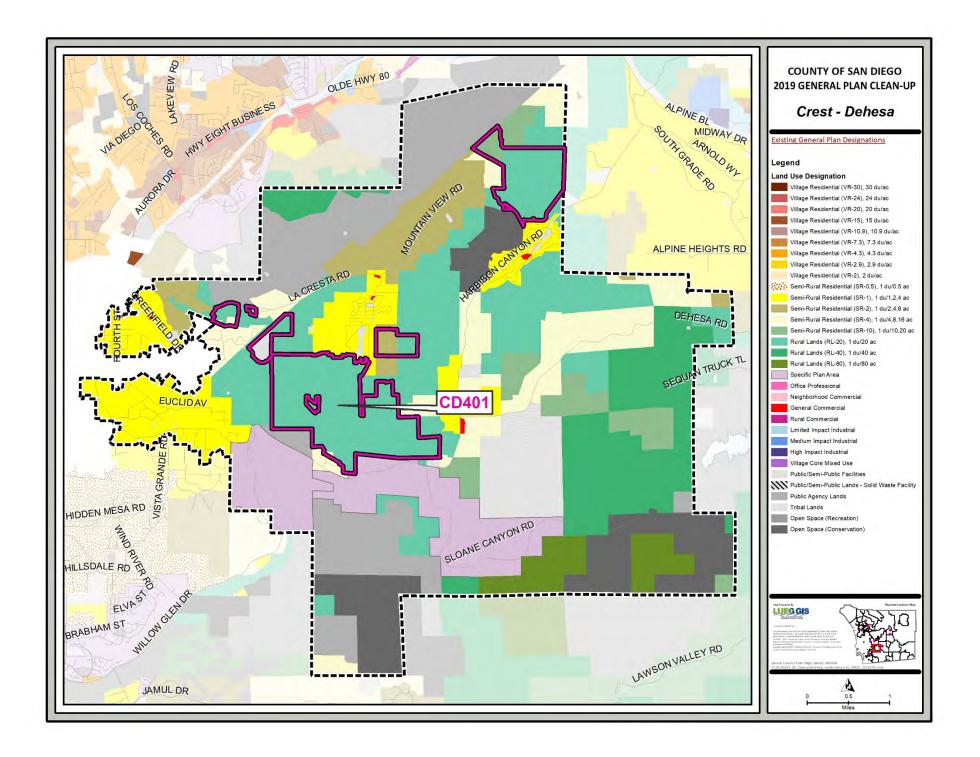
AL402 (Alpine) - Land Use Map & Zoning Changes



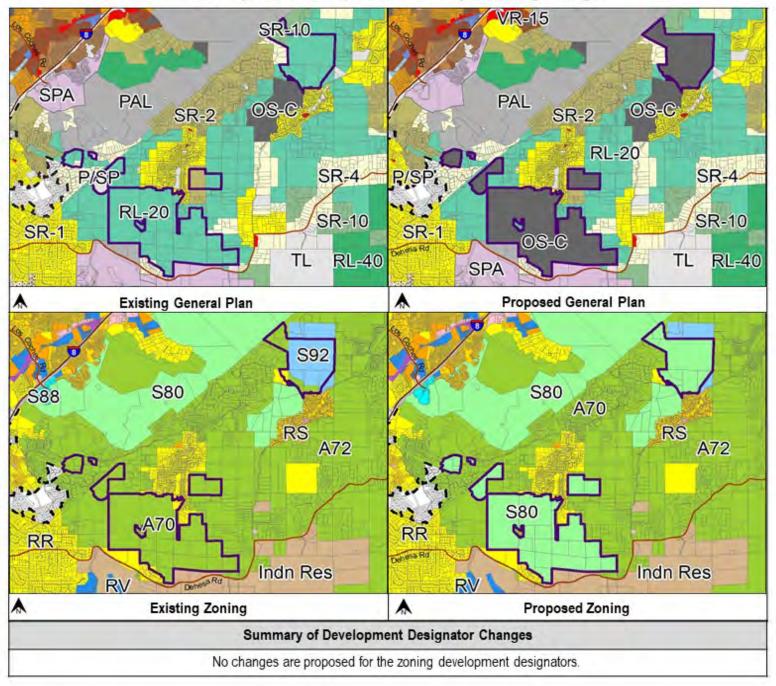


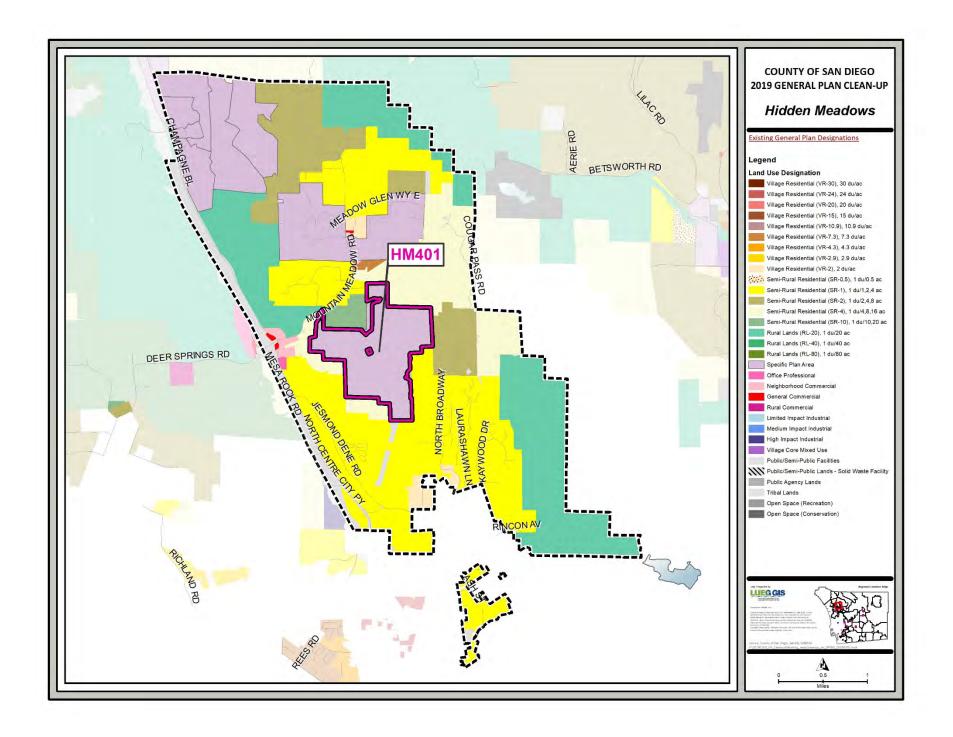
BO401 (Bonsall) - Land Use Map & Zoning Changes



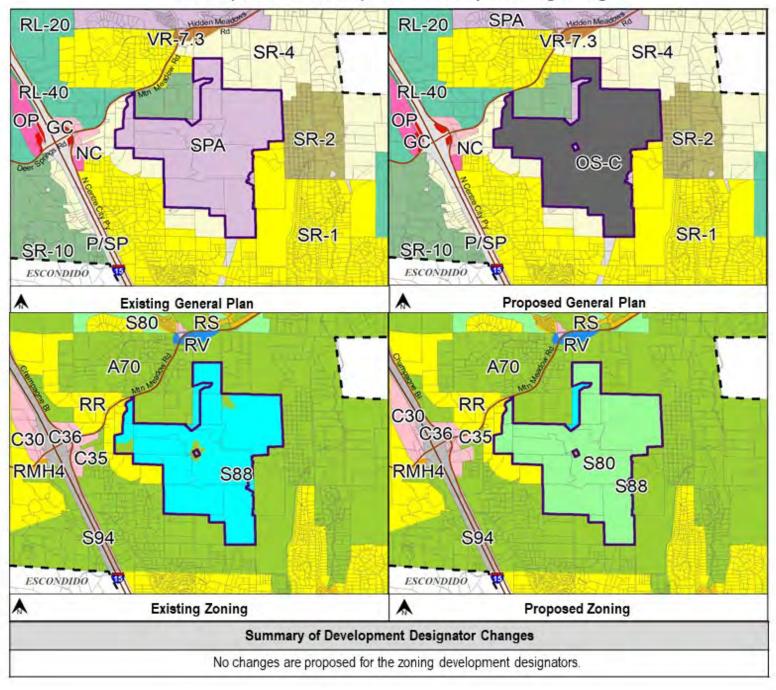


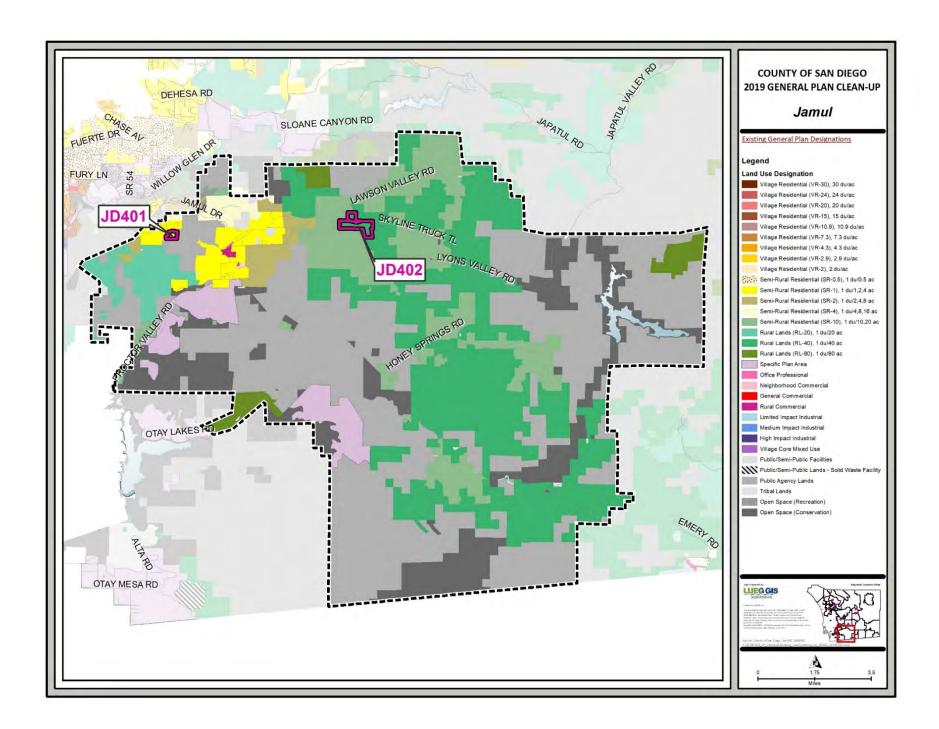
CD401 (Crest Dehesa) - Land Use Map & Zoning Changes

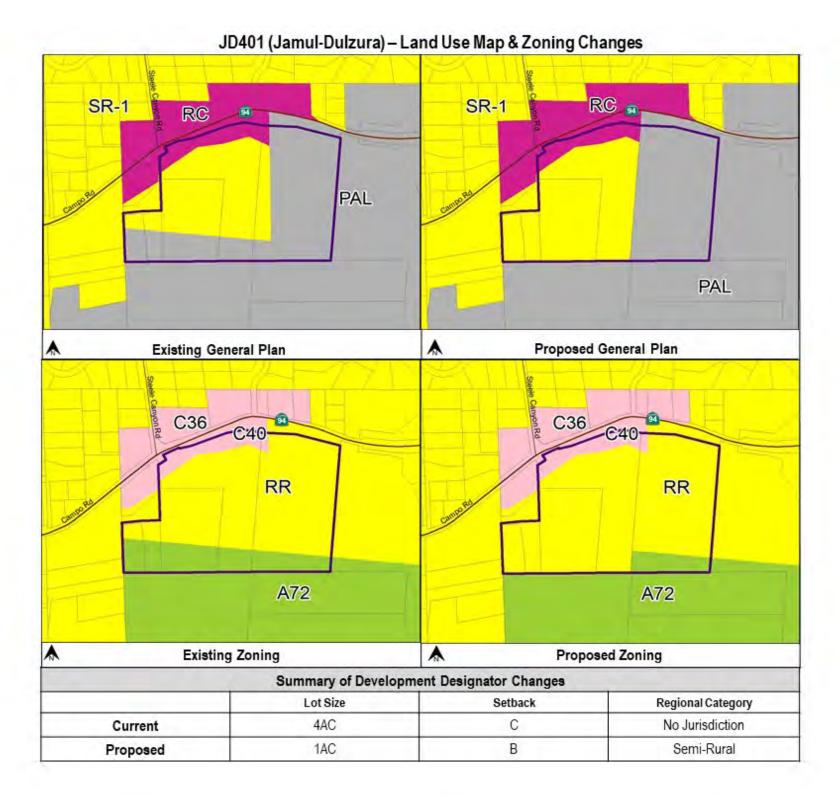




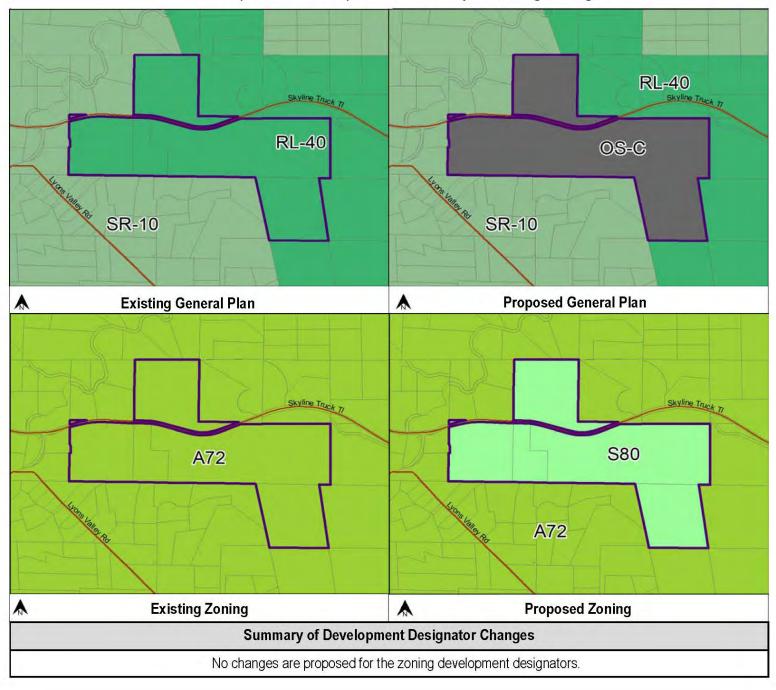
HM401 (Hidden Meadows) - Land Use Map & Zoning Changes

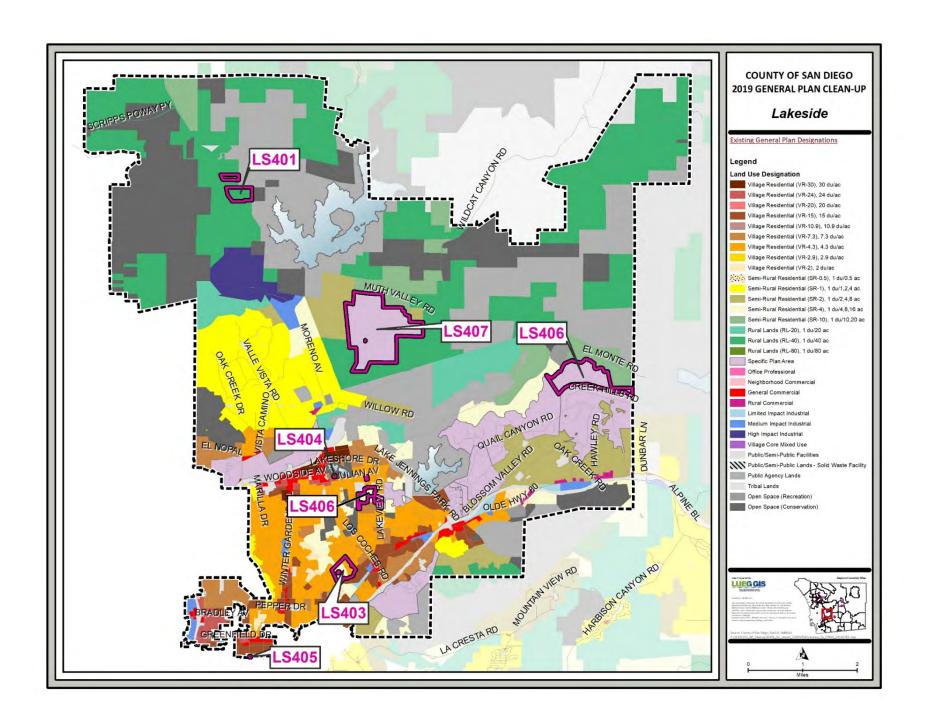




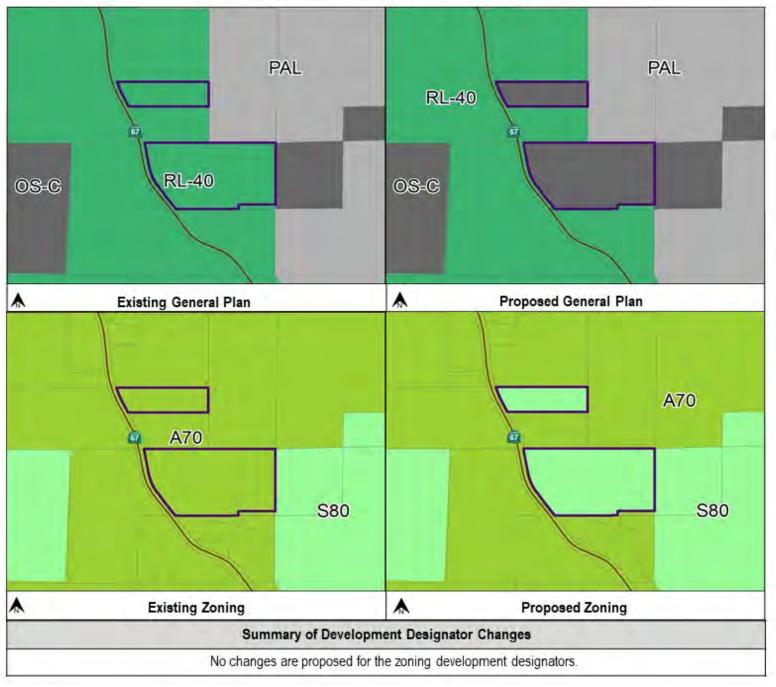


JD402 (Jamul-Dulzura) – Land Use Map & Zoning Changes

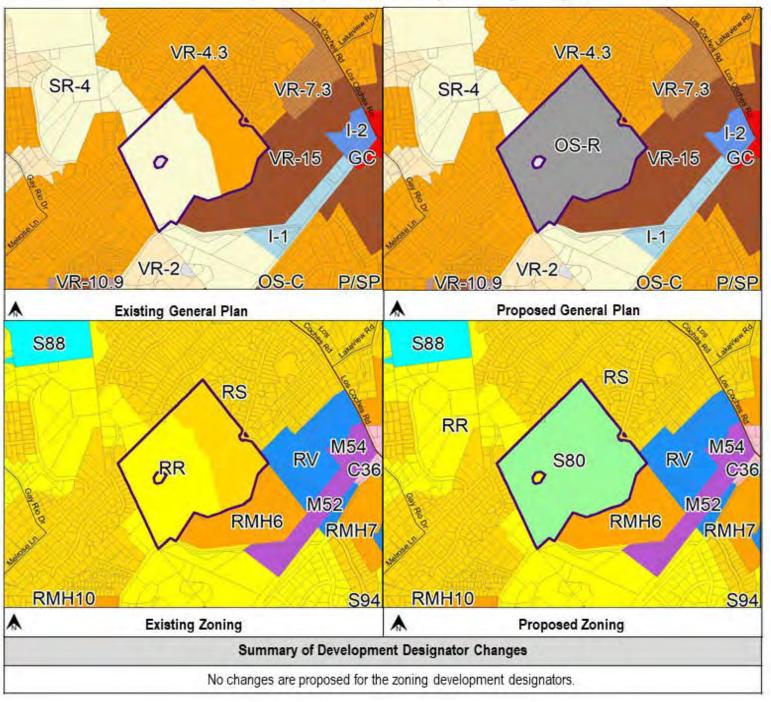




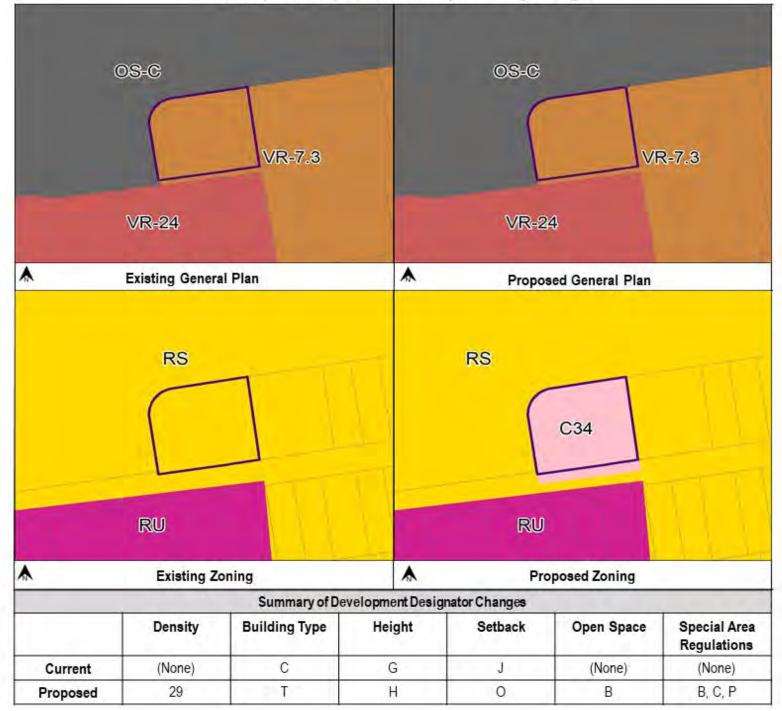
LS401 (Lakeside) - Land Use Map & Zoning Changes



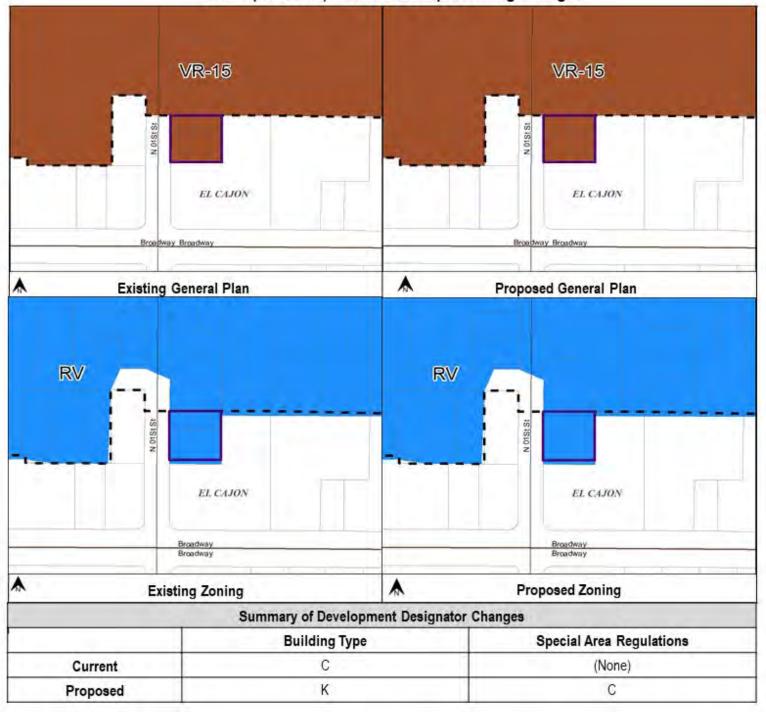
LS403 (Lakeside) - Land Use Map & Zoning Changes



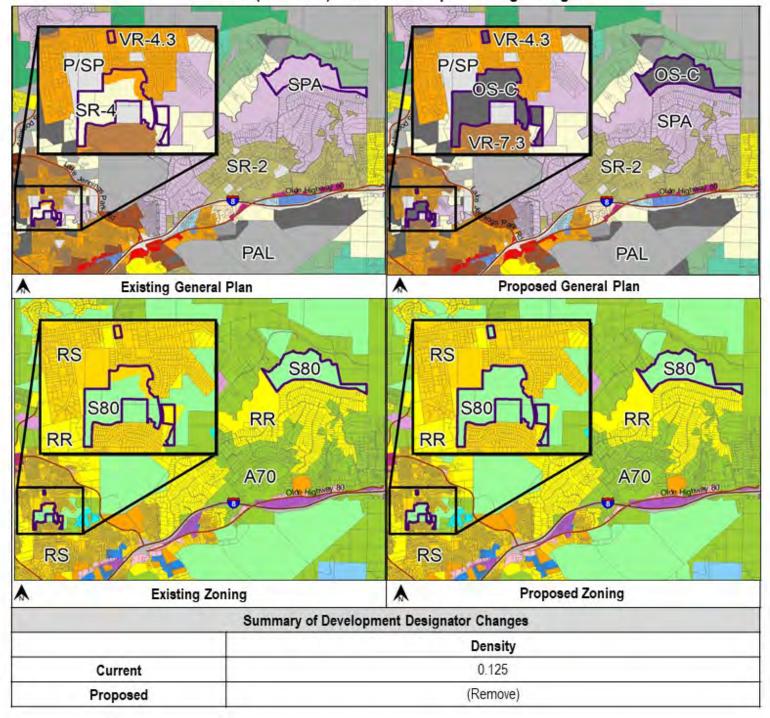
LS404 (Lakeside) - Land Use Map & Zoning Changes



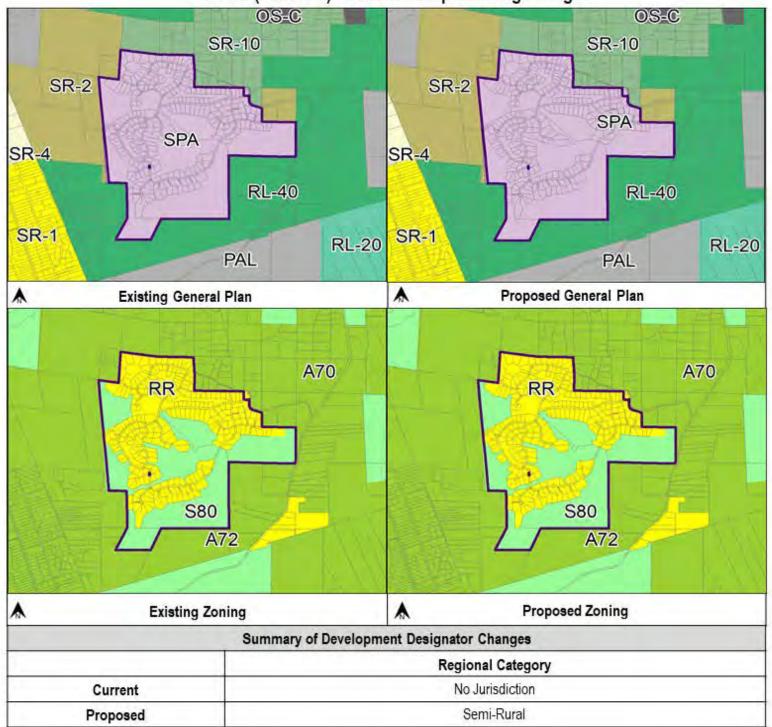
LS405 (Lakeside) – Land Use Map & Zoning Changes

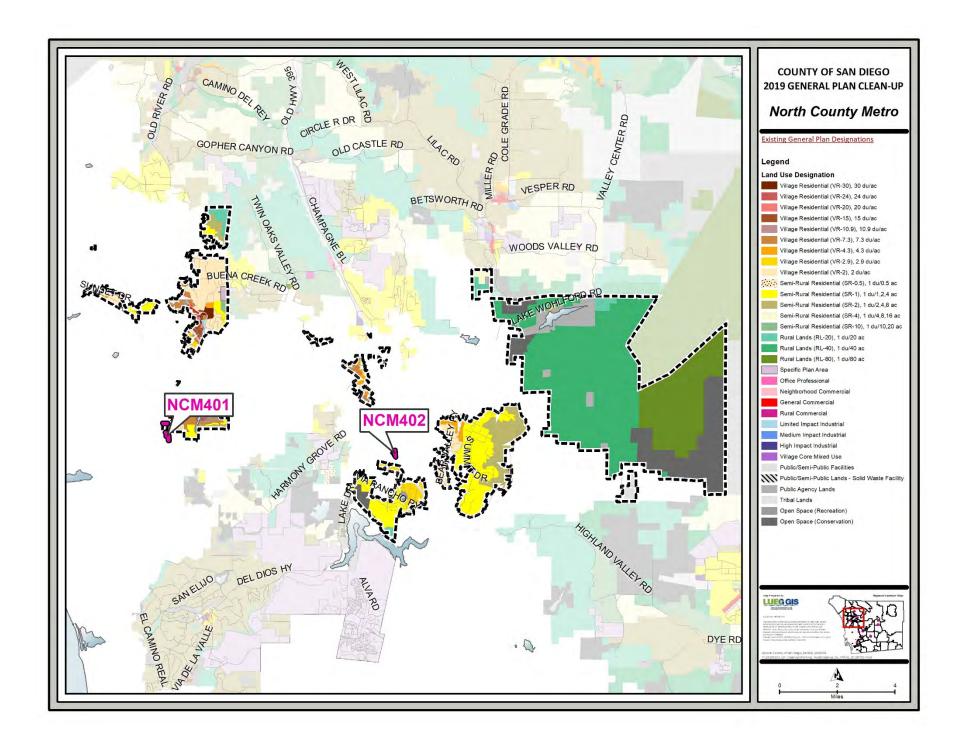


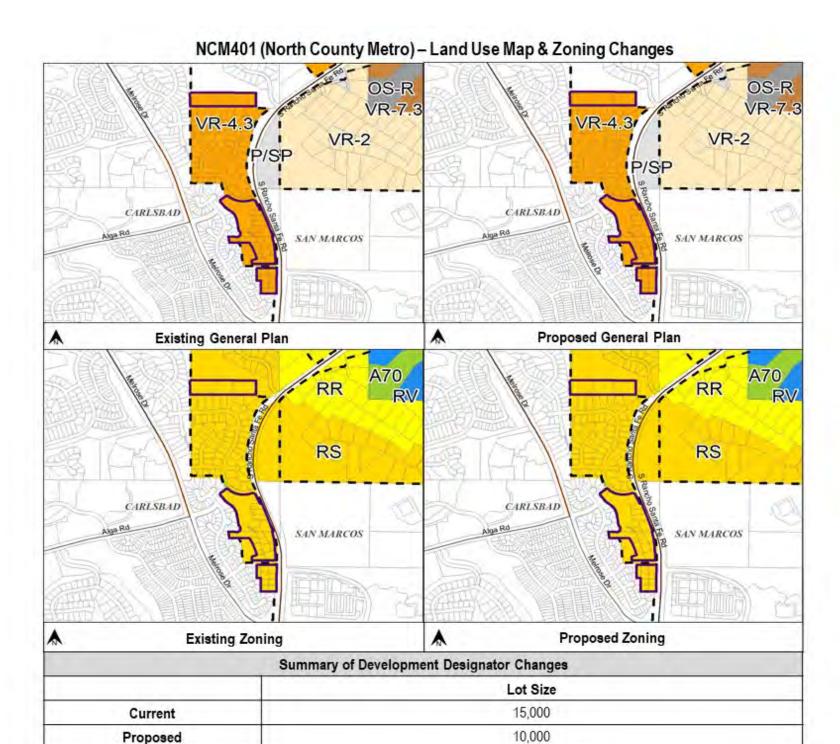
LS406 (Lakeside) - Land Use Map & Zoning Changes



LS407 (Lakeside) – Land Use Map & Zoning Changes

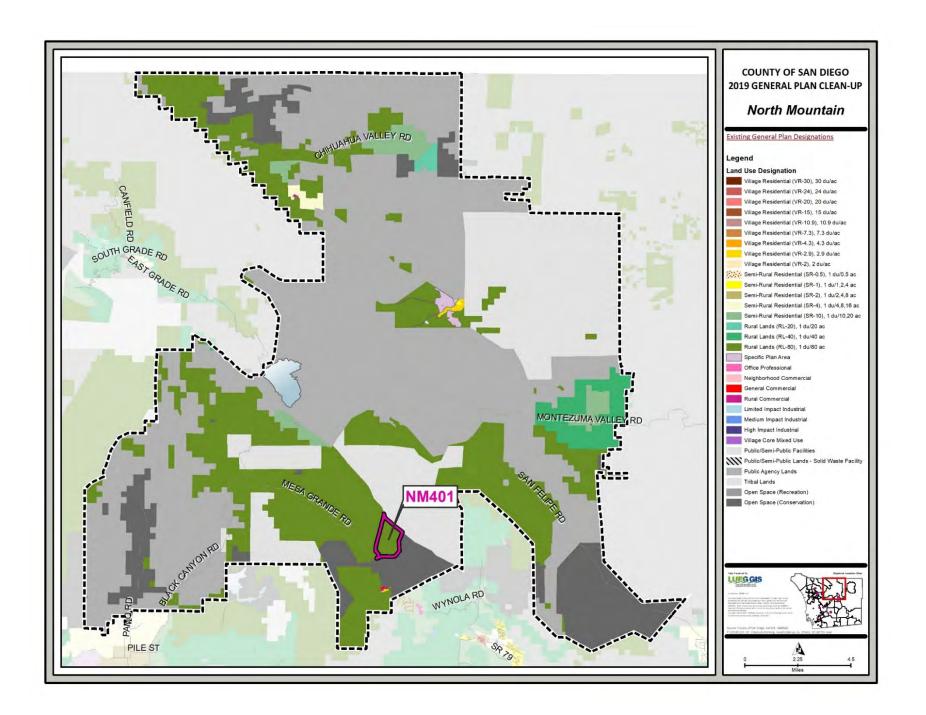




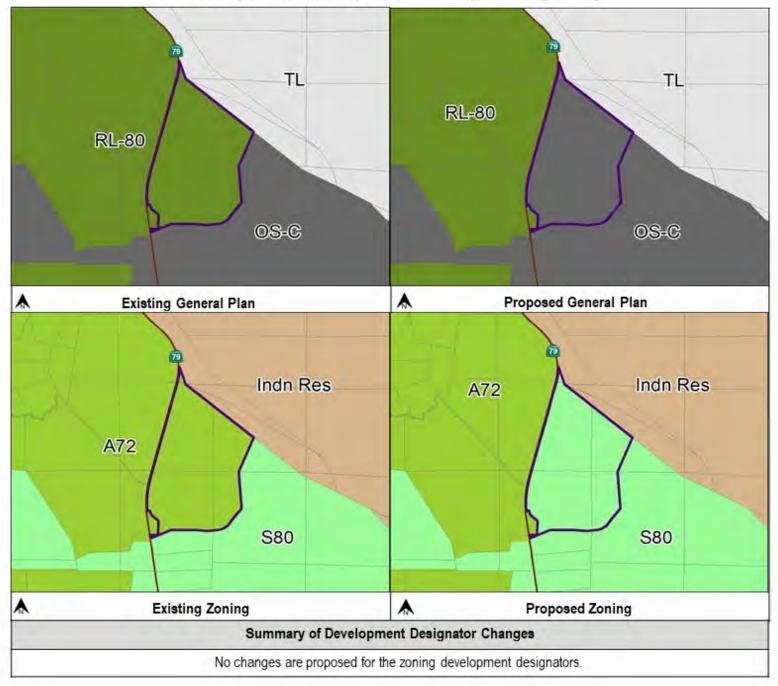


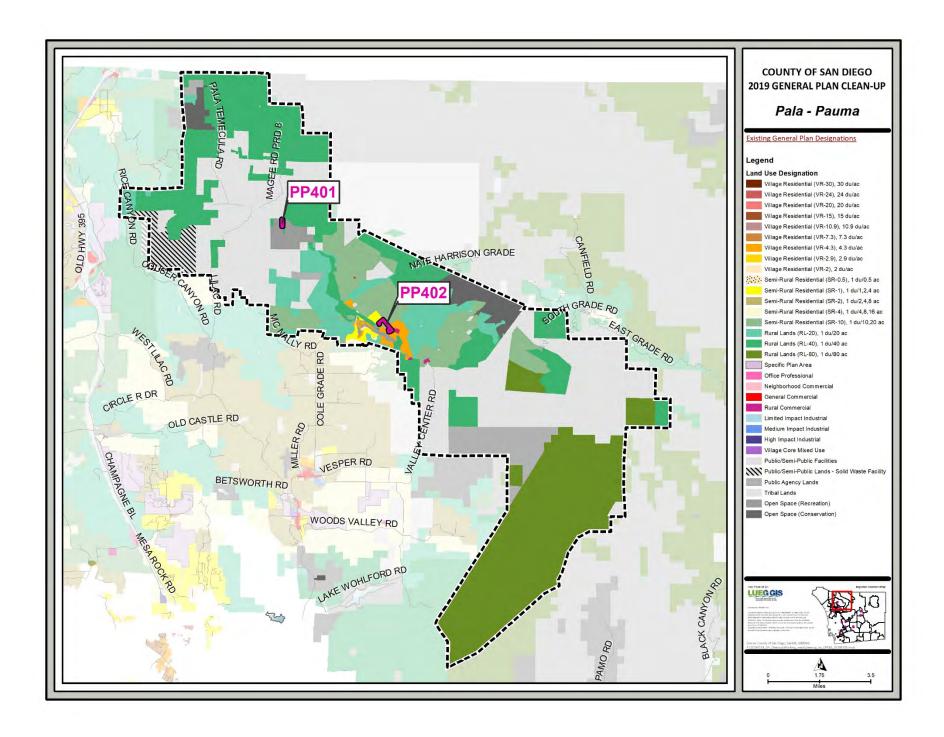
NCM402 (North County Metro) – Land Use Map & Zoning Changes



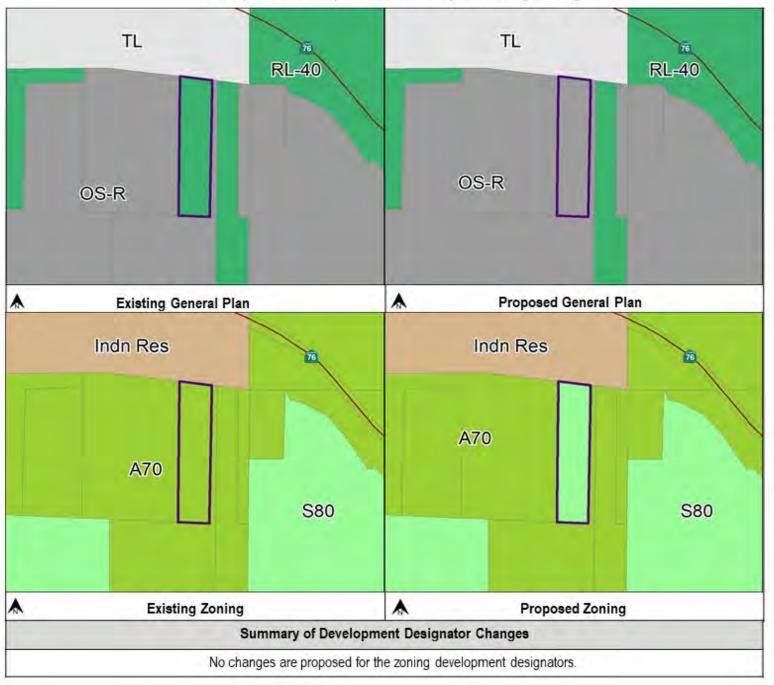


NM401 (North Mountain) – Land Use Map & Zoning Changes

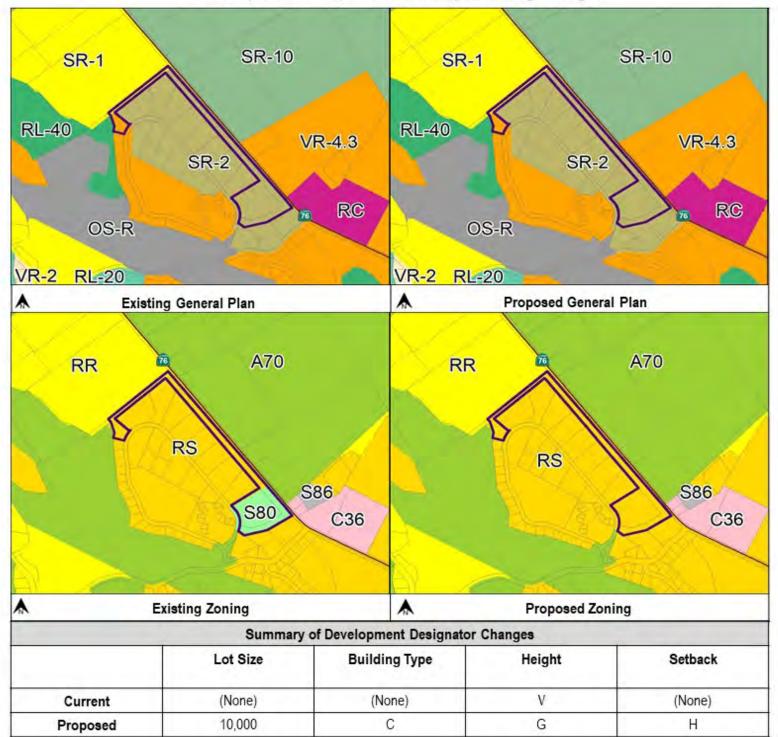


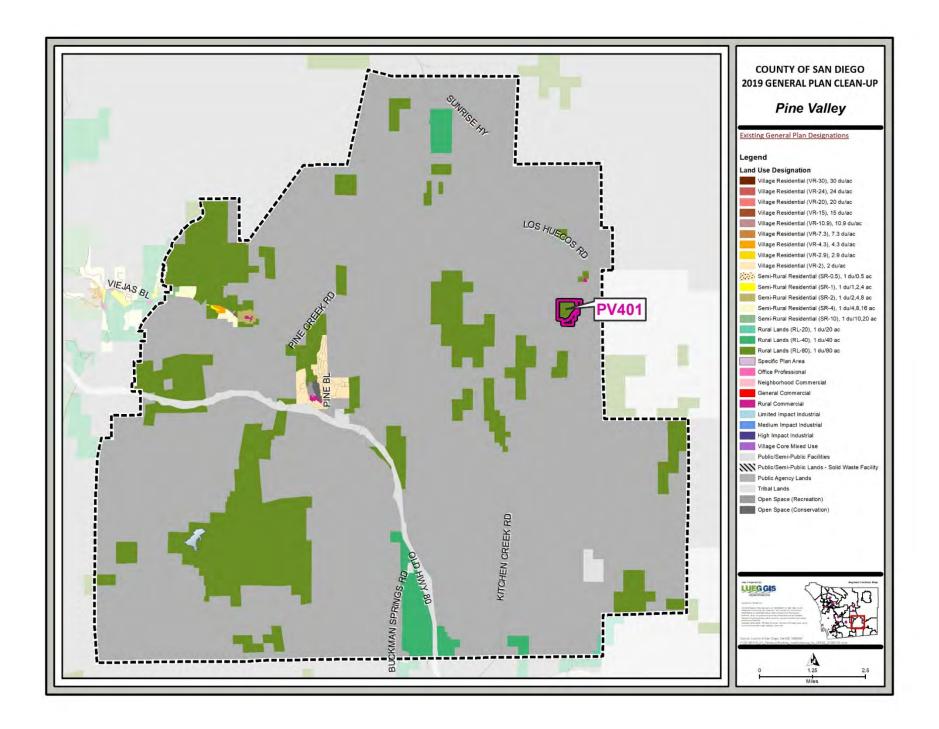


PP401 (Pala-Pauma) - Land Use Map & Zoning Changes

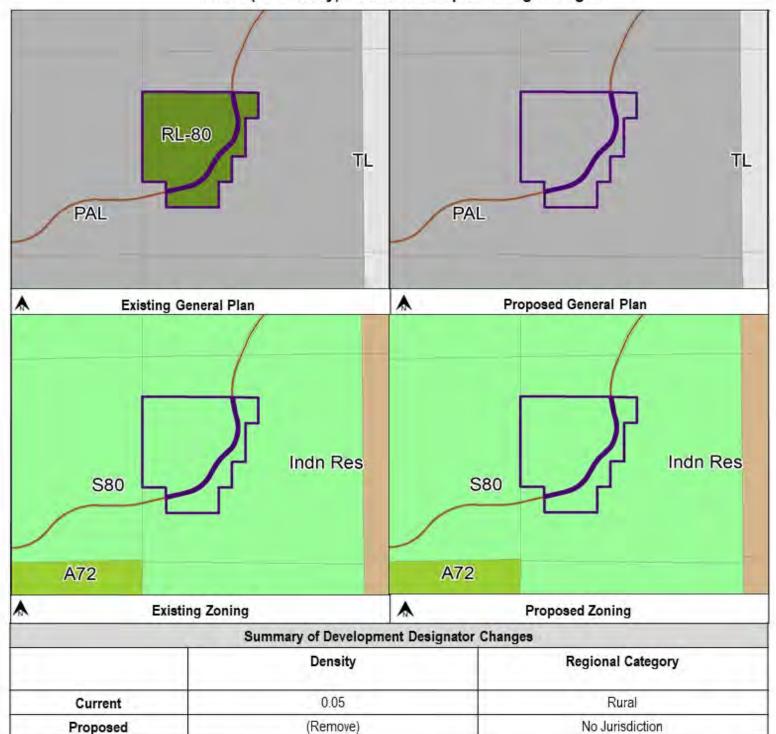


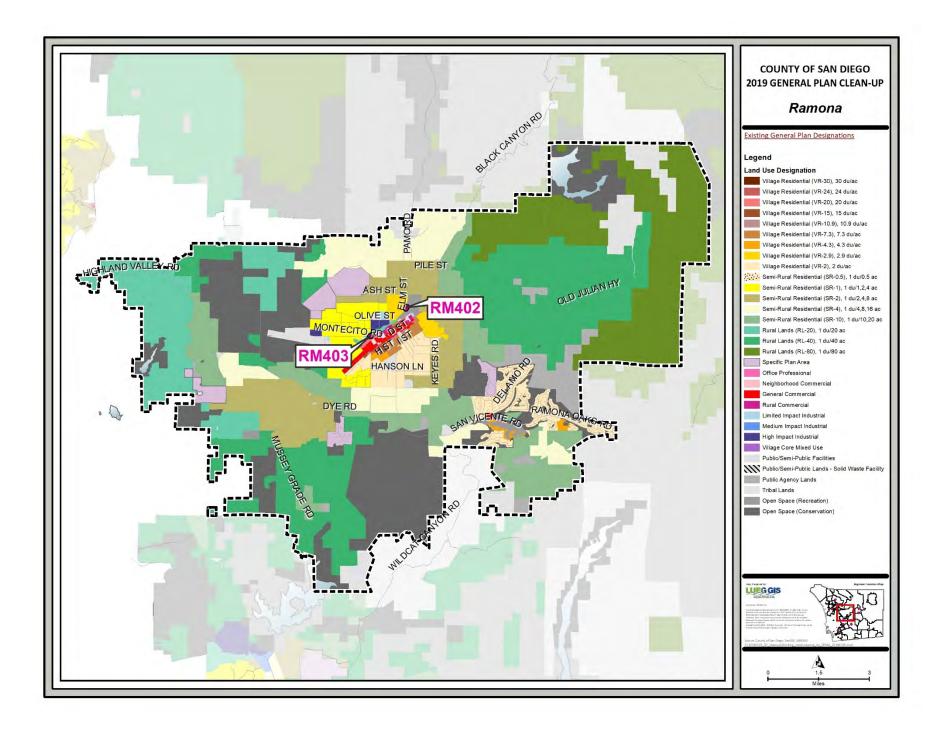
PP402 (Pala-Pauma) – Land Use Map & Zoning Changes



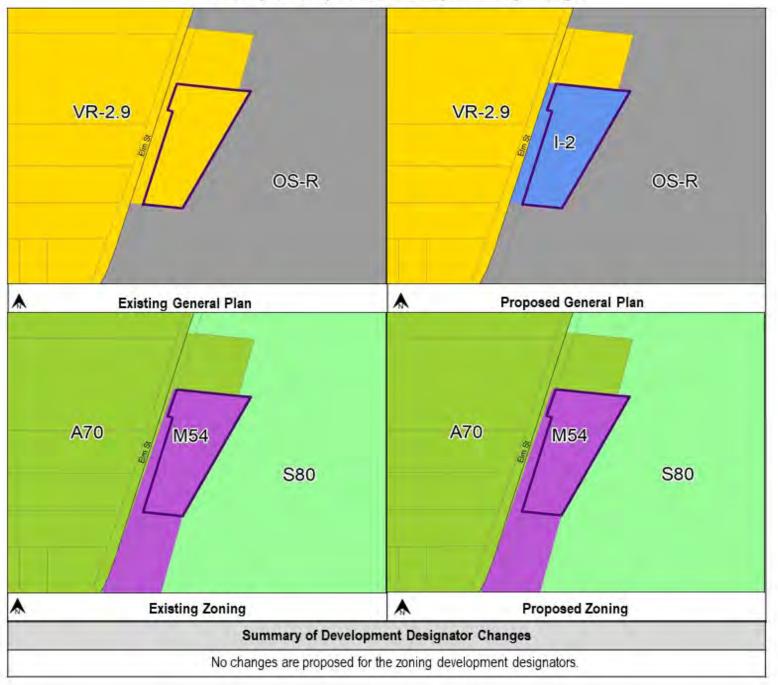


PV401 (Pine Valley) - Land Use Map & Zoning Changes

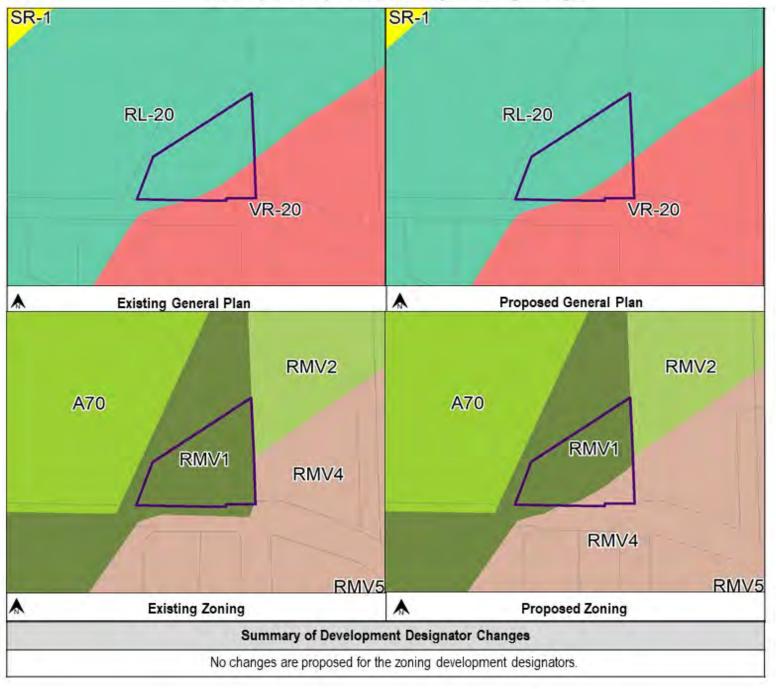


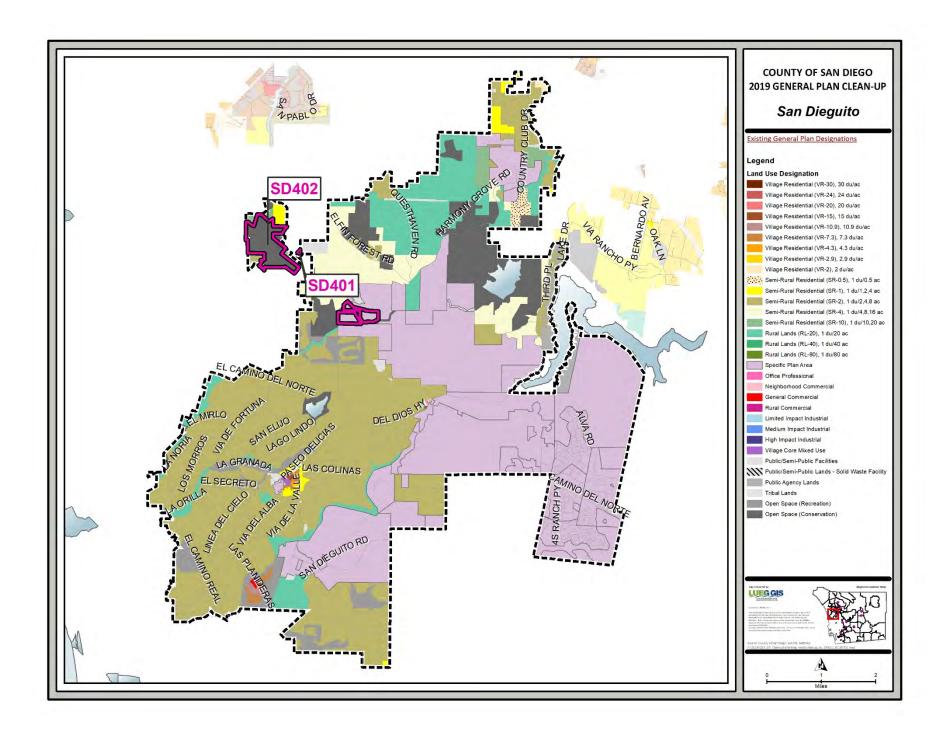


RM402 (Ramona) - Land Use Map & Zoning Changes

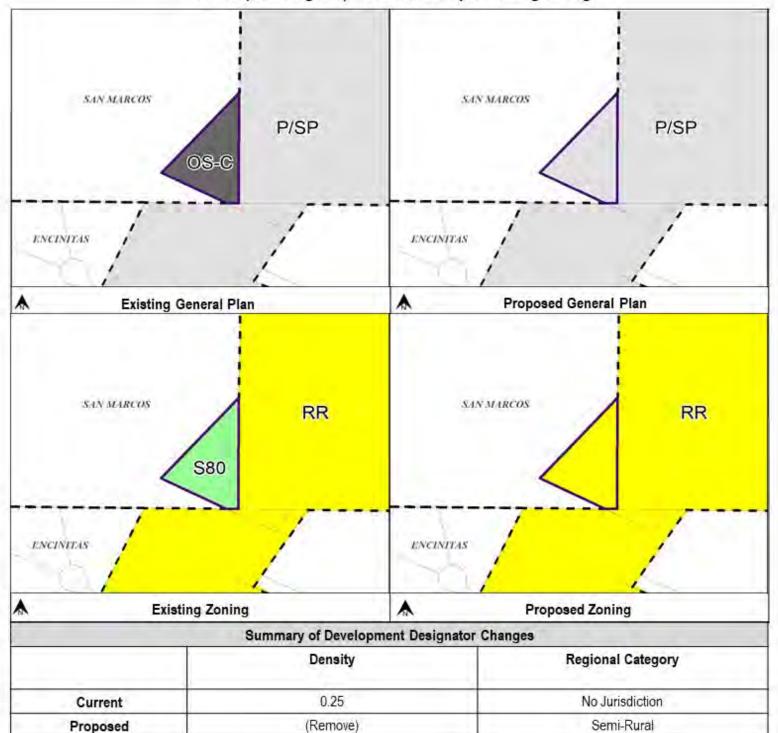


RM403 (Ramona) - Land Use Map & Zoning Changes

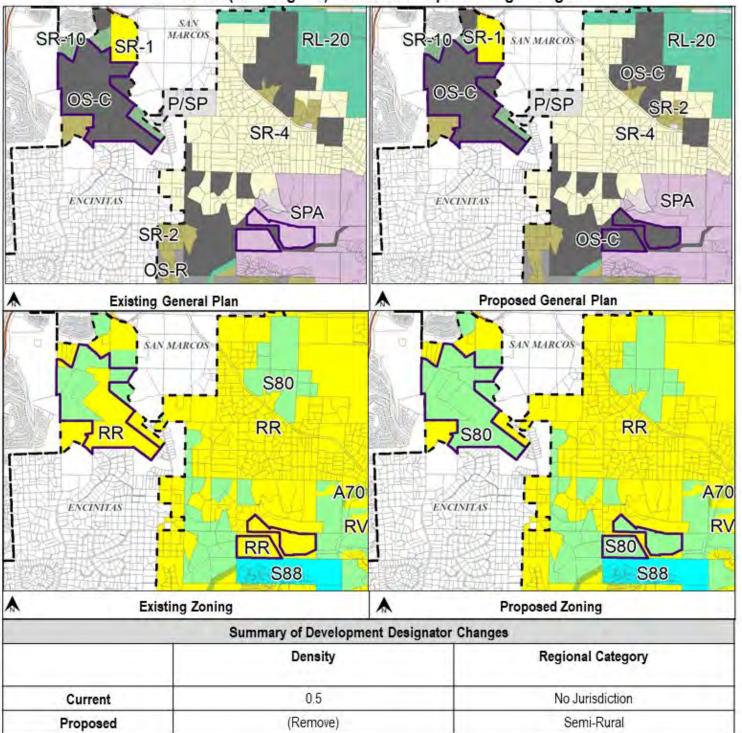


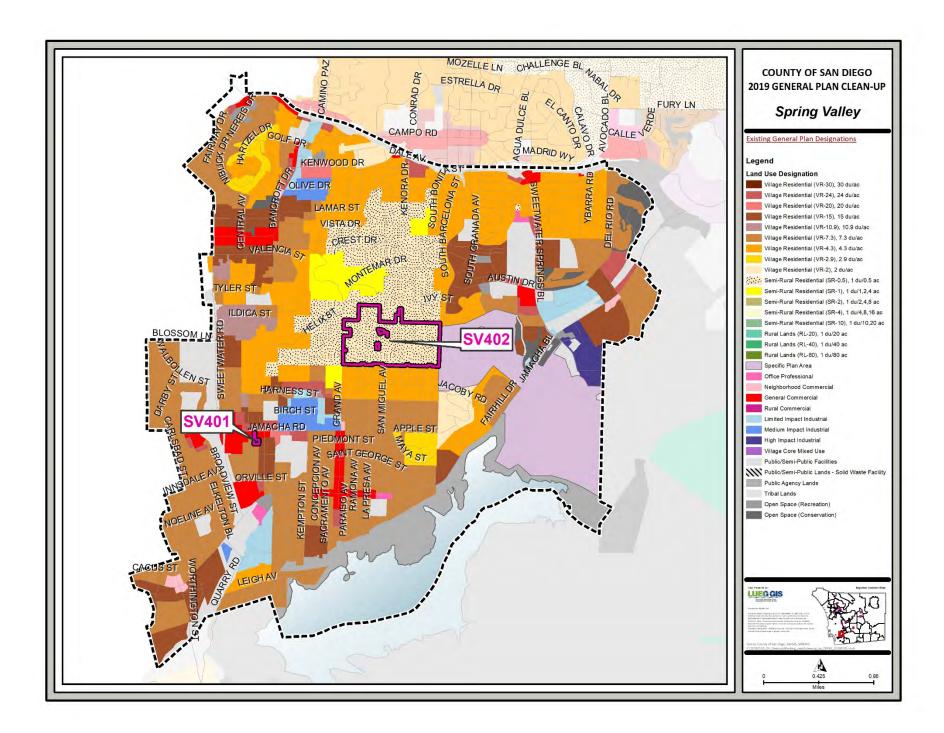


SD401 (San Dieguito) - Land Use Map & Zoning Changes

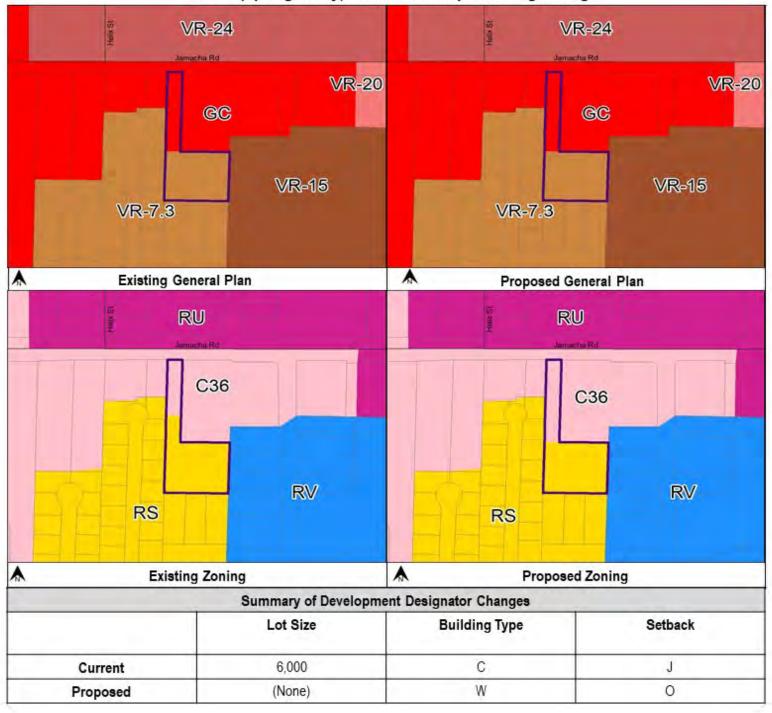


SD402 (San Dieguito) - Land Use Map & Zoning Changes

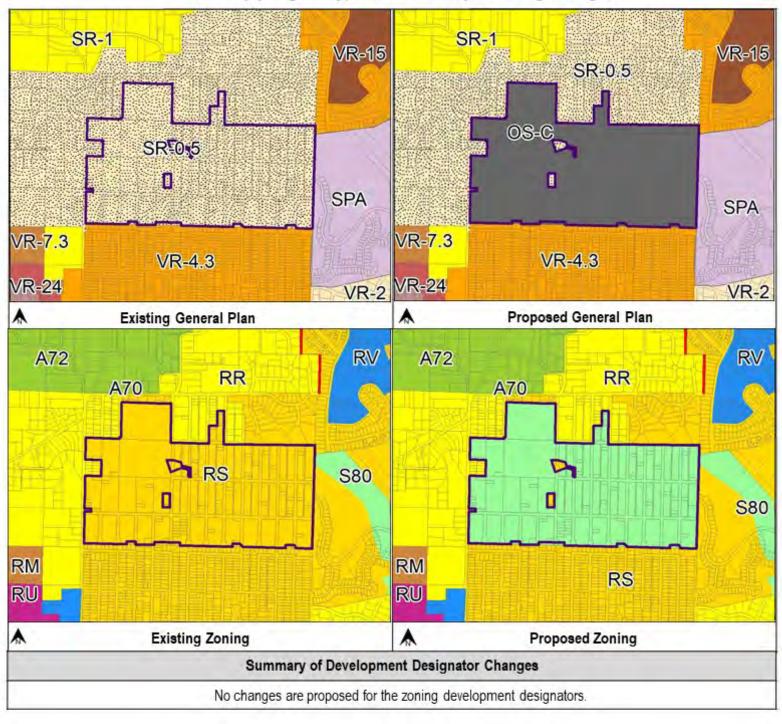


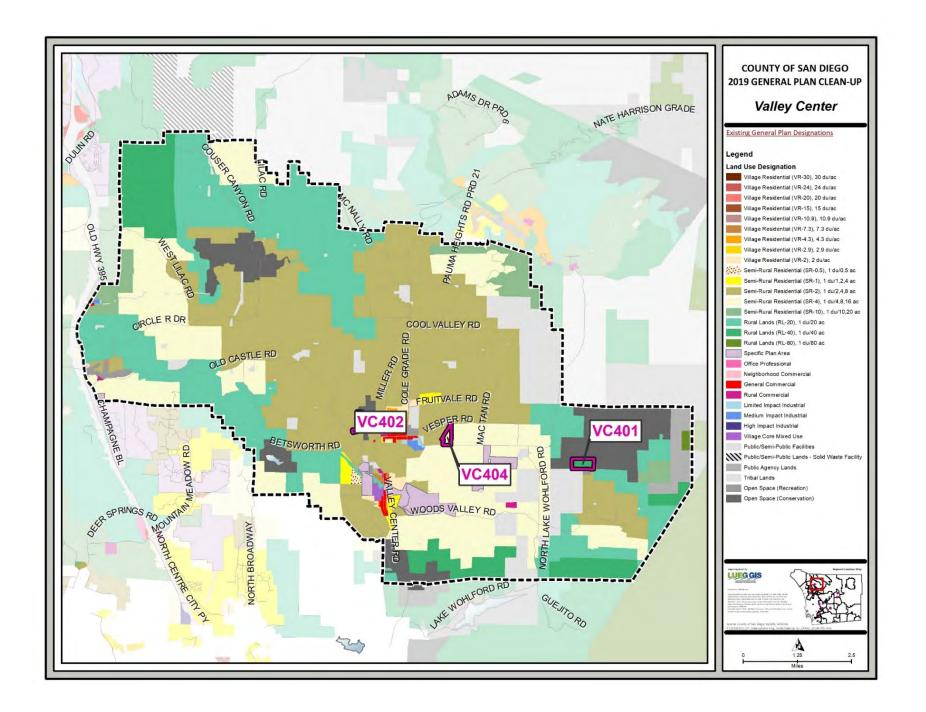


SV401 (Spring Valley) – Land Use Map & Zoning Changes

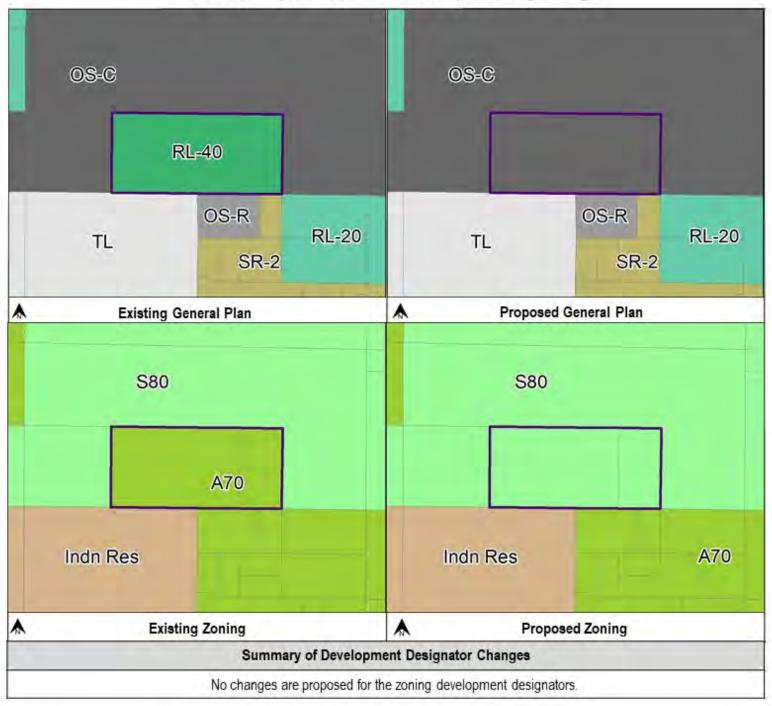


SV402 (Spring Valley) - Land Use Map & Zoning Changes

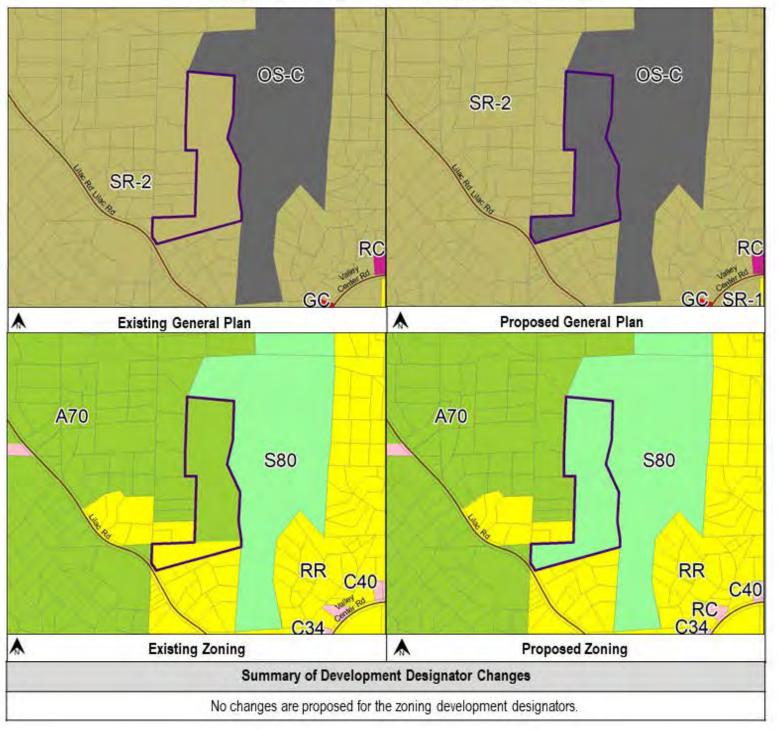




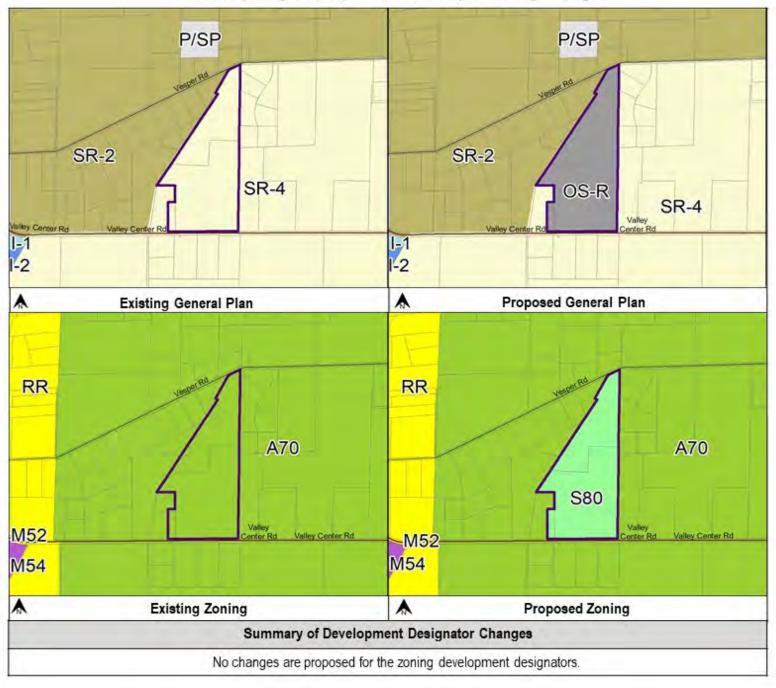
VC401 (Valley Center) - Land Use Map & Zoning Changes

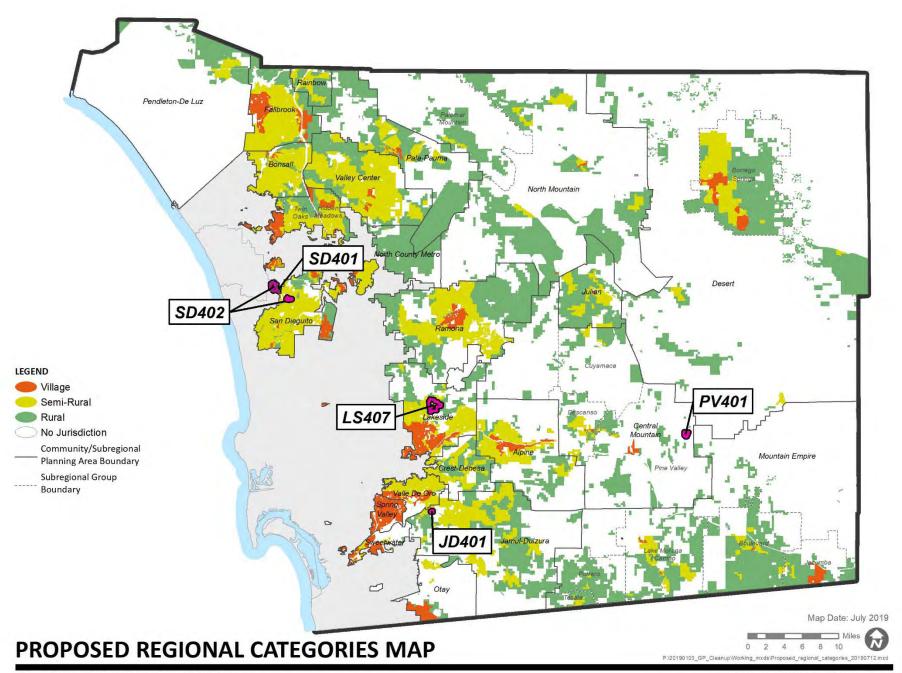


VC402 (Valley Center) - Land Use Map & Zoning Changes



VC404 (Valley Center) - Land Use Map & Zoning Changes





Section 4 Non-Land Use Map Changes

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SECTION 4.1 GENERAL PLAN CHANGES

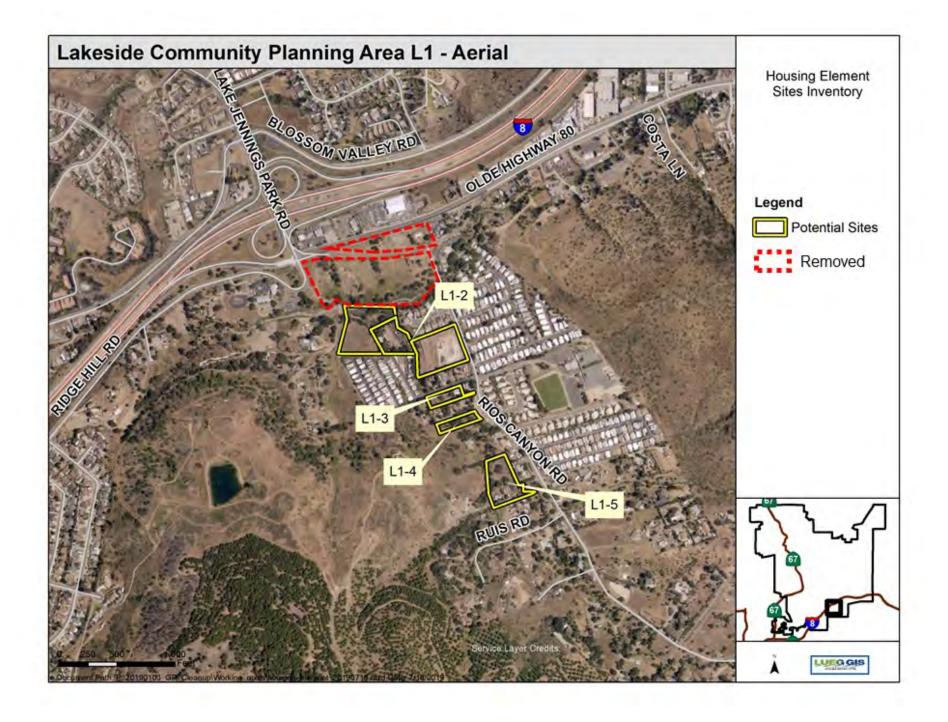
The 2019 General Plan Clean-Up includes proposed text changes to General Plan policy documents including the Housing Element, Land Use Element, the Mobility Element, and the Safety Element, as detailed below.

Table 4-1 - Overview of General Plan Changes

Page	Section	Revision	Rationale					
Chapte	Chapter 3: Land Use Element							
3-11	Land Use Framework Table LU-1 Footnote B	Village Residential 2 (VR-2) and Semi-Rural 0.5 (SR-0.5) currently appear as one destination on the Land Use Map but are differentiated on the Regional Categories Map. The Land Use Map will be updated to reflect the different designations prior to finalization. Semi-Rural 0.5 is appropriate in the Semi-Rural Regional Category in areas where the predominant development pattern is 0.5-acre and Rural 0.5 is appropriate in the Semi-Rural Regional Category in areas where the predominant development pattern is 0.5 acre and larger parcels.	The Land Use designations of VR-2 and SR-0.5 used to be illustrated on the Land Use Map as the same color. This was changed later in the General Plan Update process and this footnote was mistakenly retained.					
3-11	Land Use Framework Table LU-1 Footnote B	The General Plan land use densities for emergency shelters shall not apply to the County of San Diego, or lands that they control, during, immediately following, or throughout the recovery efforts authorized by the County of San Diego, related to an emergency declared by the Governor of the State of California and/or the Board of Supervisors of the County of San Diego.	There is no provision in the General Plan that addresses emergency situations or declared disasters. This provision is needed to clarify the application of Land Use densities to emergency shelters in the event of an emergency.					
Chapte	er 4: Mobility Elen	nent						
4-6	Goals and Policies Road Classifications	Road/bicycle classifications depicted in the General Plan Mobility Element Matrix are full buildout classifications. Evaluation of individual projects through required traffic studies may identify project design considerations that are less than the full buildout classification and may not require a General Plan Amendment.	Additional language is needed to clarify that a range of potential mobility improvements may be required of projects, based on individual evaluation, rather than the full buildout depicted in Mobility Element classifications.					

Page	Section	Revision					Rationale
	r 5: Housing Elem						
100	Background Report (Table 5-7)	Table	Assessn	I Housing Nee nent and Sum ment Potentia	mary of		Mathematical errors were found under the "Excess Units" row of Table 5-7. The table and Housing Element Sites
			Very Low Income	Low Income	Moderate Income	Total	Inventory Map L1 for Lakeside is also being updated to reflect
		RHNA	2,085	1,585	5,864	9,534	Board approval of the Lake
		Permitted Construction (1/1/10 – 12/31/15)	67	198	542	807	Jennings Marketplace project on January 24, 2018. This resulted in the loss of 160 units
		RHNA less permitted construction:	2,018	1,387	5,322	8,727	in the Moderate Income category.
		Vacant and Underutilized Cap	oacity				
		30 du/acre	1,601			1,601	
		24+ du/acre	1,513			1,513	
		20 du/acre		1,832		1,832	
		10.9 —15 du/acre			3,149 2,989	3,149 2,989	
		Future Second Dwelling Units (avg 41/yr x 5yrs) (2016– 2020)		205		205	
		Future Mobile Homes (avg 118/yr x 5yrs) (2016– 2020)			590	590	
		Subtotal	3,114	2,037	3,739 3,579	8,890 8,730	
		Excess Units	1,053 <u>1096</u>	647 650	-1,583 <u>-1,743</u>	163 3	

Page	Section	Revision	Rationale					
Chapte	Chapter 7: Safety Element							
	Goals and Policies: Hazards Mitigation	On October 19, 2004, The Board of Supervisors has adopted the current, FEMA-approved Multi-Jurisdictional Hazard Mitigation Plan (HMP) in compliance with federal and State regulations intended to reinforce the importance of mitigation planning and emphasized planning for disasters before they occur. The HMP is a comprehensive assessment of natural hazards including coastal storms, erosion and tsunami, dam failure, earthquakes, floods, rain-induced landslides, liquefaction, structure/wildland fires, and manmade hazards, including technological and terrorism. The plan enhances public awareness and understanding, creates a decision tool for management, promotes compliance with State and Federal program requirements, enhances local policies for hazard mitigation capability, and provides inter-jurisdictional coordination of mitigation-related programming. The Local Multi-Jurisdiction Hazard Mitigation Plan may be found at the County of San Diego Office of Emergency Services Website, as well as the County's General Plan Website	The 2018 Multi-Jurisdiction Hazard Mitigation Plan has been prepared to meet the requirements of the Disaster Mitigation Act of 2000 and the State of California's Assembly Bill 2140. This change makes the County eligible for full funding from state and federal hazard mitigation programs. The Safety Element language is being revised to remove a reference to an outdated HMP and to provide directions to access the most recent HMP per CalOES guidance.					



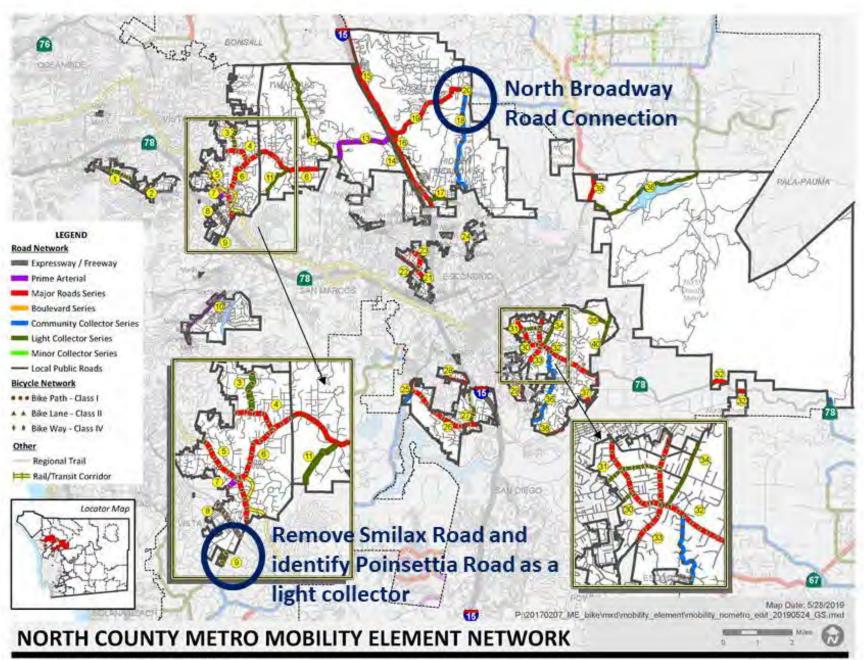
4.2 MOBILITY ELEMENT NETWORK APPENDIX CHANGES

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 4-2 - Overview of Mobility Element Network Changes

ID	Road Segment	Road Segment ##X = [# of lanes].[roadway classification][improvement]						
Hidd	Hidden Meadows Community Planning Area (North County Metro Subregion)							
18	North Broadway (SC 1000) Segment: Mountain Meadow Road to North Avenue	2.1D Community Collector	Mapping error. The text describes a connection from North Broadway to Mountain Meadow Road, but the Map does not illustrate the connection. The Map will be revised.					
Nort	h County Metro Subregion							
9	Smilax Road Poinsettia Road (SC 1260) Segment: San Marcos city limits to South Santa Fe Avenue Oleander Road	4.1B Major Road 2.2C Light Collector Intermittent Turn Lanes Accepted at LOS E	Mapping error. Poinsettia Road is incorrectly labeled as Smilax Road. Smilax Road was a planned major road that is no longer feasible due to the Joli Ann Leichtag Elementary School. Poinsettia Road will be accepted at LOS E due to projected traffic volumes. The Matrix and Map will be revised.					
Nort	h County Metro Subregion							
35	Mountain View Drive (SC 1036) Segment: Royal Oak Drive to Cloverdale Road	4.2E 2.2E Light Collector	Typographical error. The correct designation for Light Collector is 2.2E.					
Swed	etwater Community Planning Area							
5	San Miguel Road (SA 1060) Segment: Bonita Road to Proctor Valley Road	2.3C Minor Collector Local Public Road	Typographical error. San Miguel Road is illustrated as a Local Public Road in the Map and was incorrectly labeled in the Matrix.					



4.3 Community/Subregional Plan Changes

The General Plan Clean-Up includes proposed text changes to one community plan as described below.

Table 4-3 - Overview of Community Plan Changes

Page	Section	Revision	Rationale					
Ramon	Ramona Community Plan							
26	Goals, Policies, and Implementation Policy 2.1.7	Limit residential development in the Ramona Town Center to 7.3 dwelling units per acre, unless it is developed pursuant to the Ramona Village Plan Center Form-Based Code or a deed restricted senior or affordable housing project.	Typographical error. The correct name of the document is the Ramona Village Center Form-Based Code.					

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

2019 General Plan Clean-Up Summary Table of Land Use & Zoning Changes

				General Pla	n Designation	Zoning De	signation	# D	welling Un	ts	
ID	Community	Parcels	Acreage	Existing	Proposed	Existing	Proposed	Existing	Proposed	Gain / (Loss)	Category of Change
AL401	Alpine	4	254.63	SR-4	OS-C	A70	S80	40	0	(40)	Ownership Change
AL402	Alpine	3	11.97	SR-1	OS-C	A70	S80	10	0	(10)	Ownership Change
BO401	Bonsall	4	63.26	RL-40, OS-R, SR-2, PAL	OS-R	A70, RR, S80, C36	S80	4	0	(4)	Ownership Change
CD401	Crest Dehesa	42	1759.55	SR-1, SR-2, SR-4	OS-C	A70, A72, RR, S92	S80	98	0	(98)	Ownership Change
HM401	Hidden Meadows	14	669.13	SPA	OS-C	A70, S88	S80	0	0	0	Ownership Change
JD401	Jamul-Dulzura	5	33.02	SR-1, PAL, RC	SR-1, PAL, RC	RR, A72	RR	8	16	8	Mapping Error
JD402	Jamul-Dulzura	4	241.97	RL-40	OS-C	A70	S80	5	0	(5)	Ownership Change
LS401	Lakeside	2	87.72	RL-40	OS-C	A70	S80	2	0	(2)	Ownership Change
LS403	Lakeside	1	75.81	SR-4, VR-4.3	OS-C	RR, RS	S80	16	0	(16)	Ownership Change
LS404	Lakeside	1	0.63	VR-7.3	No Change	RS	C34	4	4	0	Internal Inconsistency
LS405	Lakeside	2	0.42	VR-15	No Change	RV	No Change	6	6	0	Mapping Error
LS406	Lakeside	8	338.17	SPA, VR-4.3, SR-4	OS-C	RS, RR, S80	S80	50	0	(50)	Ownership Change
LS407	Lakeside	531	792.37	SPA	No Change	RR, S80	No Change	0	0	0	Mapping Error
NCM401	North County Metro	32	18.25	VR-4.3	No Change	RS	No Change	78	78	0	Mapping Error
NCM402	North County Metro	5	7.56	VR-15	No Change	RR	RV	113	113	0	Mapping Error
NM401	North Mountain	6	830.83	RL-80	OS-C	A72	S80	11	0	(11)	Ownership Change
PP401	Pala Pauma	1	9.74	RL-40	OS-R	A70	S80	1	0	(1)	Ownership Change
PP402	Pala Pauma	2	14.84	VR-4.3, SR-2	No Change	S80, RS	RS	9	9	0	Mapping Error
PV401	Pine Valley	1	156.64	RL-80	PAL	S80	No Change	1	0	(1)	Ownership Change
RM402	Ramona	1	2.02	VR-2.9	I-2	M54	No Change	5	0	(5)	Mapping Error
RM403	Ramona	1	1.30	VR-20, RL-20	No Change	RMV1	RMV4 (por)	3	3	0	Mapping Error
SD401	San Dieguito	1	1.30	OS-C	P/SP	S80	RR	0	0	0	Mapping Error
SD402	San Dieguito	8	436.22	SPA	OS-C	RR	S80	0	0	0	Ownership Change
SV401	Spring Valley	1	1.33	VR-7.3, GC	No Change	C36, RS	C36, RS	7	7	0	Mapping Error
SV402	Spring Valley	93	141.76	SR-0.5	OS-C	RS	S80	131	0	(131)	Ownership Change
VC401	Valley Center	2	78.08	RL-40	OS-C	A70	S80	2	0	(2)	Ownership Change
VC402	Valley Center	1	42.83	SR-2	OS-C	A70, RR	S80	17	0	(17)	Ownership Change
VC404	Valley Center	3	43.49	SR-4	OS-R	A70	S80	10	0	(10)	Ownership Change
Totals		779	6,114.84					631	236	(395)	

Abbreviations

General Plan Land Use: Village Residential (VR-20); Village Residential 15 (VR-15); Village Residential 7.3 (VR-7.3); Village Residential 4.3 (VR-4.3); Village Residential 2.9 (VR-2.9); Semi-Rural 0.5 (SR-0.5); Semi-Rural 1 (SR-1); Semi-Rural 2 (SR-2); Semi-Rural 4 (SR-4); Rural Lands 20 (RL-20); Rural Lands 40 (RL-40); Rural Lands 80 (RL-80); Specific Plan Area (SPA); Rural Commercial (GC); Public Agency Lands (PAL); Public/Semi-Public (P/SP); Open Space-Conservation (OS-C); Open Space-Recreation (OS-R); Medium Impact Industrial (I-2).

Zoning: Single Family Residential (RS); Variable Family Residential (RV); Rural Residential (RR); General Commercial (C36); General Commercial/Residential (C34); Limited Agriculture (A70); General Agriculture (A72); Open Space (S80); Specific Plan (S88); General Rural (S92); Ramona Village (RMV1); Ramona Village (RMV4); General Impact Industrial (M54).

AL401 (Alpine)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Peutz Valley
Preserve

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

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

4 parcels (254.63 acres)

Location:

North of I-8 and south of El Capitan Reservoir in Peutz Valley

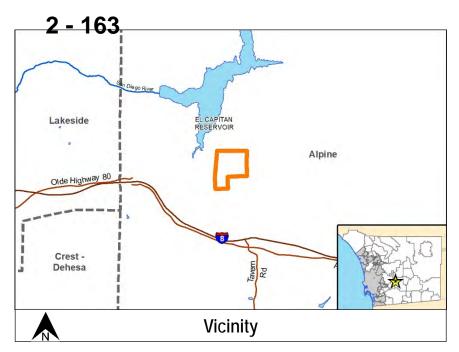
<u>APNs</u>: 402-160-18, 402-160-19, 402-160-20, 402-261-01

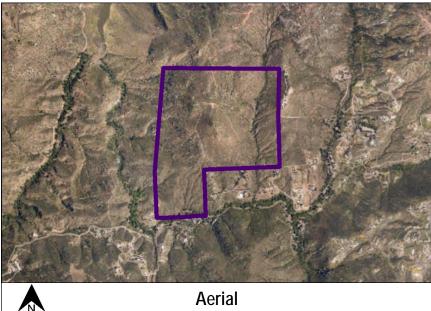
General Plan						
Scenario	Designation	DU's				
Existing	SR-4	40				
Proposed	OS-C	0				
Change	03-0					
GP Update	RL-20/RL-40	7				
Analyzed	KL-20/KL-40	/				

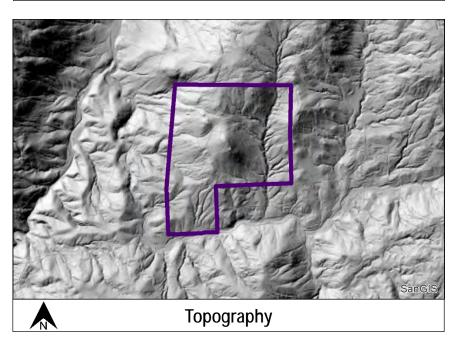
Zoning	
Existing	Proposed
A70	S80

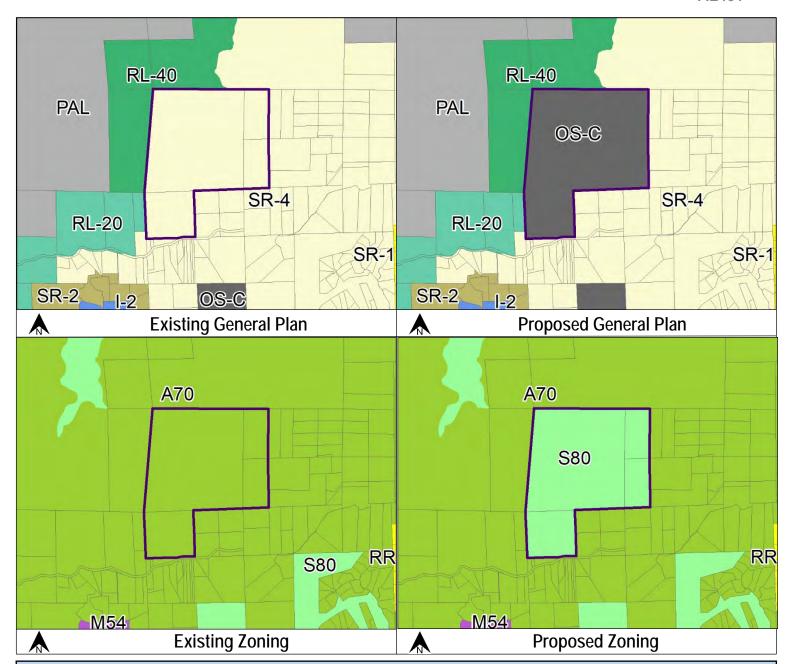
Development Designator Changes				
Existing Proposed				
N/A	N/A			

- → high; → partially; - none
- O Steep slope
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails









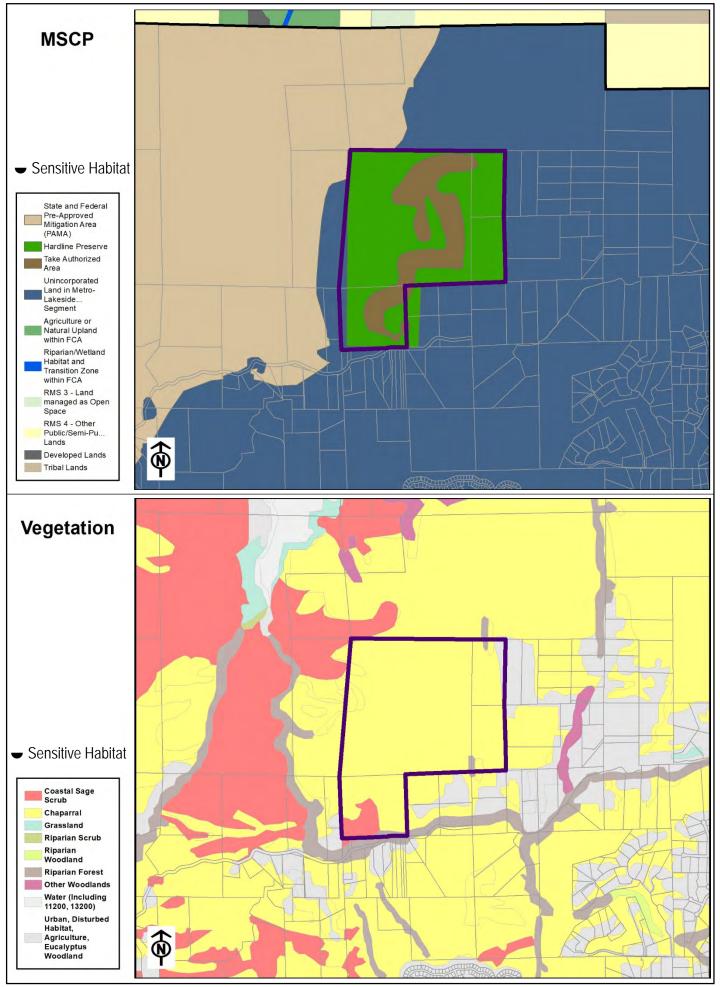
AL401 consists of four parcels that are 254.63 acres in total and is a proposed revision based on a change of ownership. The parcels were acquired by the Department of Parks & Recreation (DPR) for the Peutz Valley Preserve. DPR requested the land use designation be changed from SR-4 to OS-C and the zoning from A70 to S80.

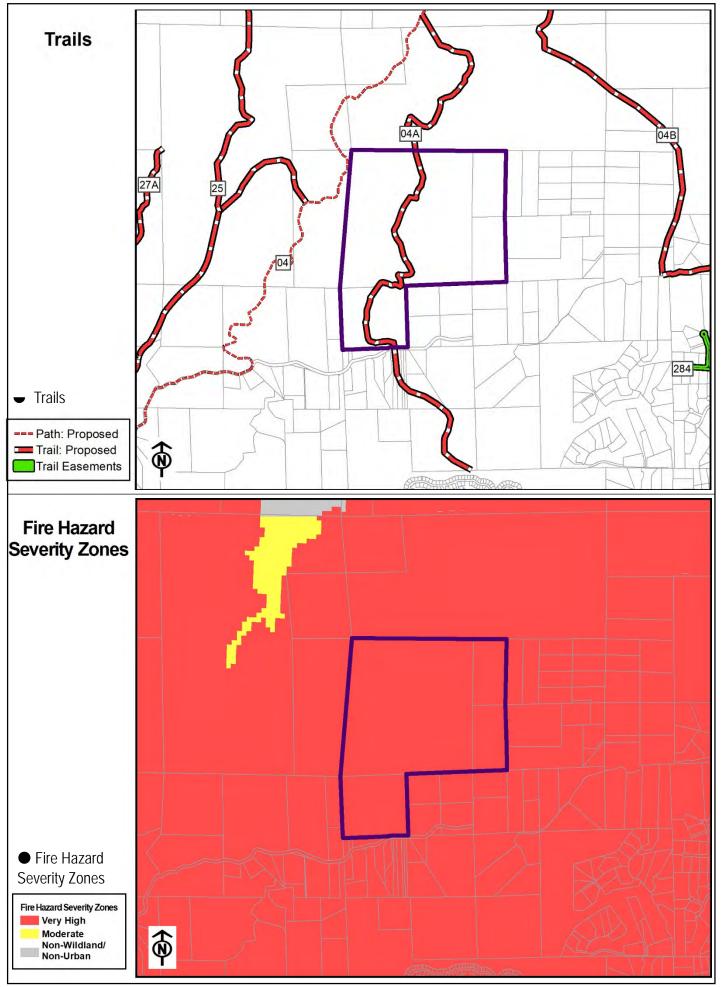
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

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

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are near other parcels designated Open Space.





AL402 (Alpine)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

Proposed Change: Redesignate three parcels from Semi-Rural 1 (SR-1) to Open Space Conservation (OS-C) and rezone from A70 to S80

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Endangered Habitats Conservancy

Size:

3 parcels (11.97 acres)

Location:

South of I-8 and southwest of Alpine Blvd and northeast of Arnold Way

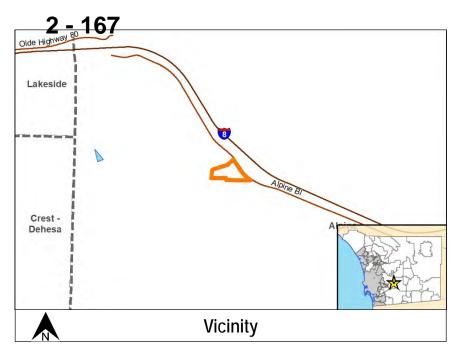
<u>APNs</u>: 402-211-10, 402-211-11, 402-220-38

General Plan						
Scenario	Designation	DU's				
Existing	SR-1	10				
Proposed	OS-C	0				
Change	03-0					
GP Update	SR-1	10				
Analyzed	SK-1					

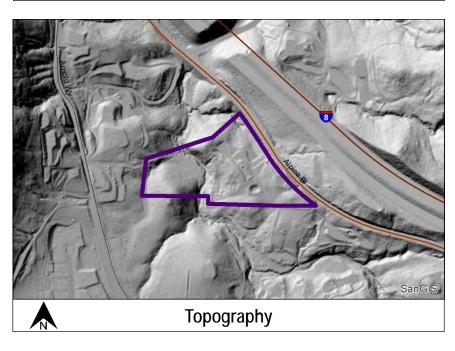
Zoning	
Existing	Proposed
A70	S80

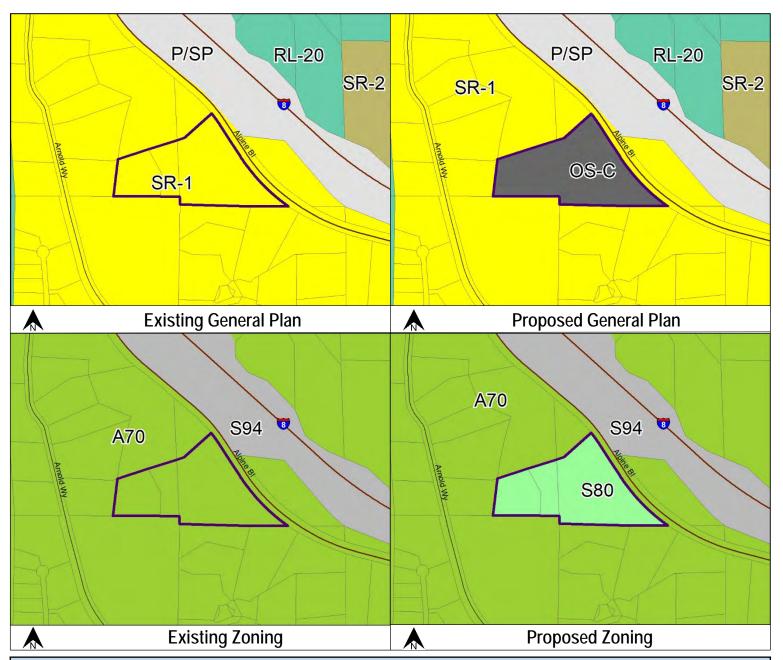
Development Designator Changes		
Existing Proposed		
N/A	N/A	

- → high; → partially; - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones
- O Trails







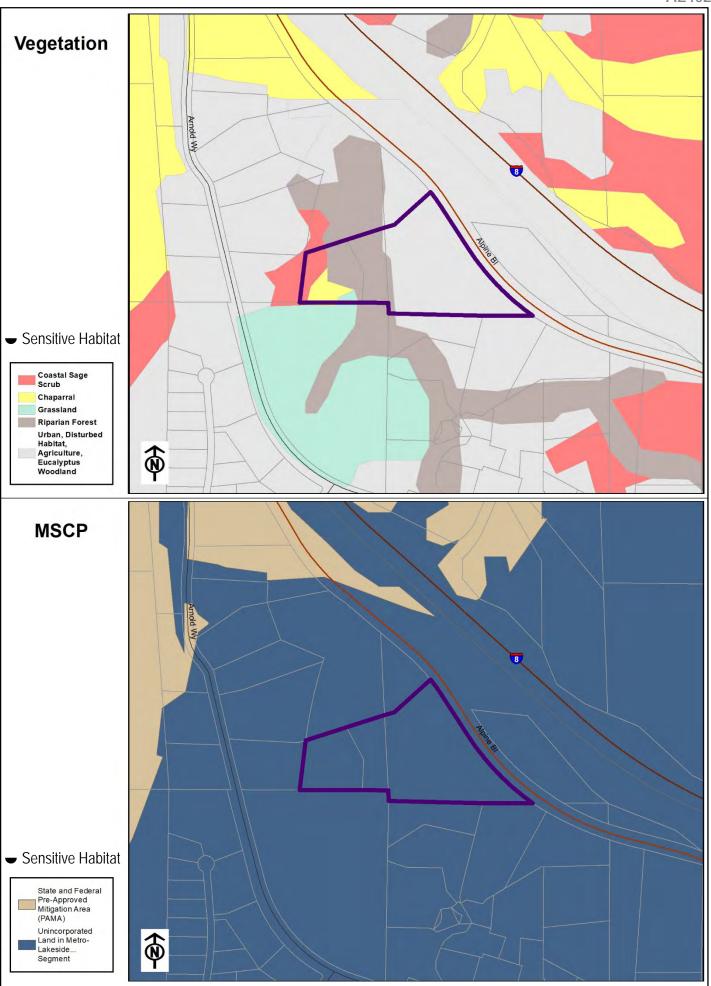


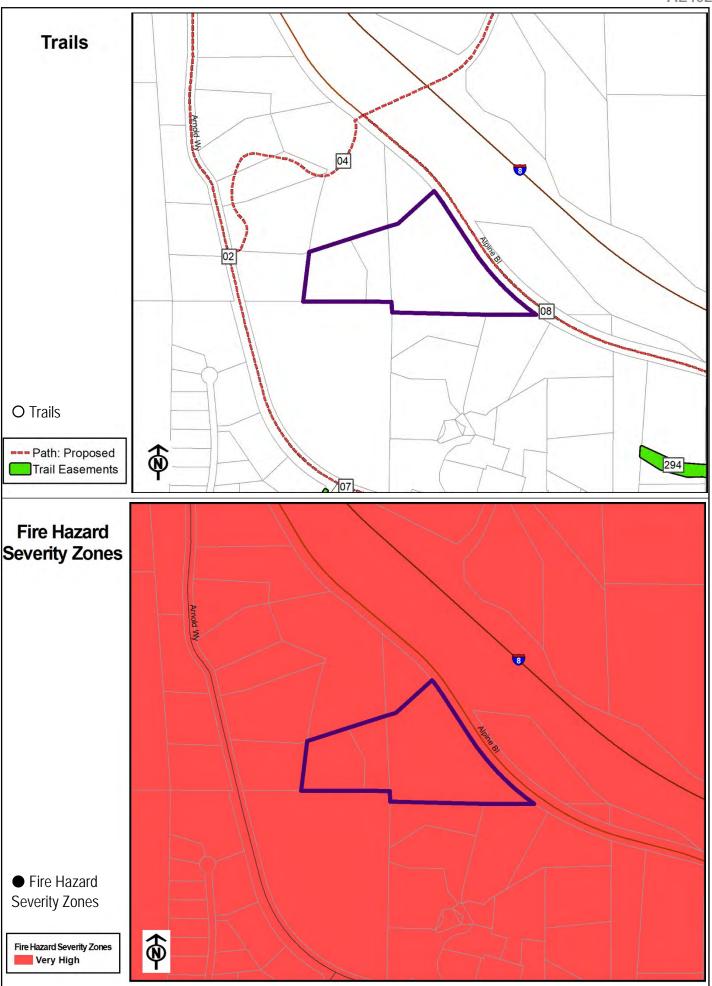
AL402 consists of three parcels that are 11.97 acres in total. This is s a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy (EHC), a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from SR-1 to OS-C and change the zoning from A70 to S80.

General Plan Consistency

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

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve 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.





Alpine Page 4 June 2019

BO401 (Bonsall)

Basis for Change: Ownership Change

- Department of Parks & Recreation
(DPR) acquisition for San Luis Rey River
Park

Proposed Change: Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space Recreation (OS-R) and rezone from A70,RR, and C36 to S80

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

4 parcels (63.26 acres)

<u>Location</u>: East of Hwy 76 and south of Camino del Rey Road near the San Luis River Rey Park

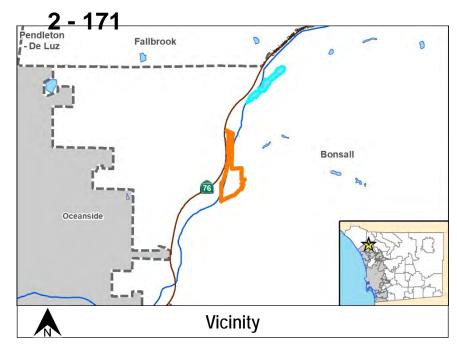
<u>APNs</u>: 126-100-20, 126-100-23, 126-120-30, 126-230-48

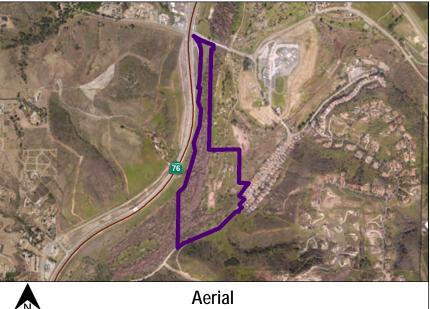
120 00, 120 200 10		
General Plan		
Scenario	Designation	DU's
	RL-40, OS-R	
Existing	(por), SR-2,	4
	and PAL	
Proposed	OC D	0
Change	OS-R	U
GP Update	DL 40	4
Analyzed	RL-40	4
Zoning		
Full addisons	D	

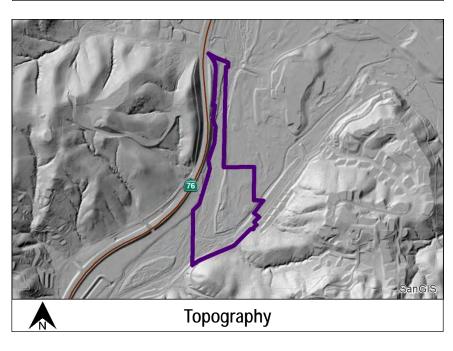
Existing	Proposed	
A70, RR, S80, C36	S80	
D. J.		

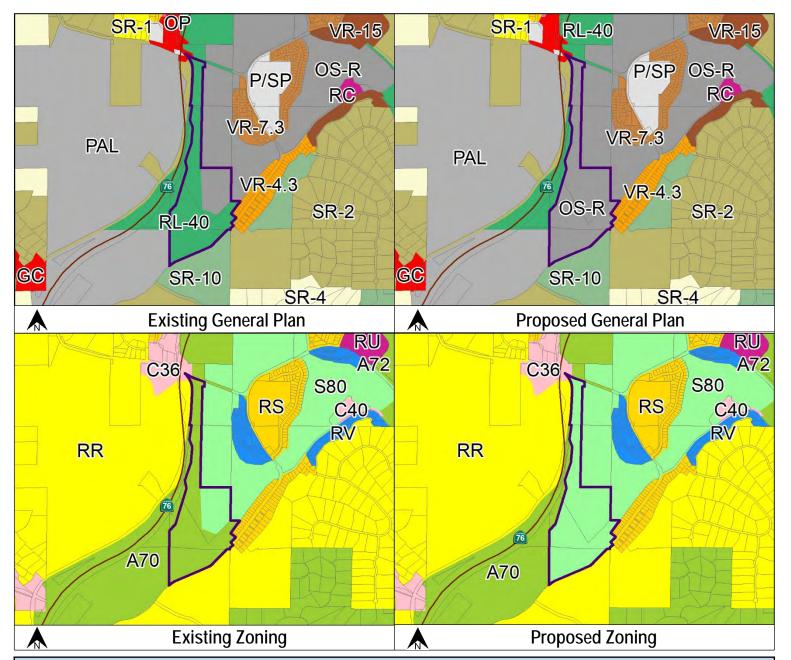
Development Designator Changes		
Existing	Proposed	
N/A	N/A	

- → high; → partially; - none
- O Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails









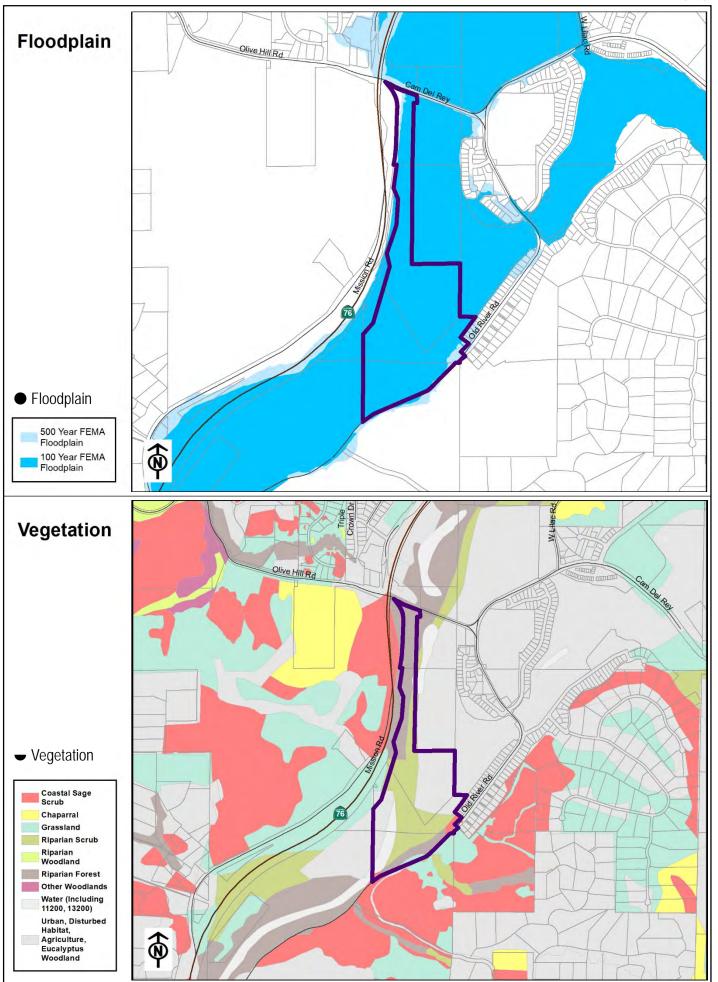
BO401 consists of four parcels that are 63.26 acres in total and is a proposed revision based on an ownership change. The parcels were recently purchased by the Department of Parks & Recreation (DPR) for the San Luis Rey River Park. DPR requested the land use designation be changed from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space Recreation (OS-R) and rezone from A70, RR, and C36 to S80.

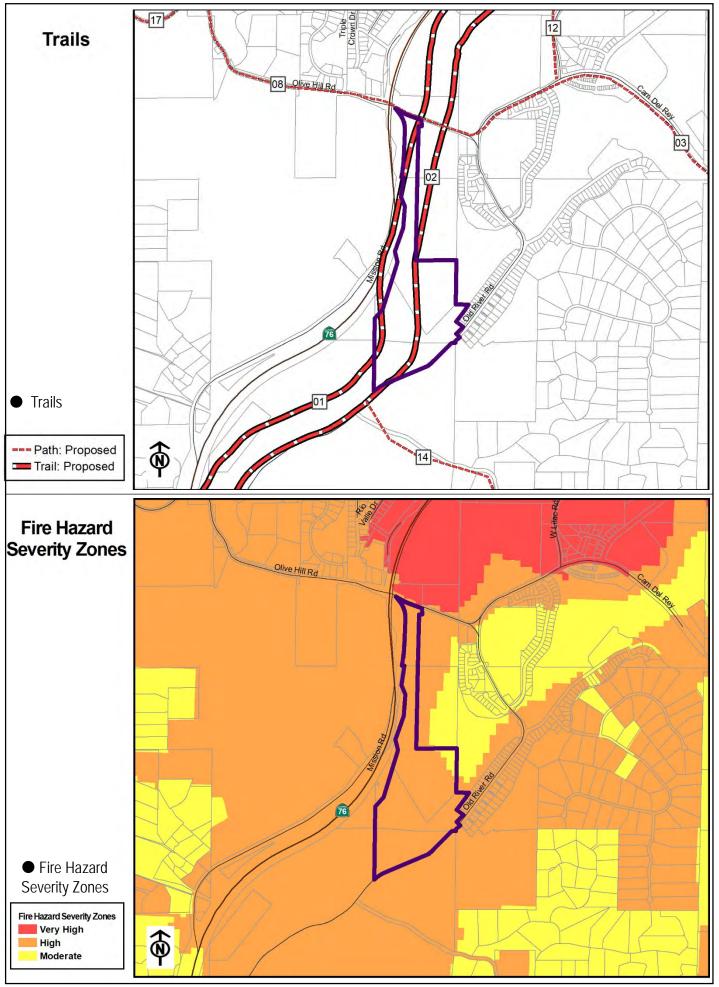
General Plan Consistency

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





CD401 (Crest Dehesa)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

Proposed Change: Redesignate 42 parcels to Open Space Conservation (OS-C) and rezone to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

Endangered Habitats Conservancy

Size:

42 parcels (1759.55 acres)

Location:

North of Highway 54, East of City of El Cajon, and South of I-8.

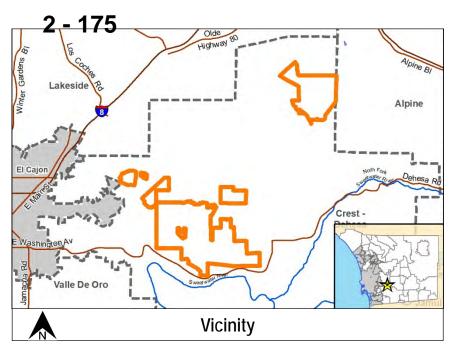
APNs: 399-020-50 (multiple, 42 total)

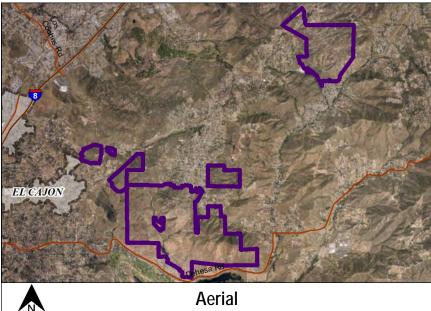
General Plan		
Scenario	Designation	DU's
Existing	SR-1, SR-2, SR-4, SR- 10, RL-20, and PAL	98
Proposed Change	OS-C	0
GP Update Analyzed	Same as existing	98

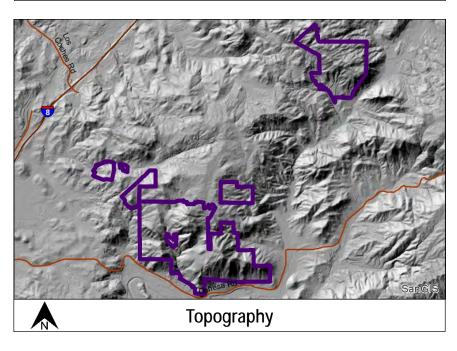
Zoning	
Existing	Proposed
A70, A72, RR,	S80

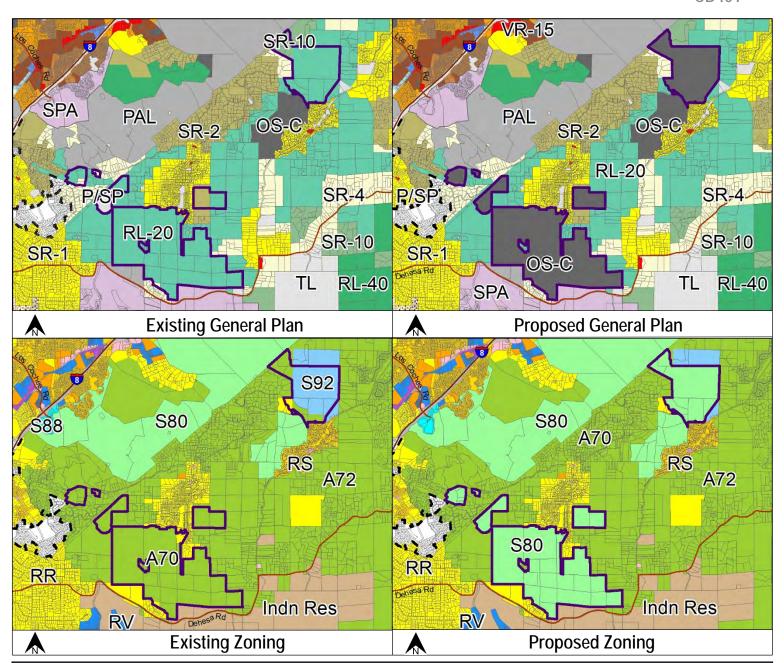
Development Designator Changes			
Existing Proposed			
N/A	N/A		

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails







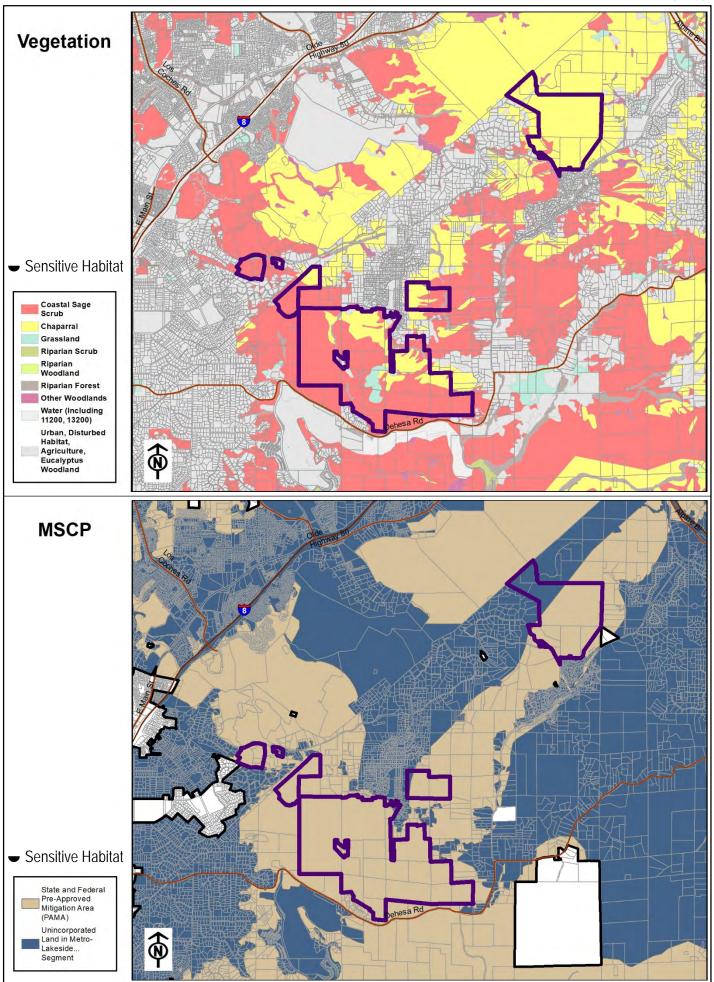


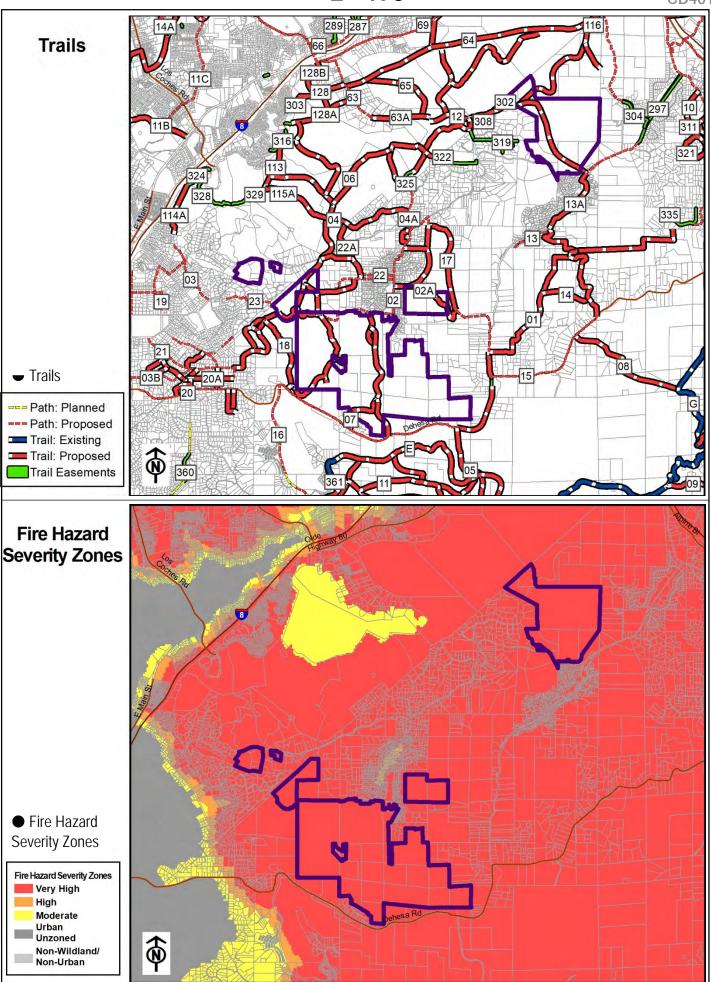
CD401 consists of 42 parcels that are 1,759.55 acres in total, and is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy, a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from Semi-Rural 1 (SR-1), Semi-Rural 2 (SR-2), Semi-Rural 4 (SR-4), Semi-Rural 10 (SR-10), Rural Lands 20 (RL-20), and Public Agency Lands (PAL) to Open Space Conservation (OS-C) and change the zoning from A70 to S80.

General Plan Consistency

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

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve 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.





HM401 (Hidden Meadows)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Open Space

Proposed Change: Redesignate 14 parcels from Specific Plan Area (SPA) to Open Space Conservation (OS-C) and rezone from S88/A70 to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

14 parcels (669.13 acres)

Location:

Mountain Meadow Preserve east of 15 and south of Mountain Meadow/Hidden Meadows Road

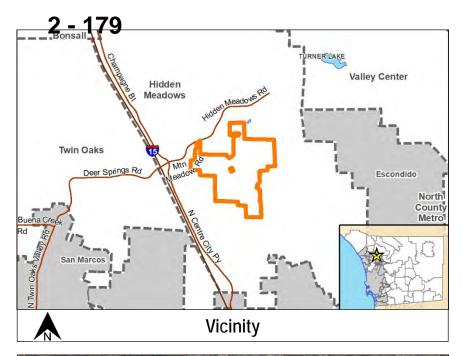
APNs: 187-041-59 (14 total)

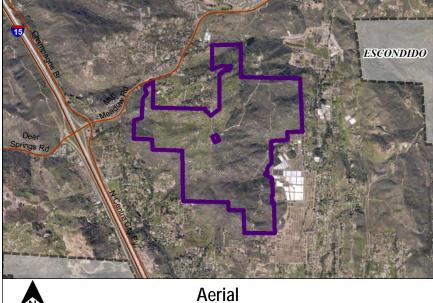
General Plan		
Scenario	Designation	DU's
Existing	SPA	0
Proposed	OS-C	0
Change	U3-C	U
GP Update	SPA	0
Analyzed) SPA	U

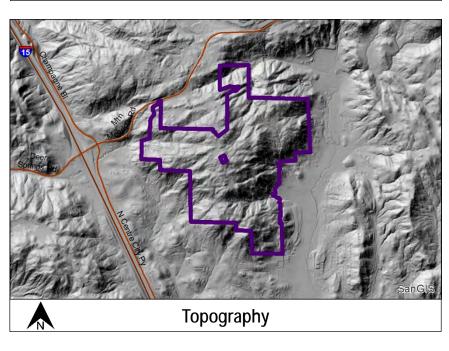
Zoning	
Existing	Proposed
A70, S88	S80

Development Designator Changes	
Existing	Proposed
N/A	N/A

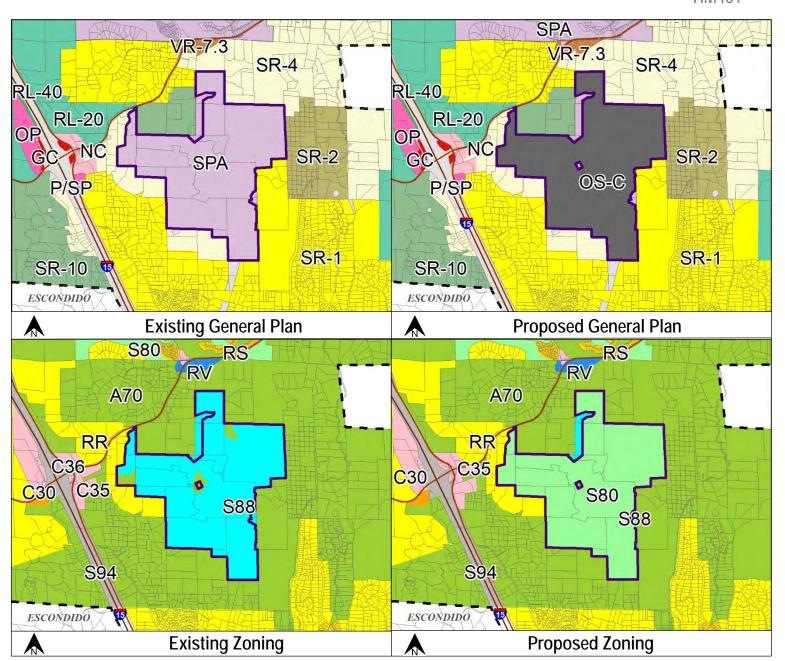
- → high; → partially; - none
- Steep slope (greater than 25%)
- Floodplain
- O Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails







2 - 180 HM401



Description

VC403 consists of fourteen parcels that are 669.13 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Specific Plan Area (SPA) to Open Space-Conservation (OS-C) and rezoned from S88 and A70 to S80.

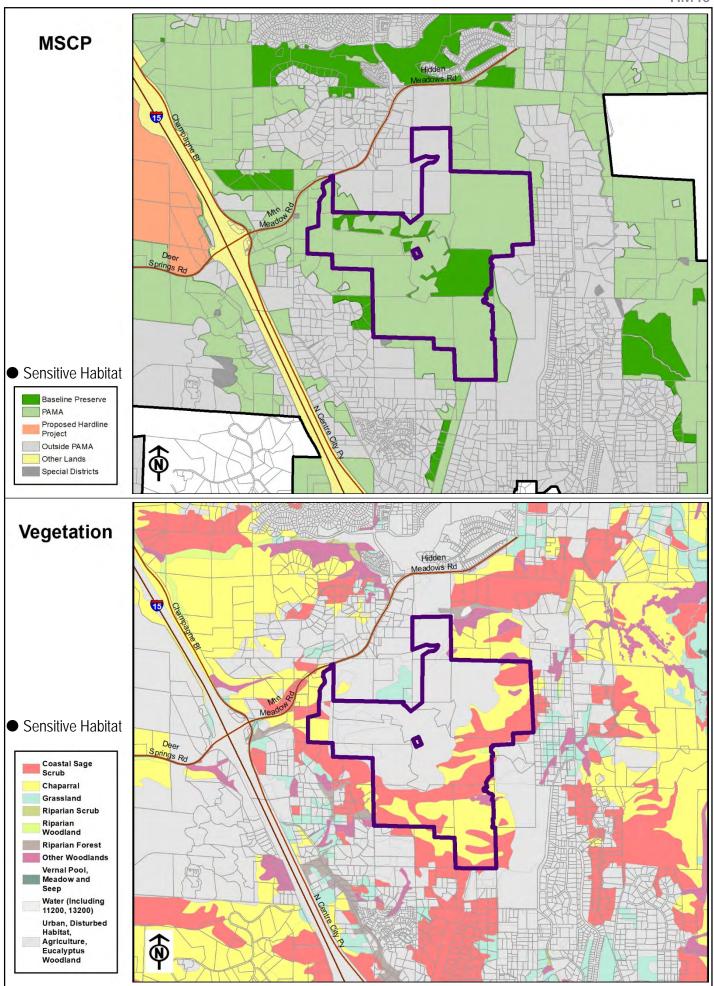
General Plan Consistency

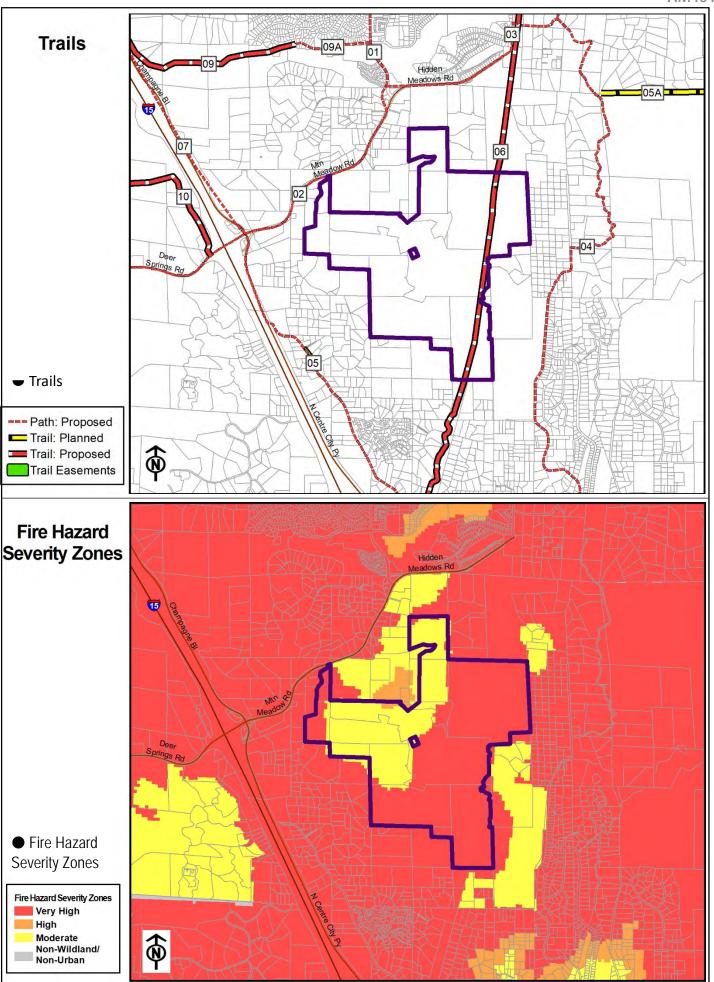
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

• The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.

2 - 181 HM401





JD401 (Jamul-Dulzura)

Basis for Change: Mapping Error

Proposed Change: Redesignate four parcels from Public Agency Lands (PAL) to Semi-Rural 1 (SR-1) and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

SAS Attisha LLC, Garcia Trust, Cardinale Rene, USA Government

Size:

5 parcels (33.02 acres)

<u>Location</u>: South of S94 between Steele Canyon Road and Via Las Faldas

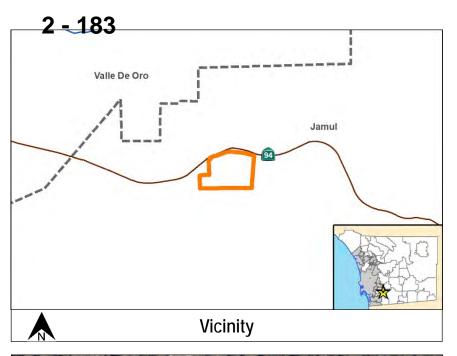
<u>APNs</u>: 596-040-07, 596-040-68, 596-040-58, 596-040-62, 596-040-66

General Plan		
Scenario	Designation	DU's
Existing	SR-1, PAL,	8
Laisting	RC	Ŭ
Proposed	SR-1, PAL,	16
Change	RC	10
GP Update	SR-1, PAL,	8
Analyzed	RC	O

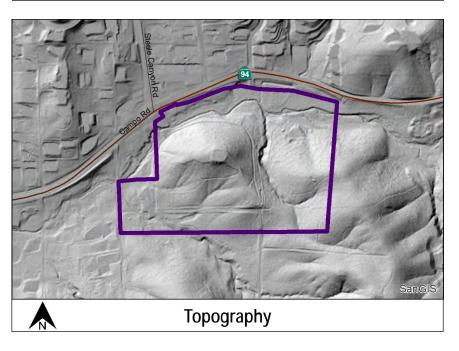
Zoning	
Existing	Proposed
RR, A72	RR

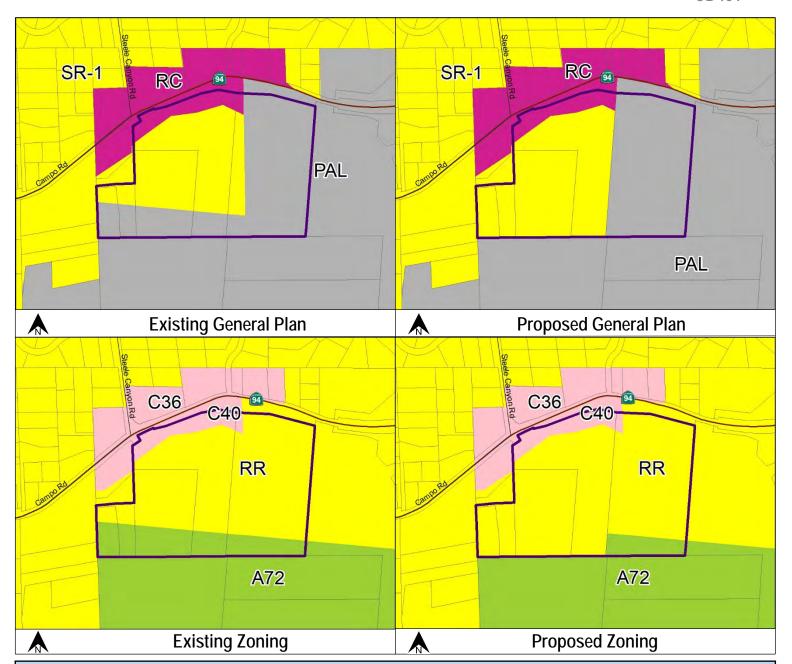
Development Designator Changes		
Existing Proposed		
Lot Size: 4AC	Lot Size: 1AC	
Setback: C	Setback: B	
Reg Cat:	Reg Cat:	
No Jurisdiction	Semi-Rural	

- O Steep slope
- **▼** Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones







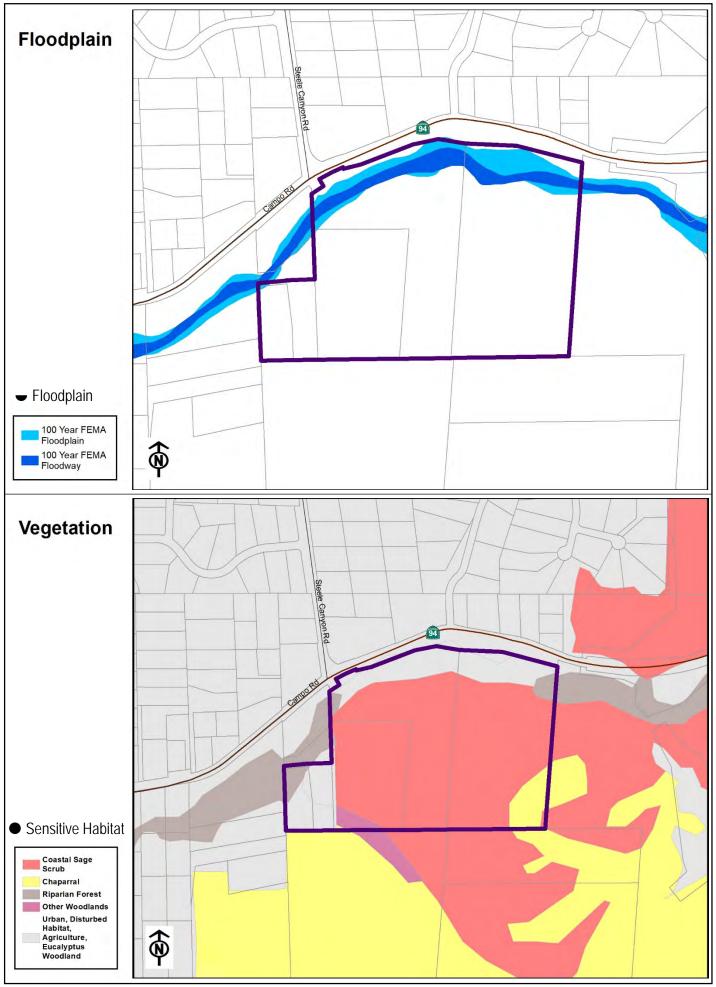


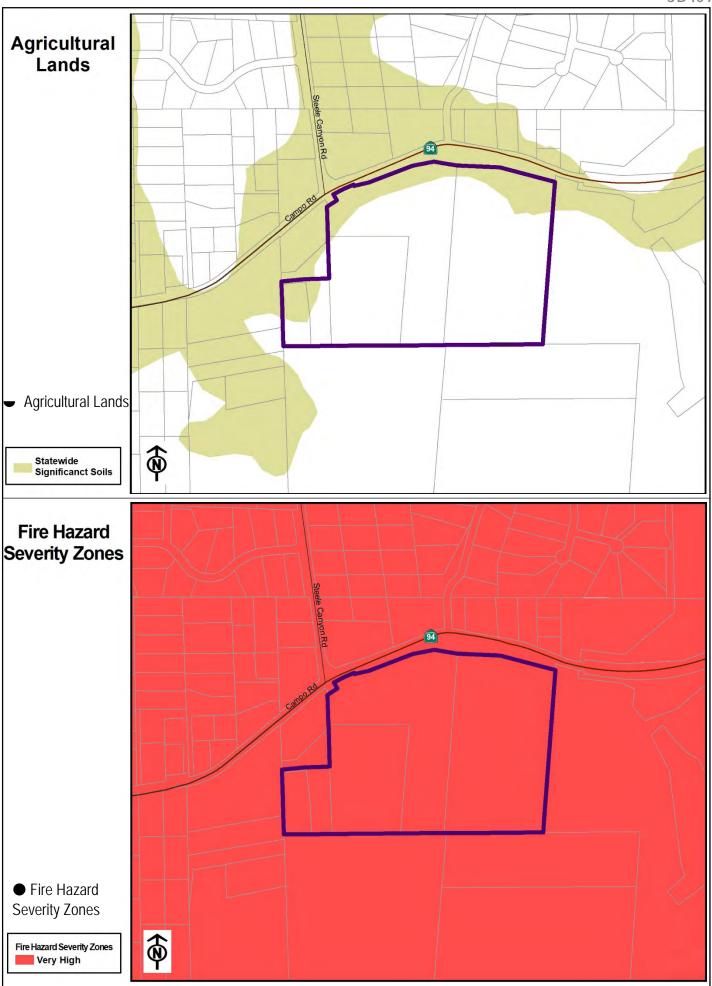
JD401 consists of five parcels that are 33.02 acres in total. The land uses of four privately owned properties was mistakenly split designated as Semi-Rural 1 (SR-1) and Public Agency Lands (PAL). Portions of the four properties should be changed from PAL to SR-1. The zoning of the four privately owned properties should be changed from A72 to RR. There is one property owned by the federal government that is split designated PAL and SR-1/Rural Commercial (RC). This parcel should be redesignated from RC and SR-1 to PAL. The zoning for this parcel will remain unchanged.

General Plan Consistency

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

- Four parcels are privately owned. Privately owned property should not be designated as Public Agency Lands according to page 3-16 of the Land Use element.
- One parcel is publicly owned, by the federal government, which is one of the jurisdictions that should be designated as Public Agency Lands according to page 3-16 of the Land Use element.





Jamul-Dulzura Page 4 June 2019

JD402 (Jamul)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

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

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

Endangered Habitats Conservancy

Size:

4 parcels (241.97 acres)

Location:

Between Skyline Truck Trail and Lyons Valley Road, 3.5 miles northeast of SR94

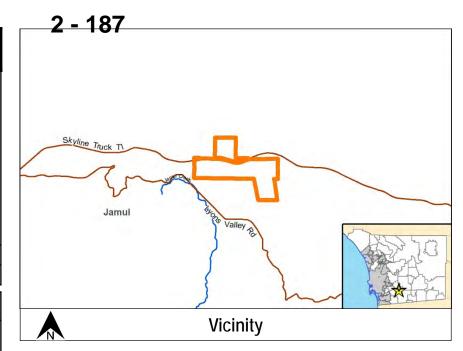
<u>APNs</u>: 522-081-07, 522-081-08, 522-251-13, 599-041-01

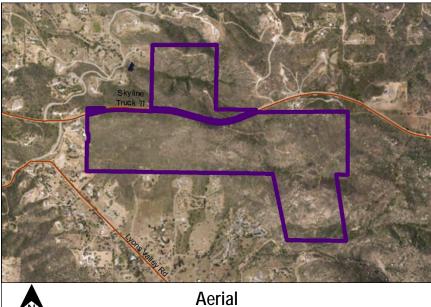
General Plan		
Scenario	Designation	DU's
Existing	RL-40	5
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	5

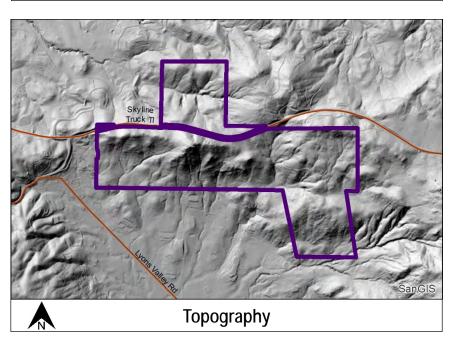
Zoning	
Existing	Proposed
A72	S80

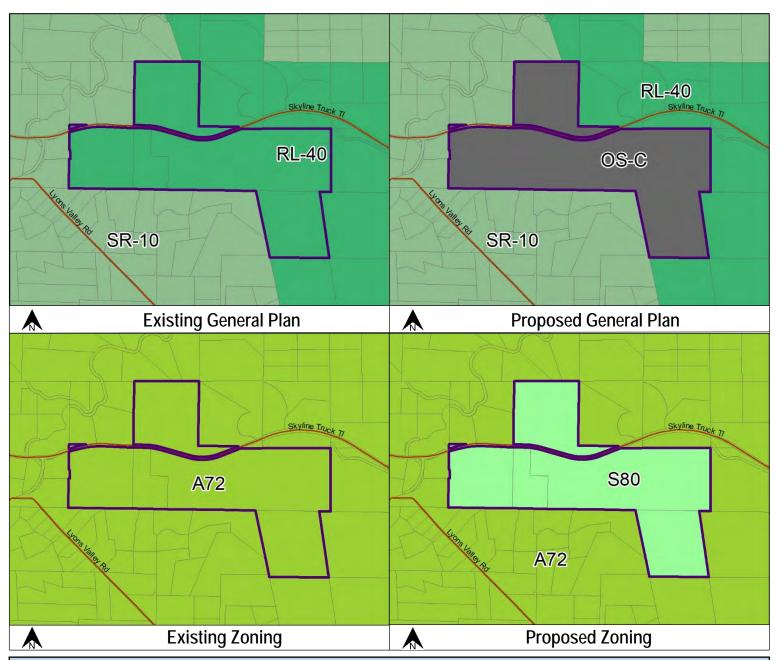
Development Designator Changes		
Existing	Proposed	
N/A	N/A	

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- O Trails







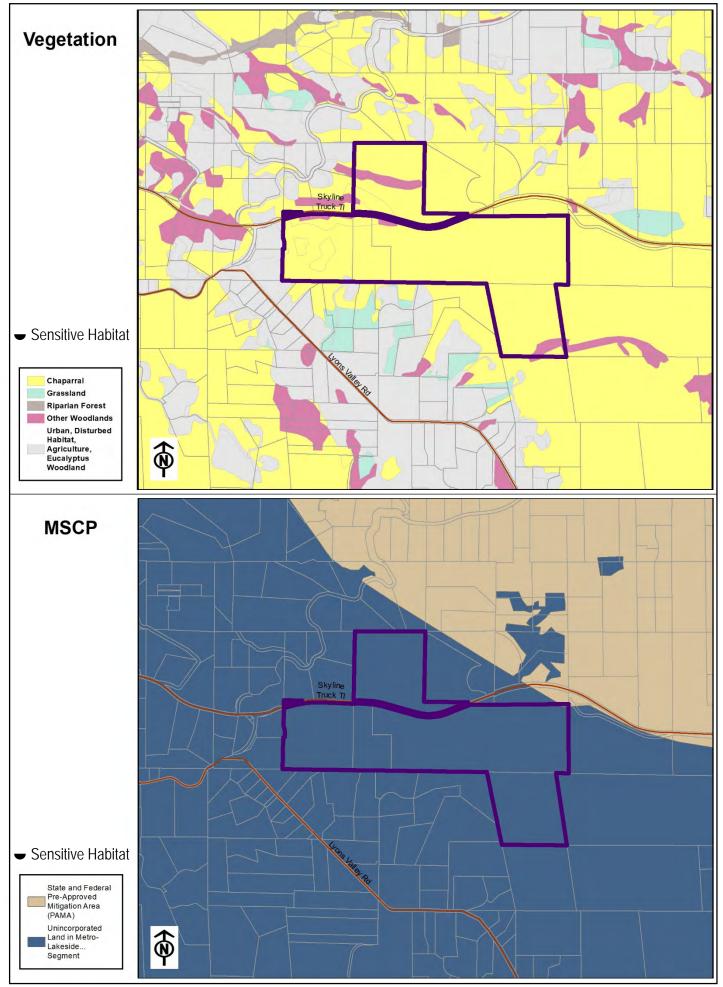


JD402 consists of four parcels that are 241.97 acres in total. This is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy (EHC), a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and change the zoning from A70 to S80.

General Plan Consistency

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

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve 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.



Very High

LS401 (Lakeside)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for
Sycamore/Goodman Ranch

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

CPG Recommendation	Approve
Opposition Expected	No

Property Information

<u>Property Owner:</u>

County of San Diego

Size:

2 parcels (87.72 acres)

<u>Location</u>: Adjacent to Highway 67 on the east side and northwest of the San

Vicente Reservoir

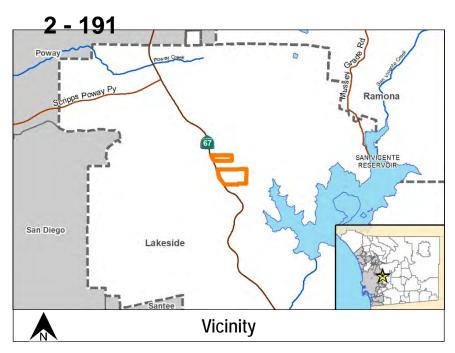
APNs: 326-020-23 & 324-051-04

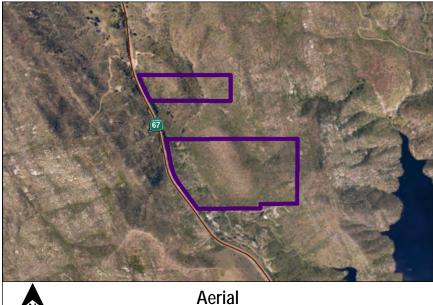
General Plan		
Scenario	Designation	DU's
Existing	RL-40	2
Proposed	OS-C	0
Change	03-0	U
GP Update	RL-40	2
Analyzed	KL-4U 	2

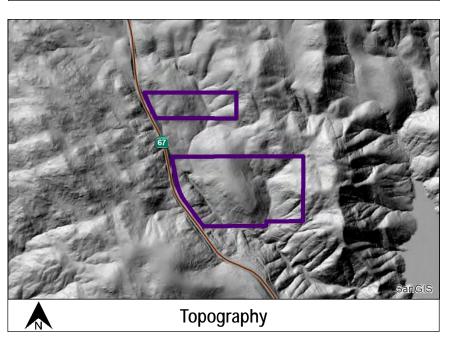
Zoning	
Existing	Proposed
A70	S80

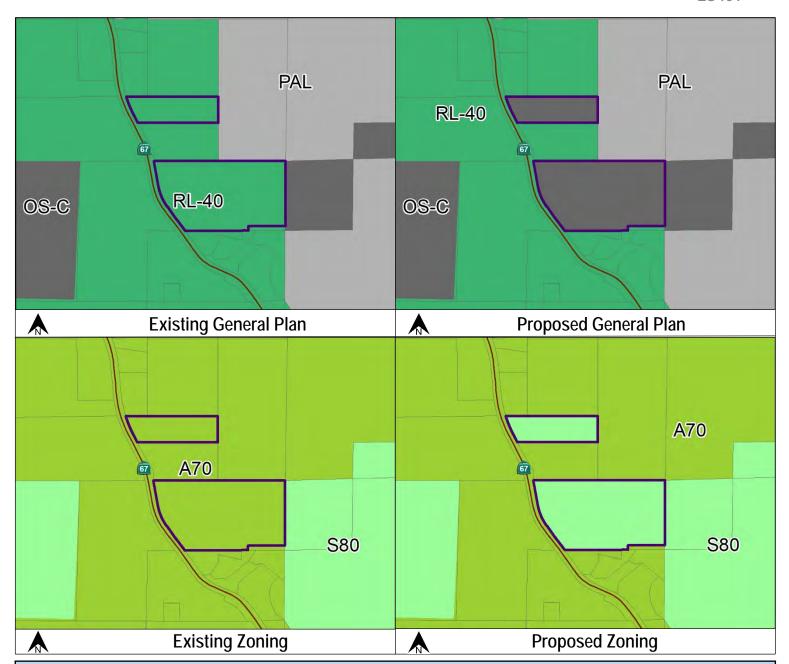
Development Designator Changes	
Existing Proposed	
N/A	N/A

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- O Wetlands
- Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones
- O Trails









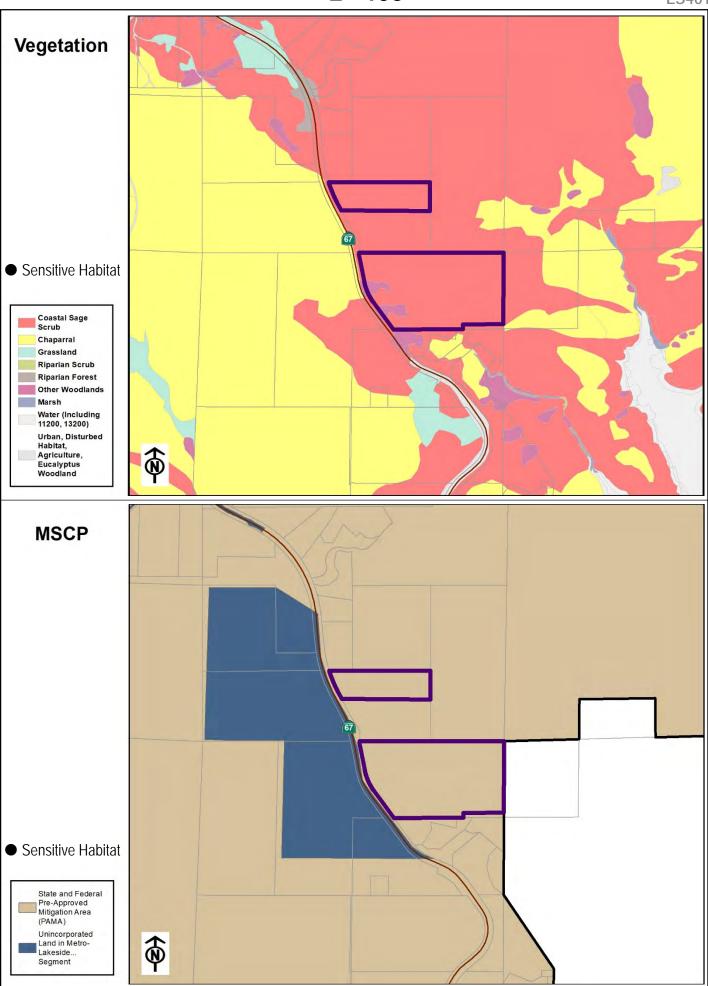
LS401 consists of two parcels that are 87.72 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested to redesignate two parcels from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and rezone from A70 to S80

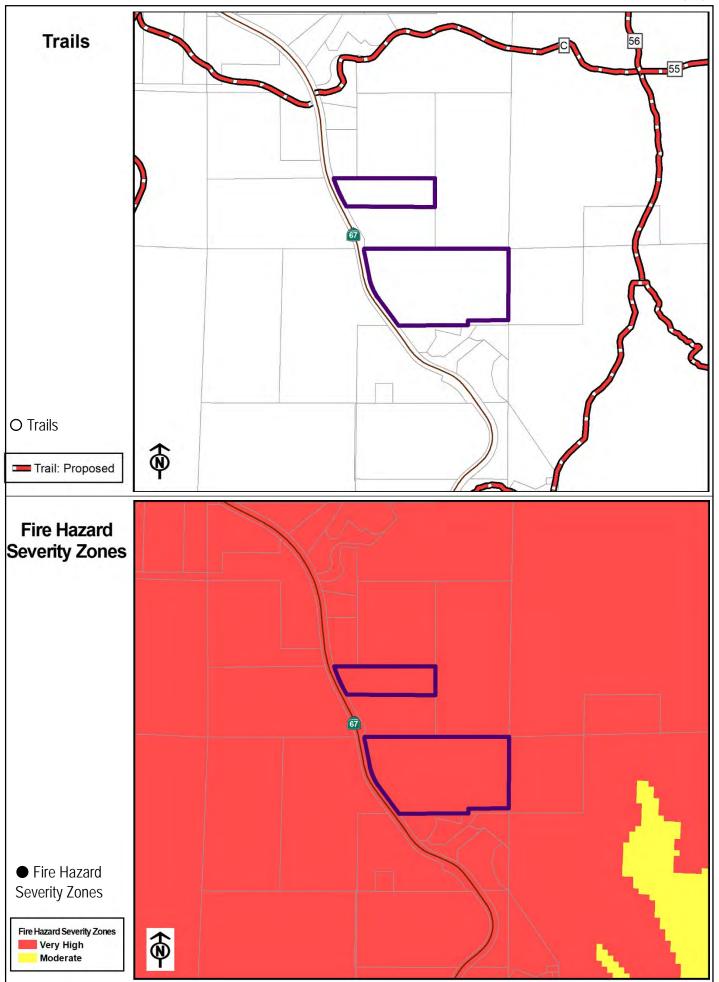
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

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

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are near/adjacent to parcels already designated Open Space.





LS403 (Lakeside)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Lakeside Linkage
Preserve

Proposed Change: Redesignate one parcel from Village Residential 4.3 (VR-4.3) and Semi-Rural 4 (SR-4) to Open Space Conservation (OS-C) Rezone from RR and RS to S80.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

1 parcel (75.81 acres)

Location: North of I-8 and west of Los

Coches Road

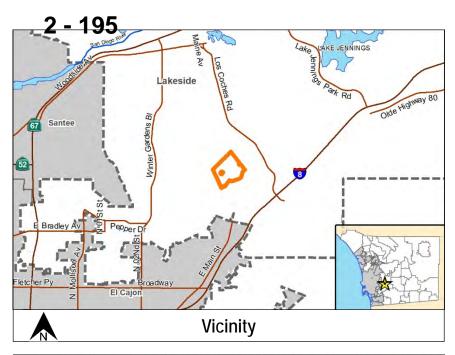
APNs: 397-180-13

General Plan		
Scenario	Designation	DU's
Eviatina	SR-4, VR-	1/
Existing	4.3	16
Proposed	000	
Change	OS-C	0
GP Update	SR-4, VR-	16
Analyzed	4.3	10

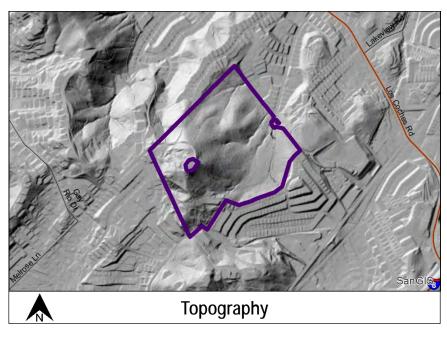
Zoning	
Existing	Proposed
RR, RS	S80

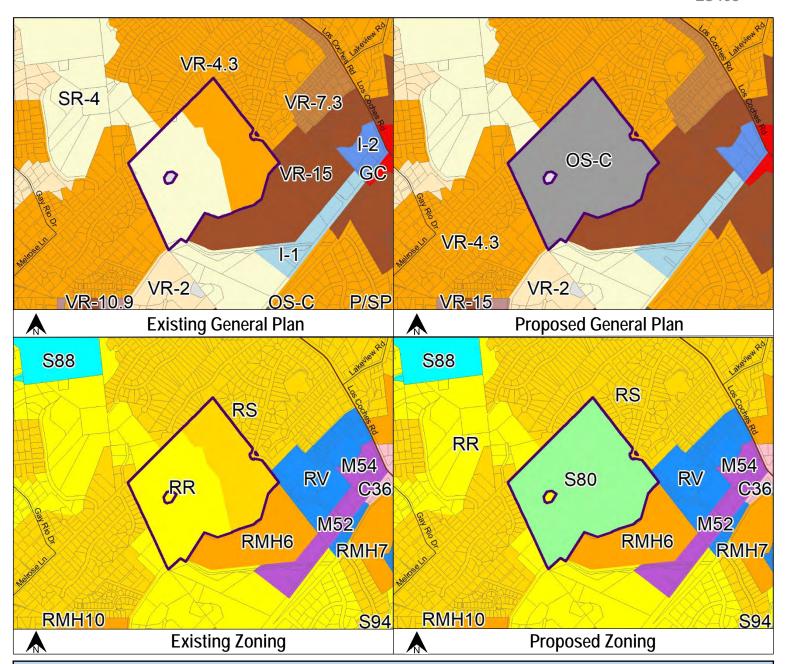
Development Designator Changes	
Existing	Proposed
N/A	N/A

- Steep slope (greater than 25%)
- O Floodplain
- O Wetlands
- Sensitive Habitat
- O Agricultural Lands
- O Fire Hazard Severity Zones
- Trails









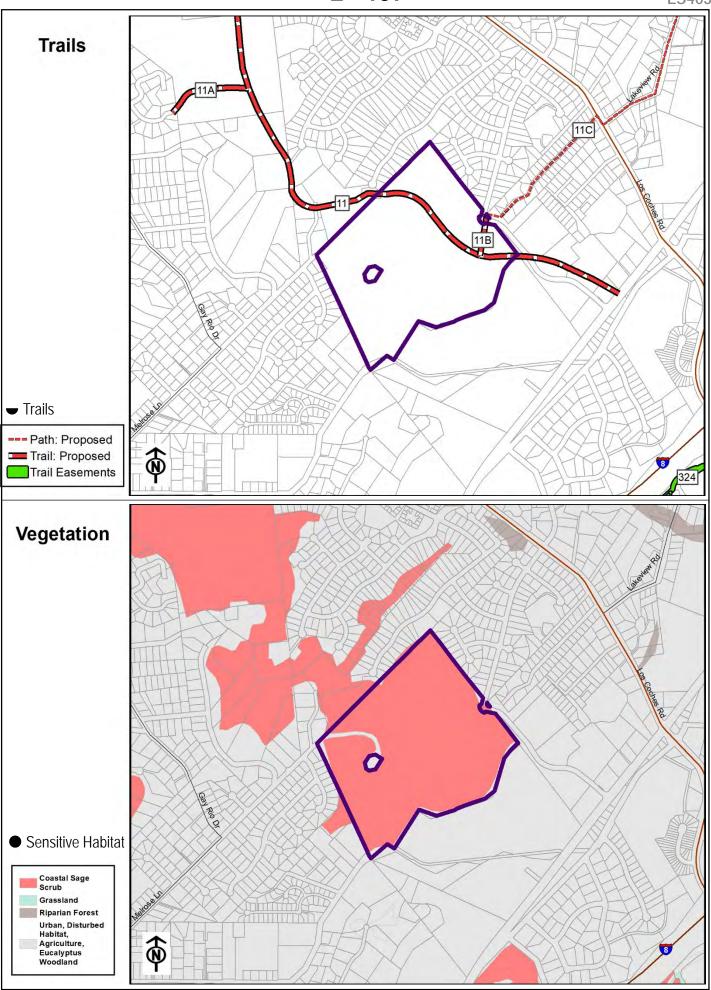
LS403 consists of one parcel that is 75.81 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Village Residential (VR-4.3) and Semi-Rural 4 (SR-4) to Open Space Conservation (OS-C) and the zoning from RR and RS to S80.

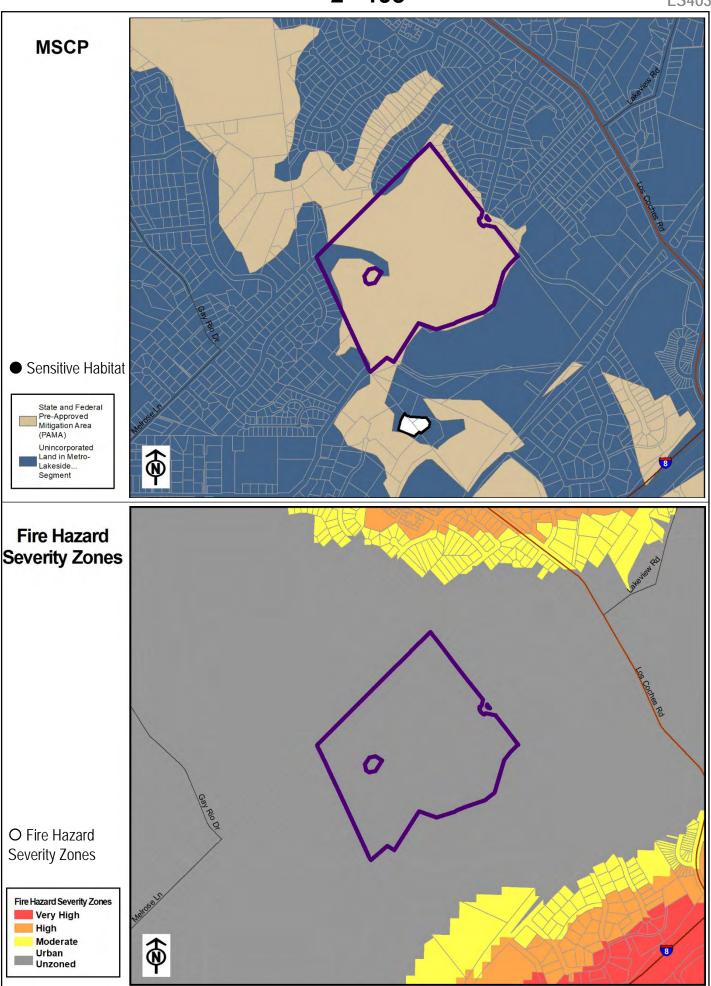
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

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

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels were acquired for linkage in the Lakeside area.





LS404 (Lakeside)

Basis for Change: Internal Clarification and Inconsistency

Proposed Change: Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

Carter-Smith Post Veterans of Foreign Wars NO 5867

Size:

1 parcel (0.63 acres)

Location:

Southeast of Highway 67 and north of Julian Avenue. Just south of Lindo Lake Lakeside County Park

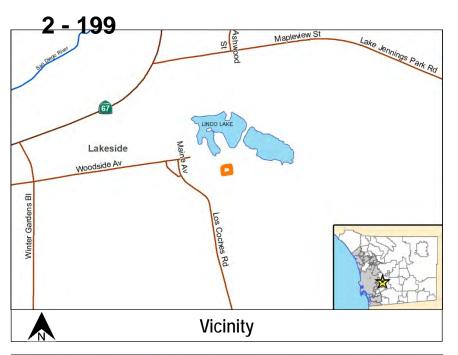
APNs: 394-171-01

General Plan		
Scenario	Designation	DU's
Existing	VR-7.3	4
Proposed	No change	No
Change	No change	change
GP Update	VR-7.3	1
Analyzed	VK-1.3	4

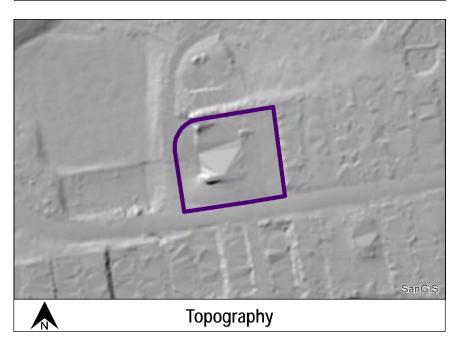
Zoning	
Existing	Proposed
RS	C34

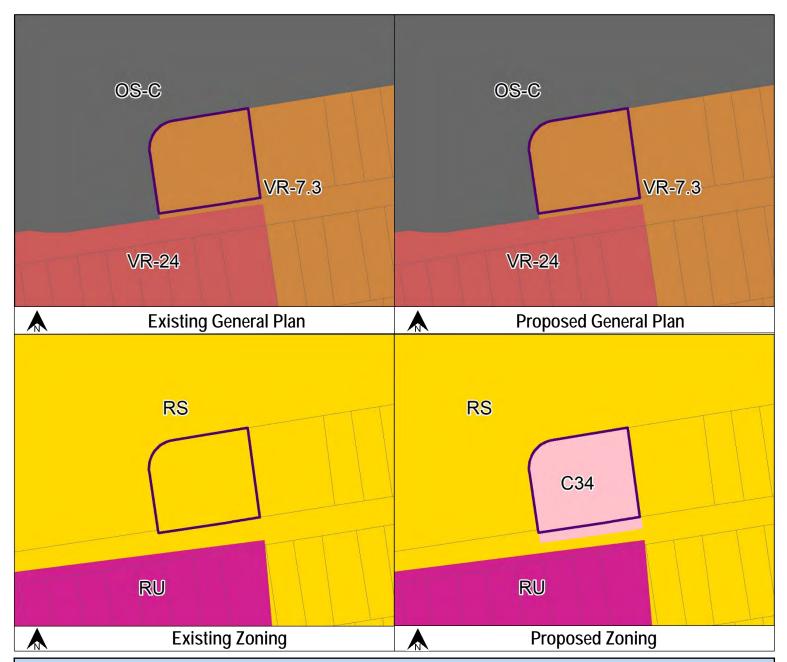
Development Designator Changes		
Existing	Proposed	
Density: (None)	Density: 29	
BT: C	BT: T	
Height: G	Height: H	
Setback: J	Setback: O	
Open Space:	Open Space: D	
(None)	Open Space: B	
SAR: (None)	SAR: B, C, P	

- → high; → partially; - none
- Steep slope (greater than 25%)
- Floodplain
- O Wetlands
- O Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones







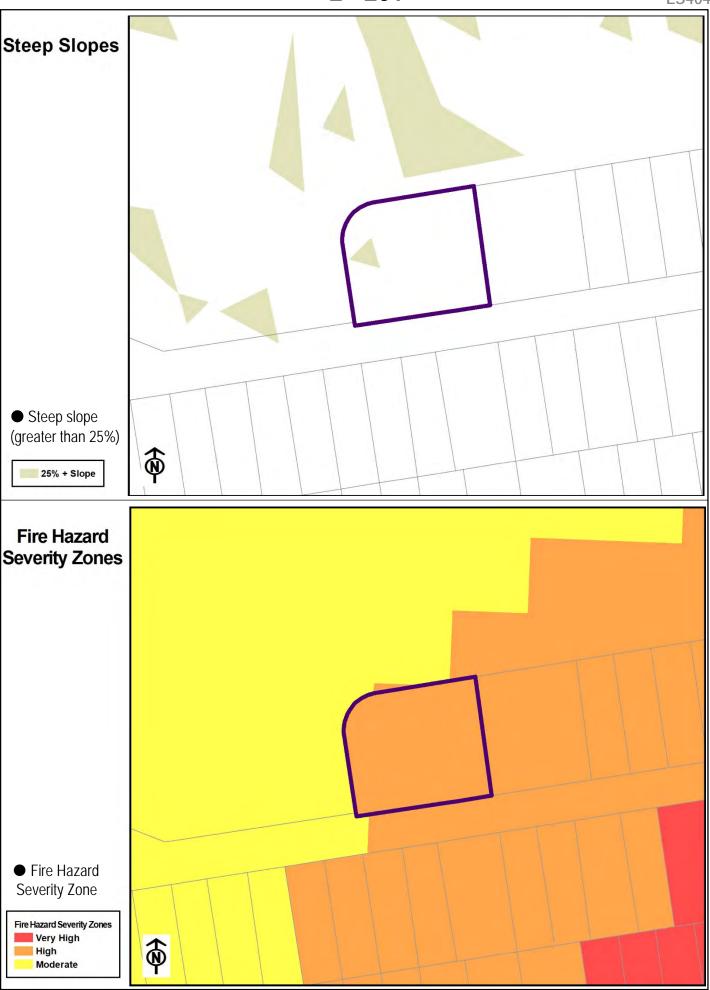


LS404 consists of one parcel that is 0.63 acres in total. This revision is a proposed changed based on internal inconsistency. The zoning should have been changed to C34 during the General Plan Update. The property has historically been used as a meeting hall by the Veterans of Foreign Wars since at least the 1950s. Under these circumstances, the C34 designation would be more appropriate. The proposal is to rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

General Plan Consistency

The C34 zoning is consistent with the General Plan designation of VR-7.3 based on the following:

• According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, VR-7.3 and C34 are consistent.



Lakeside Page 3 June 2019

LS405 (Lakeside)

Basis for Change: Mapping Error

Proposed Change: Change Building Type from "C" to "K" and Special Area Regulations (SAR) from none to "C" for

two parcels

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

Shamoun Family Trust

Size:

2 parcels (0.42 acres)

Location:

North of Broadway and between 1st and Oro Streets along the boundary between Lakeside and the City of El Cajon.

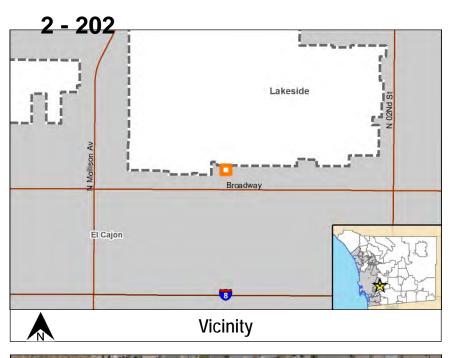
APNs: 484-184-24 & 484-184-25

General Plan		
Scenario	Designation	DU's
Existing	VR-15	6
Proposed	No change	No
Change		change
GP Update	VR-15	6
Analyzed	VK-13	0

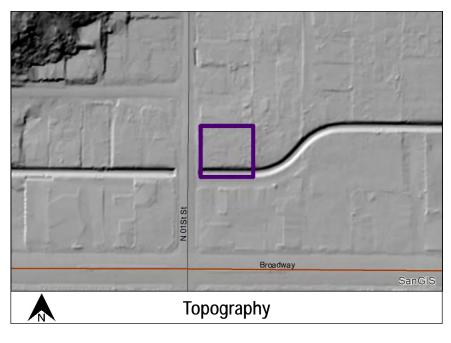
Zoning	
Existing	Proposed
RV	No change

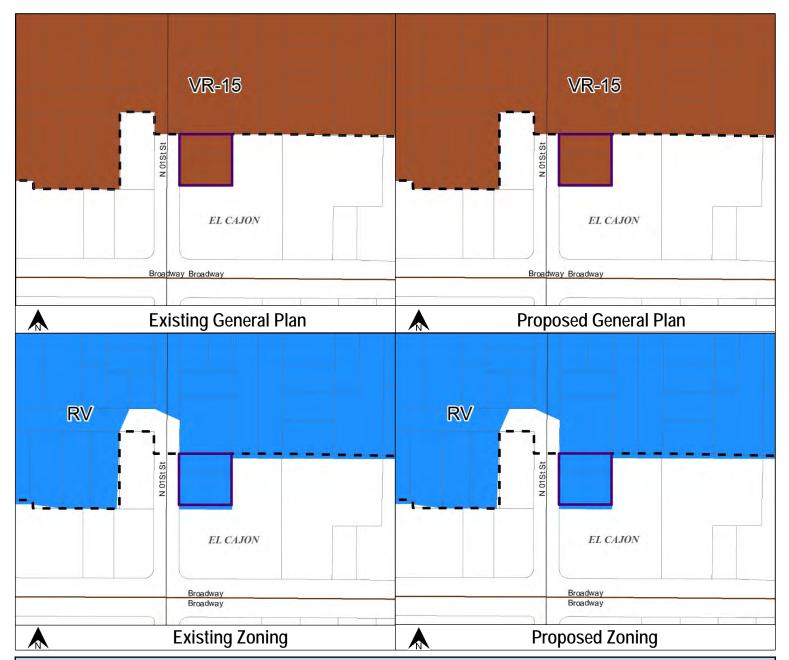
Development Designator Changes	
Existing	Proposed
BT: C	BT: K
SAR: (None)	SAR: C

- → high; → partially; - none
- O Steep slope
- Floodplain
- O Wetlands
- O Sensitive Habitat
- Agricultural Lands
- O Fire Hazard Severity Zones









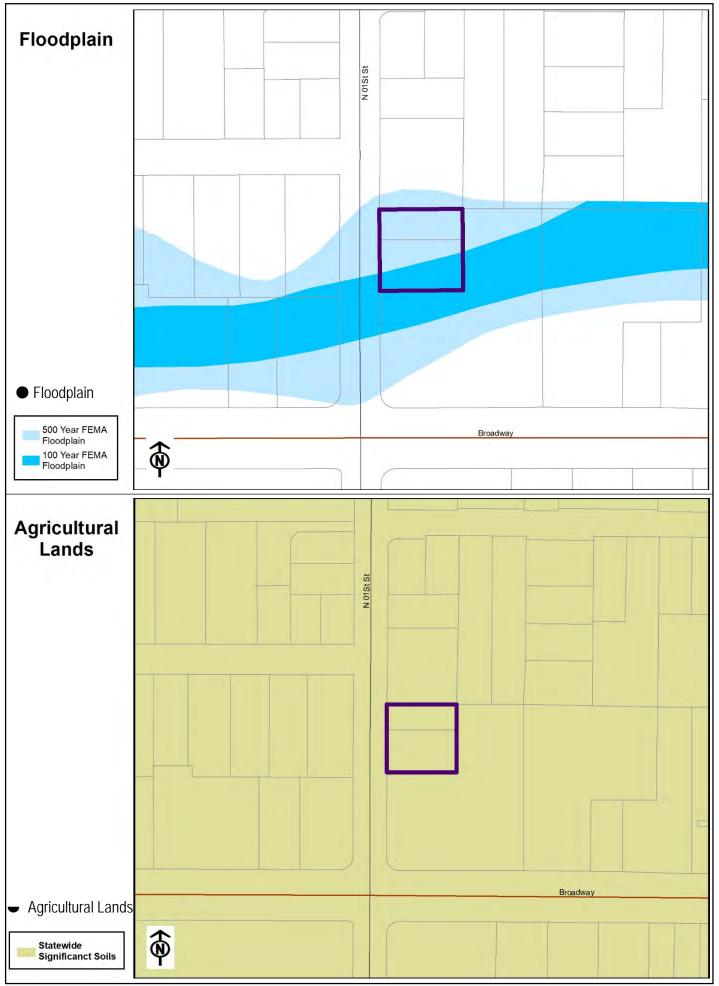
LS405 consists of two parcels that are 0.42 acres in total and is a proposed revision of a mapping error that occurred during the General Plan Update. This is a mapping error since the "C" Building Type designator does not allow the property to achieve its full density. The "C" Building Type designator only allows single family residences and Building Type designator "K" allows multi-dwelling units. The proposal is to change the Building Type designator from "C" to "K." This change brings the parcels into conformance with adjacent VR-15 properties. Existing land use and zoning will remain unchanged.

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 "K" Building Type designator is consistent with policy LU-1.9 based on the following:

• It will allow the properties to develop at the envisioned General Plan density.



LS406 (Lakeside)

Basis for Change: Ownership Change – conservancy group acquisition by Center for National Land Management (CNLM)

Proposed Change: Redesignate eight parcels from Specific Plan Area (SPA), Village Residential 4.3 (VR-4.3), and Semi-Rural 4 (SR-4) to Open Space Conservation (OS-C) and rezone from RS and RR to S80

CPG Recommendation	Approve
Opposition Expected	No
Property Information	

Property Owner:

Center for Natural Lands Management

Size:

8 parcels (338.17 acres)

Location:

Western section is north of I-8 & east of Los Coches Rd. Eastern section is north of I-8 and northeast of Lake Jennings

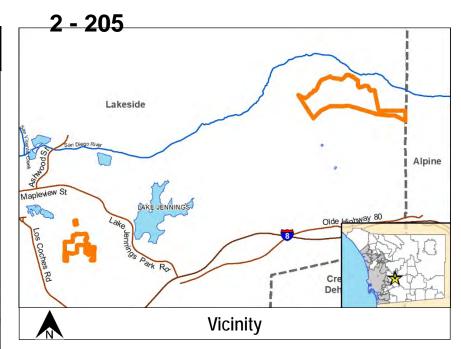
<u>APNs</u>: 390-061-03, 390-061-04, 395-151-69, 395-151-70, 395-432-29, 395-432-30, 395-432-31, 395-420-29

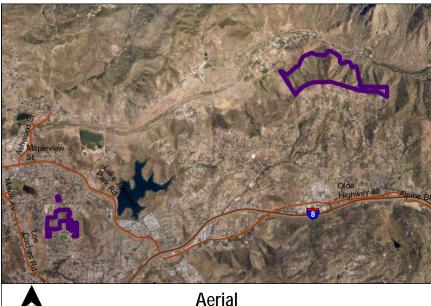
Scenario	Designation	DU's
Existing	SPA, VR- 4.3, SR-4	50
Proposed Change	OS-C	0
GP Update Analyzed	SPA, VR- 4.3. SR-4	50
Zoning		

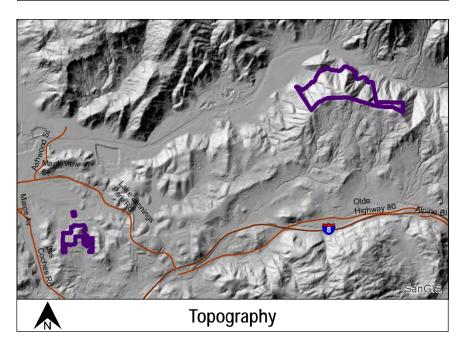
Zoning

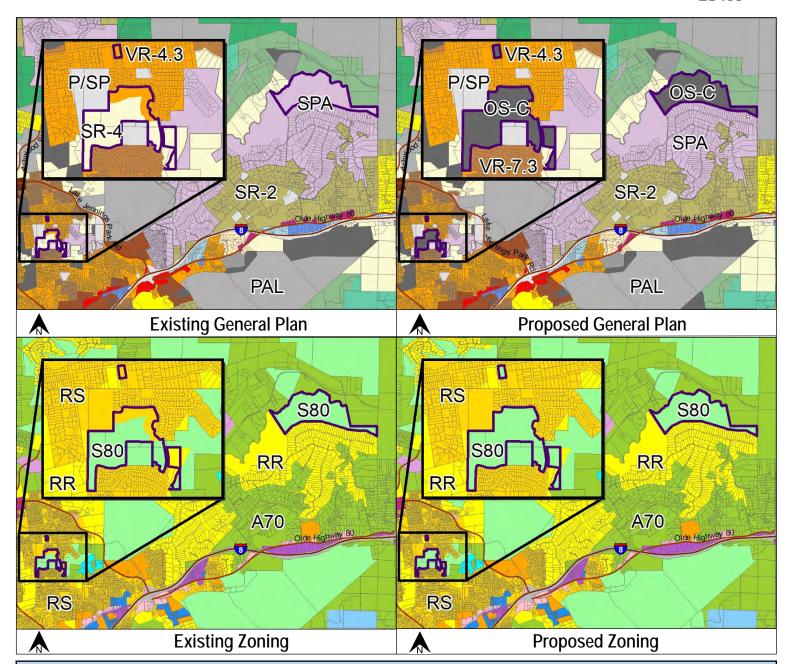
Existing	Proposed	
RR. RS. S80	S80	
Development Designator Changes		
Existing	Proposed	
Density: 0.125	Density: (Remove)	

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails







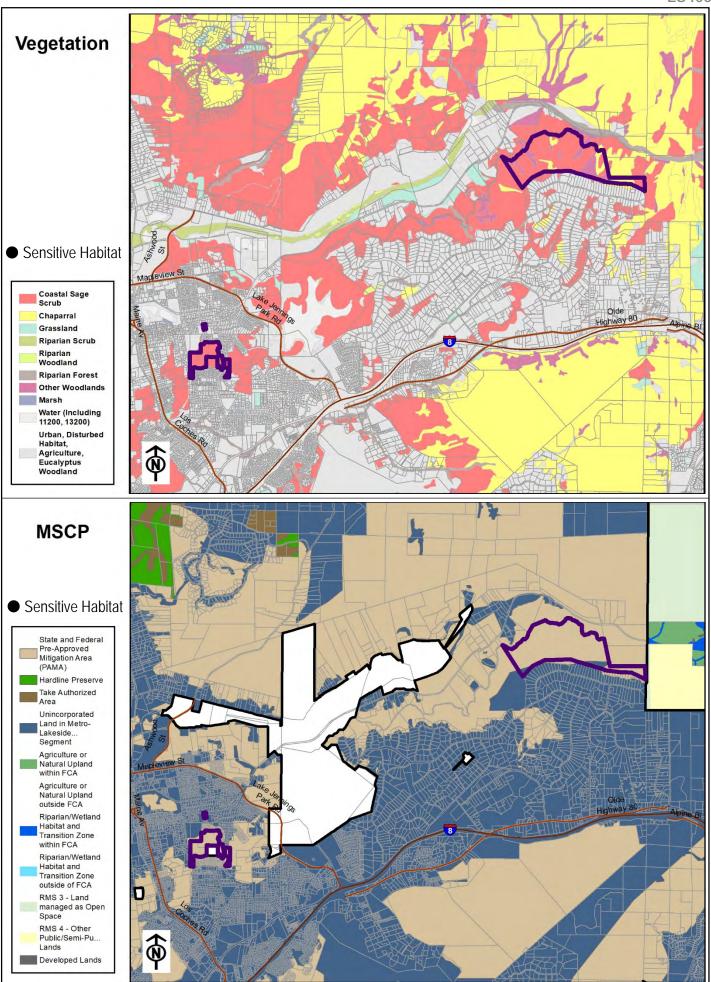


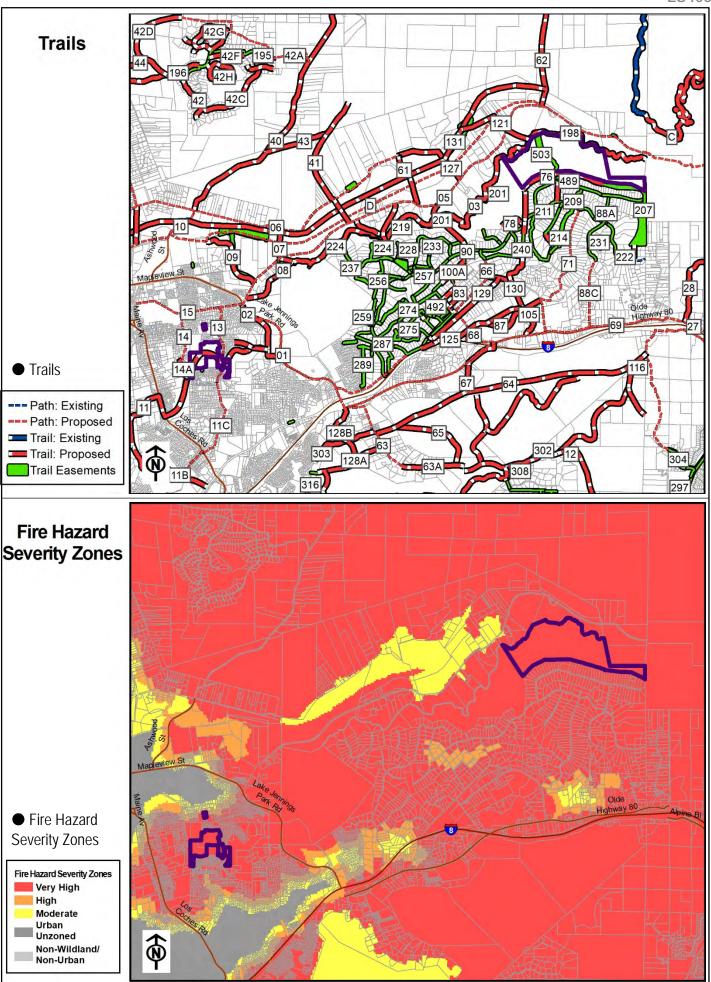
LS406 consists of 8 parcels that are 338.17 acres in total. This is a proposed revision based on a change in ownership. The parcels were acquired by the Center for Natural Lands Management, a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from SPA, VR-4.3, and SR-4 to OS-C and change the zoning from RS and RR to S80.

General Plan Consistency

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

- The parcels are owned by the Center for Natural Lands Management, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve 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.





LS407 (Lakeside)

Basis for Change: Mapping Error

Proposed Change: Change the Regional Category from No Jurisdiction

to Semi-Rural for 531 parcels

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

High Meadow Ranch L P

Size:

531 parcels (792.37 acres)

Location:

East of Highway 67 and approximately 1 mile south of San Vicente Reservoir.

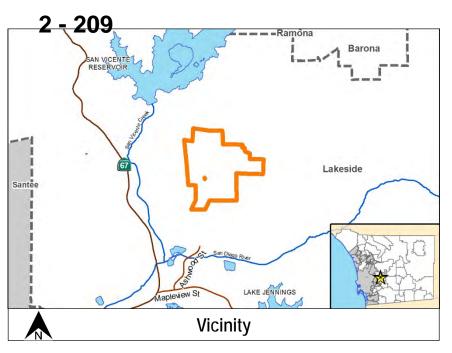
<u>APNs</u>: 389-061-45 (531 total)

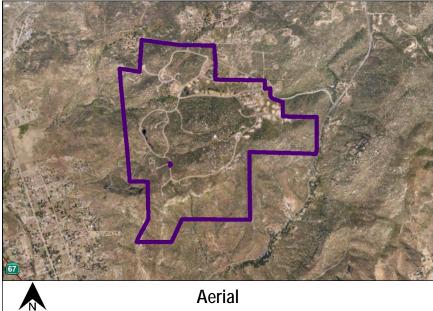
General Plan		
Scenario	Designation	DU's
Existing	Specific Plan Area	N/A
Proposed Change	No change	No change
GP Update Analyzed	N/A	N/A

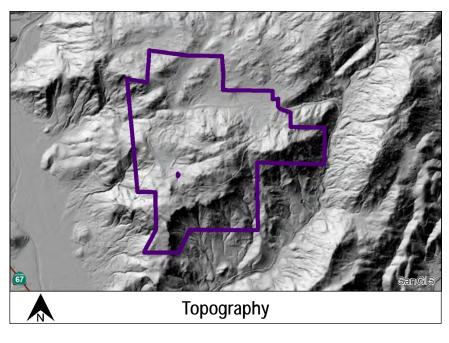
Zoning	
Existing	Proposed
RR, S80	No change

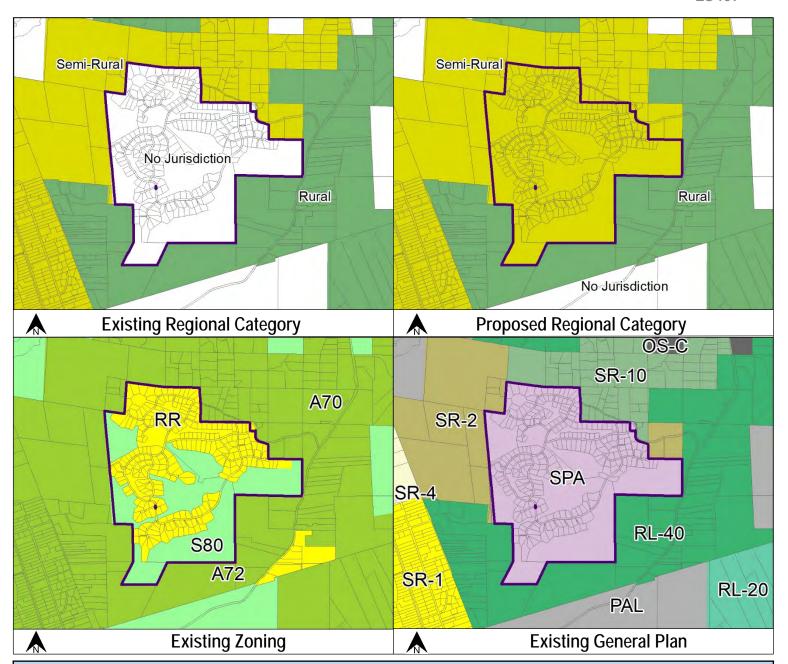
Development Designator Changes	
Existing Proposed	
Reg Cat:	Reg Cat:
No Jurisdiction	Semi-Rural

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones







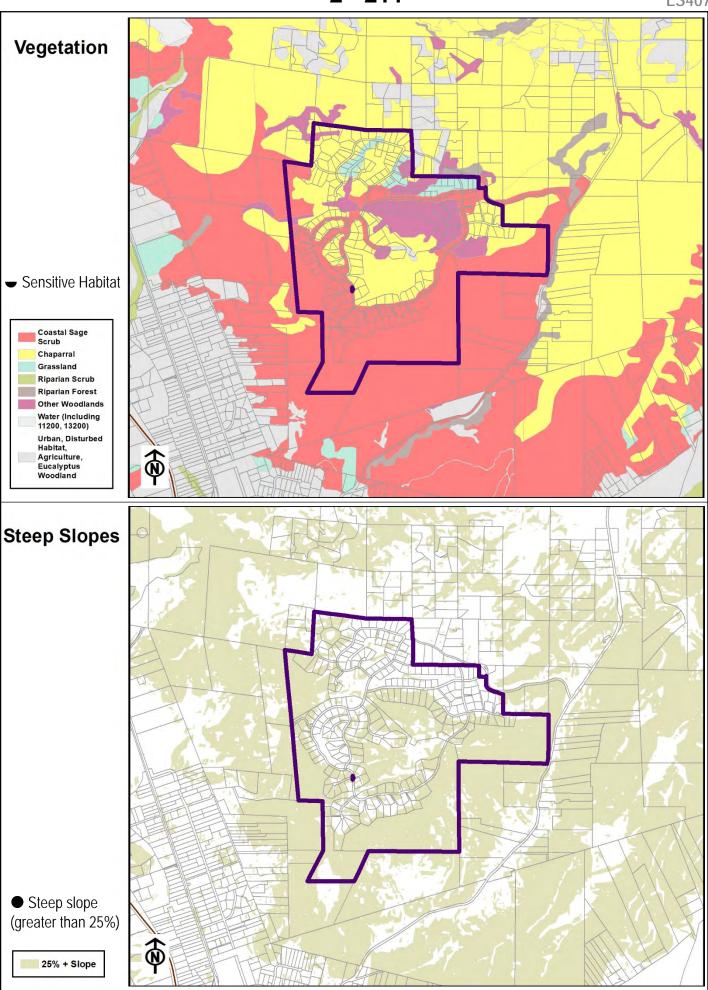


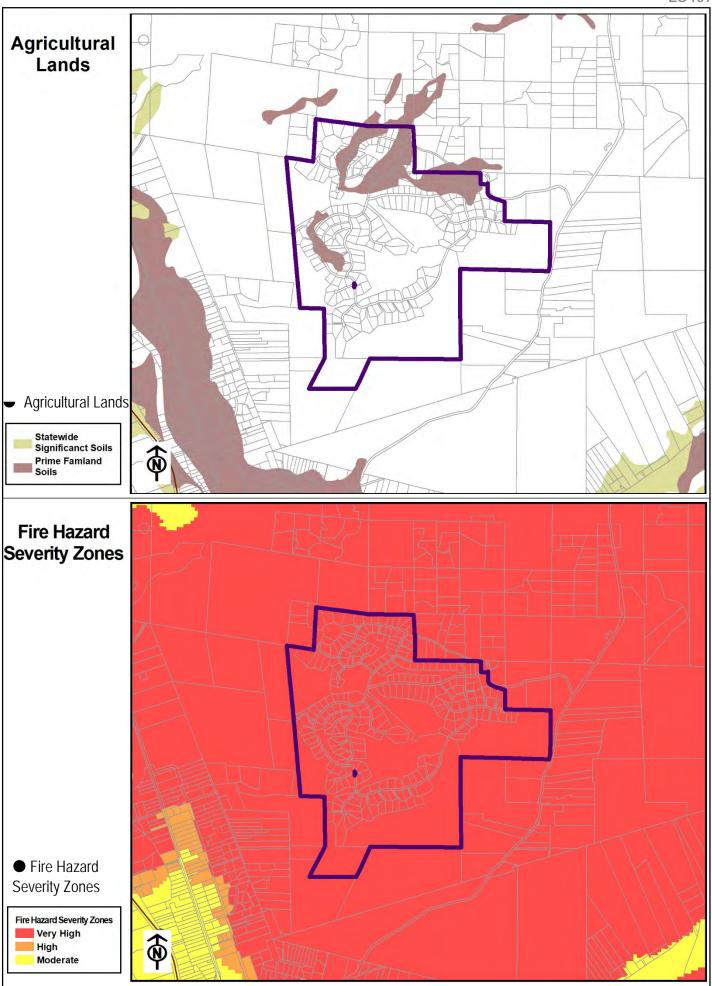
LS407 consists of 531 parcels that are 792.37 acres in total and is a proposed revision of a mapping error. This is a mapping error because the Regional Category is classified as No Jurisdiction and the correct classification is Semi-Rural. The proposal is to reclassify the Regional Category from No Jurisdiction to Semi-Rural. There are no other changes for LS407.

General Plan Consistency

The Semi-Rural category is consistent with the General Plan based on the following:

- According to page 3-9 of the General Plan, the No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations.
- According to page 3-8 of the General Plan, the Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods...that support rural communities.
- Since these parcels are privately owned land and located in a lower-density neighborhood, the Semi-Rural Regional Category designation is appropriate.





NCM401 (North County Metro)

Basis for Change: Mapping Error – minimum lot size is inconsistent with General Plan designation.

Proposed Change: Reduce minimum lot size from 15,000 sq ft to 10,000 sq ft for 32 parcels

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Multiple

Size:

32 parcels (18.25 acres)

Location: Between the Cities of Carlsbad and San Marcos. West of S Rancho Santa Fe Road and east of Melrose Drive

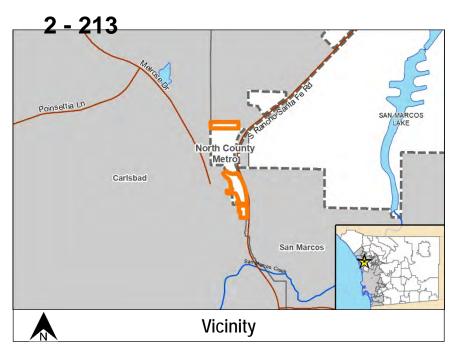
APNs: 222-160-47 (32 total)

General Plan		
Scenario	Designation	DU's
Existing	VR-4.3	78
Proposed	No change	No
Change	No change	change
GP Update	VR-4.3	78
Analyzed	V K-4.3	70

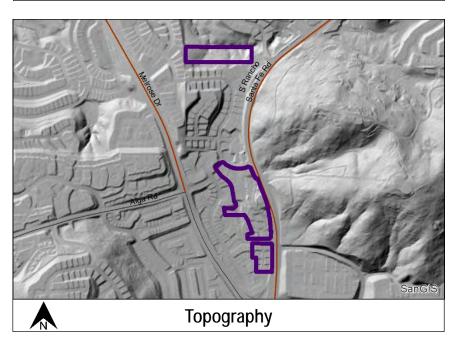
Zoning	
Existing	Proposed
RS	No change

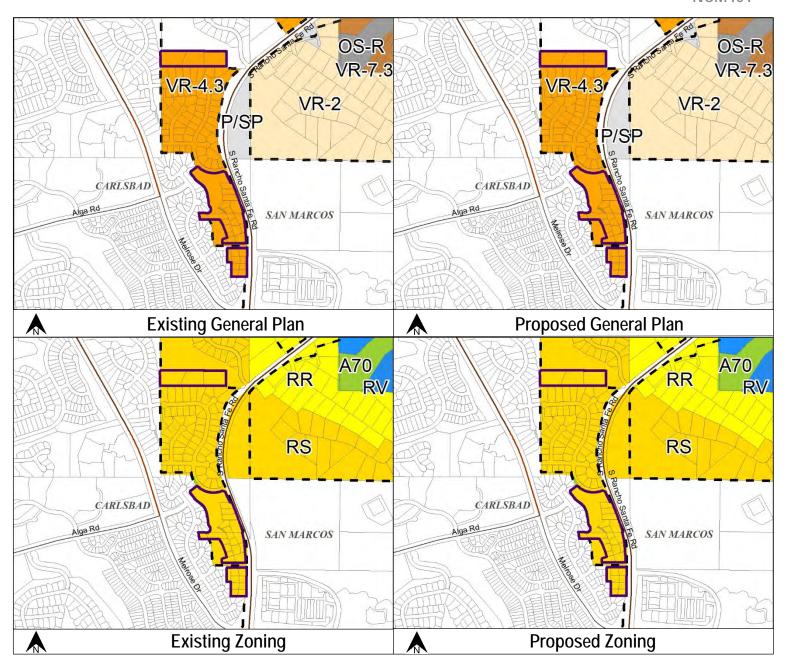
Development Designator Changes	
Existing	Proposed
Lot Size: 15,000sf	Lot Size: 10,000sf

- → high; → partially; - none
- Steep slope
- O Floodplain
- O Wetlands
- O Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones









NCM401 consists of 32 parcels that are 18.25 acres in total. The proposal would reduce the minimum lot size from 15,000 sf to 10,000 sf to be consistent with the General Plan (GP) designation. These parcels are zoned RS with a minimum lot size of 15,000 sf. The parcels have a GP designation of Village Residential 4.3 (VR-4.3) which allows for 4.3 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 VR-4.3. 43,560 square feet/10,000 square feet = 4.3 dwelling units per gross acre. This change also bring the minimum lot size of the parcels into conformance with other adjacent parcels with the same land use and zoning.

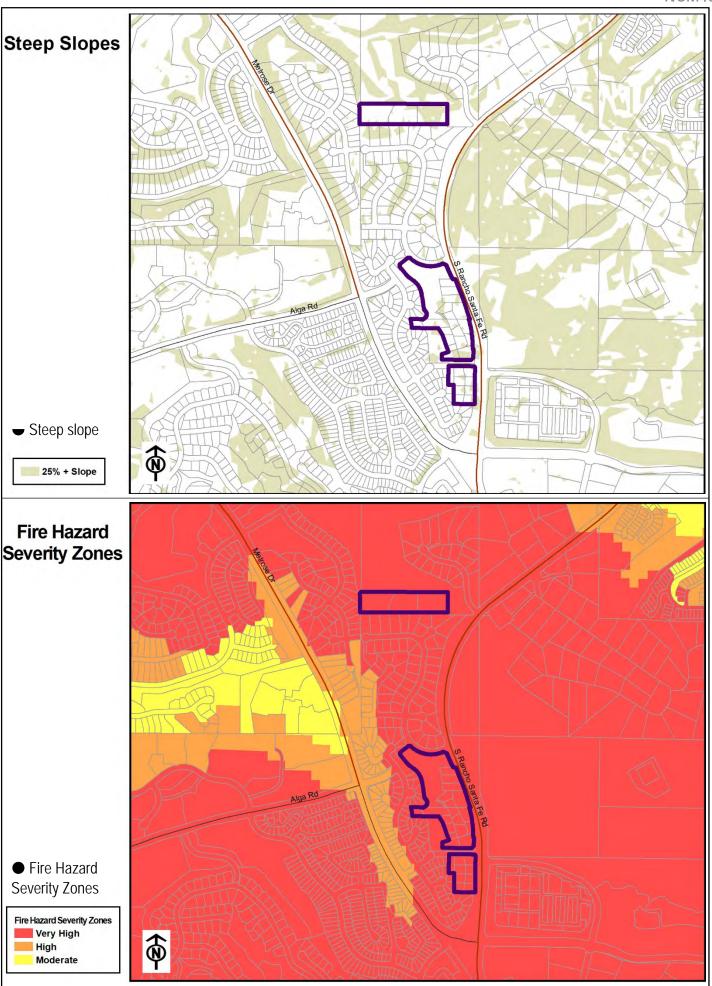
General Plan Consistency

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-1.9 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.

2 - 215 NCM401



NCM402 (North County Metro)

Basis for Change: Mapping Error

Proposed Change: Rezone five parcels

from RR to RV.

CPG Recommendation	No vote
Opposition Expected	Yes

Property Information

Property Owner:

Strain Family Trust, Jacobs Stephen L&Chute-Jacobs Ann Trust, Archer Roy R Trust, Patino Martin M&Guillermina M, Eftekari Bijan <DBA Nikambient Partners>

Size:

5 parcels (7.56 acres)

Location:

County island within Escondido. Adjacent to Highway 15.

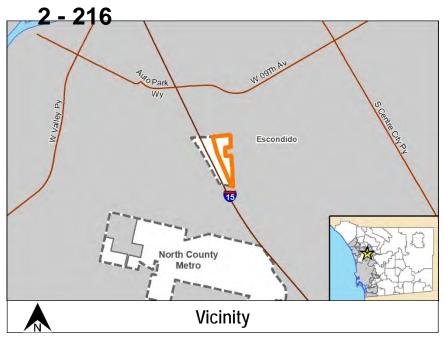
<u>APNs</u>: 235-110-26, 235-110-27, 235-110-09, 235-110-10, 235-110-11

General Plan		
Scenario	Designation	DU's
Existing	VR-15	113
Proposed	No change	No
Change	No change	change
GP Update	VR-15	113
Analyzed	VK-13	113

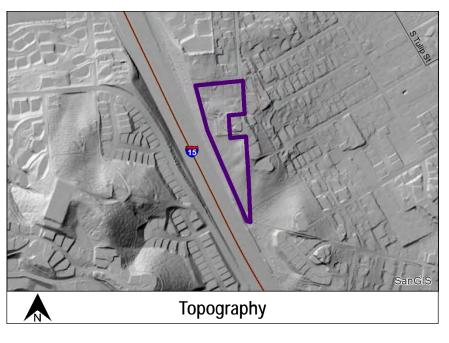
Zoning	
Existing	Proposed
RR	RV

Development Designator Changes		
Existing	Proposed	
Lot Size: 1AC	Lot Size: 6,000sf	
BT: C	BT: K	
Setback: B	Setback: K	

- – high; partially; O none
- Steep slope
- O Floodplain
- O Wetlands
- O Sensitive Habitat
- O Agricultural Lands
- O Fire Hazard Severity Zones









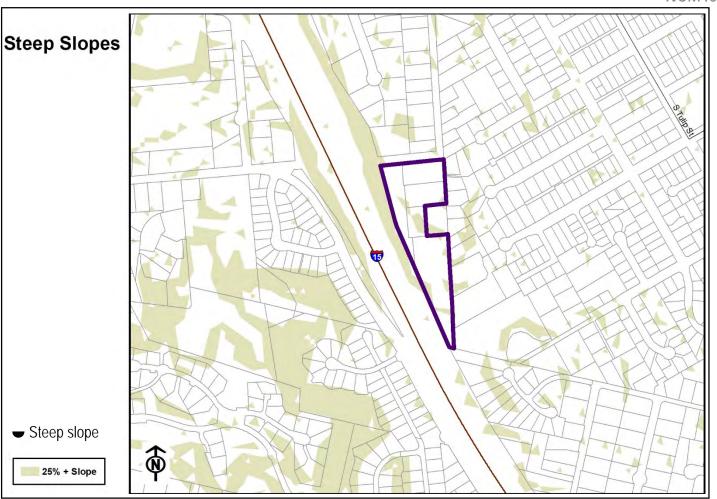
NCM402 consists of five parcels that are 7.56 acres in total and is a proposed correction of a mapping error that occurred during the General Plan (GP) Update. The historic GP was Residential 2 DU/acre with RR zoning. Under the GP Update, the GP designation was redesignated to Village Residential 15 (VR-15) and the zoning remained RR. The current zoning of RR is inconsistent with the GP. VR-15 is consistent with RV zoning and can be found in other areas in the county. The proposal is to rezone five parcels from RR to RV and adjust the development designators for consistency.

General Plan Consistency

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

- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, VR-15 and RV are consistent.
- There are other areas in the County where VR-15 can be found with RV zoning.

2 - 218 NCM402



NM401 (North Mountain)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Santa Ysabel
Preserve

Proposed Change: Redesignate six parcels from Rural Lands 80 (RL-80) to Open Space Conservation (OS-C)

	,
CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

6 parcels (830.83 acres)

Location:

Adjacent to Highway 79 on the east side. Northwest of Julian

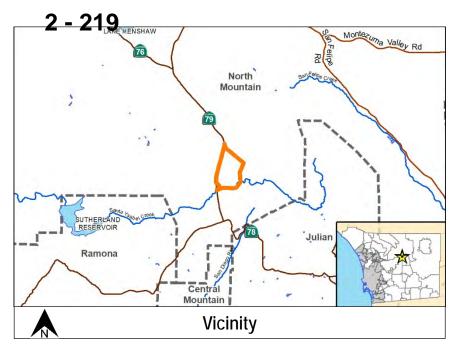
<u>APNs</u>: 247-031-03, 247-061-02, 247-062-02, 247-100-07, 247-100-12, 247-100-13

General Plan		
Scenario	Designation	DU's
Existing	RL-80	11
Proposed	OS-C	0
Change	03-0	U
GP Update	RL-80	11
Analyzed	KL-0U	' '

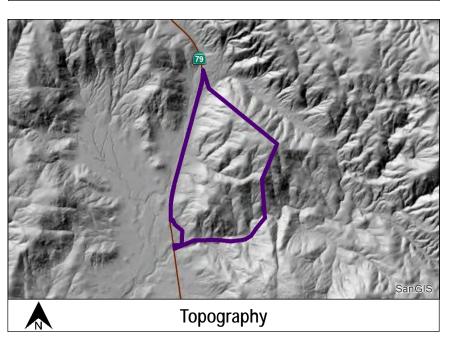
Zoning	
Existing	Proposed
A72	S80

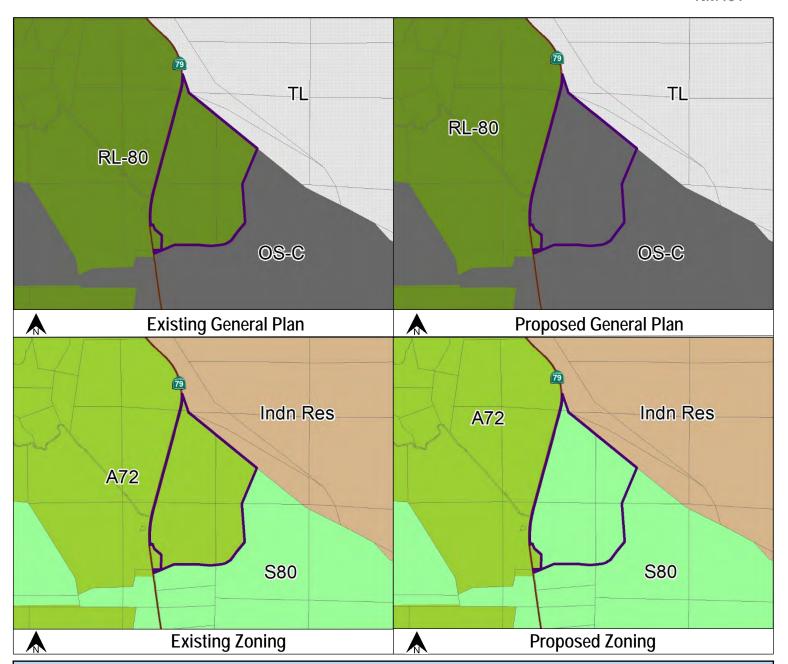
Development Designator Changes		
Existing Proposed		
N/A	N/A	

- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- O Trails









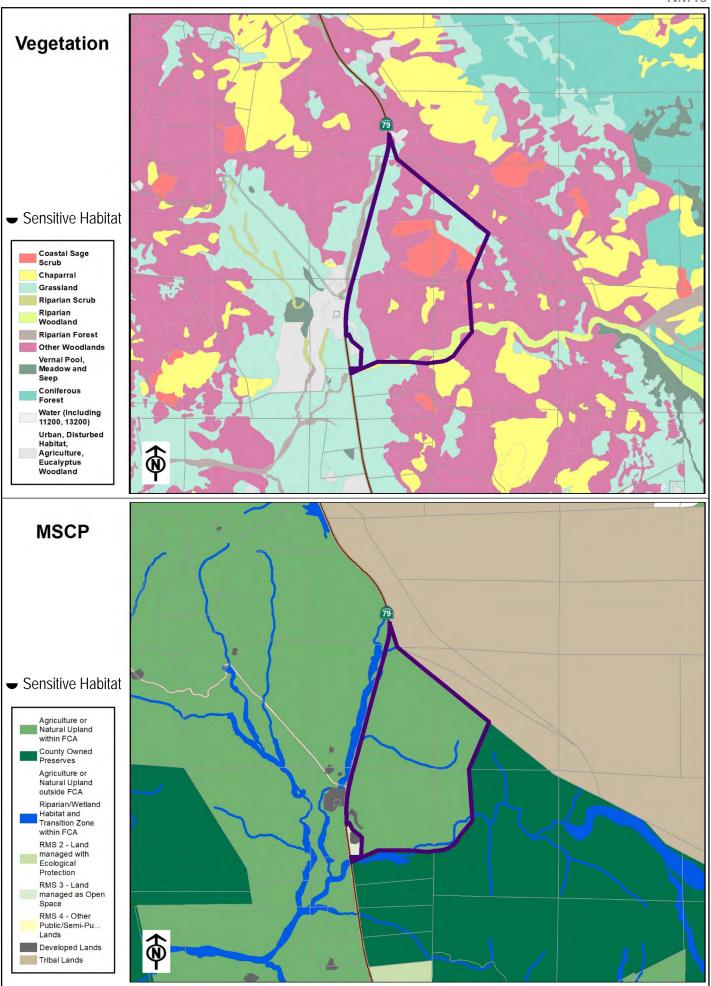
NM401 consists of six parcels that are 830.83 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural (RL-80) to Open Space-Conservation (OS-C) and the zoning from A72 to S80.

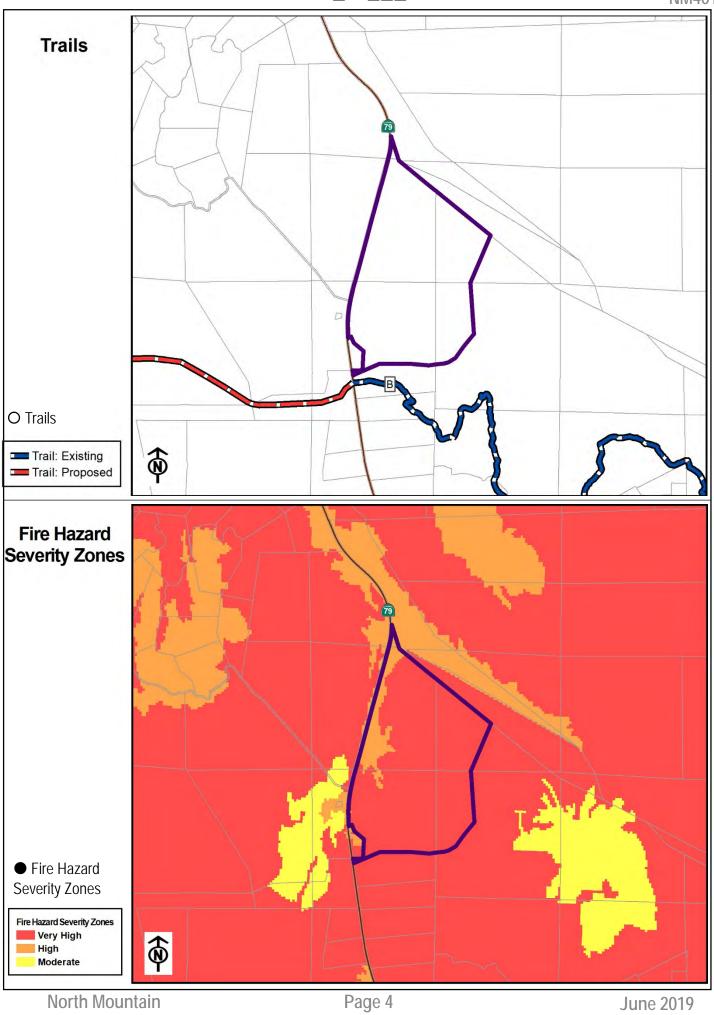
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space for Santa Ysabel.





Page 4

North Mountain

PP401 (Pala-Pauma)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Wilderness
Gardens Preserve

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

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

1 parcel (9.74 acres)

Location:

South of Highway 76 and east of Lilac Road near the Wilderness Gardens County Preserve

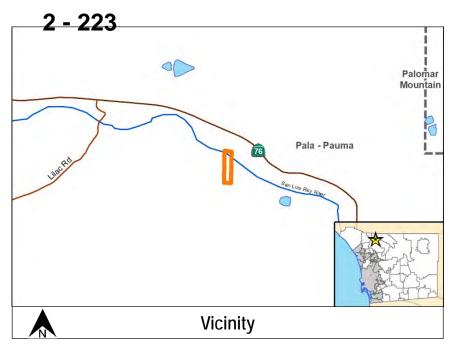
APNs: 110-190-06

General Plan		
Scenario	Designation	DU's
Existing	RL-40	1
Proposed	OS-R	0
Change	U3-K	U
GP Update	RL-40	1
Analyzed	RL-40	I

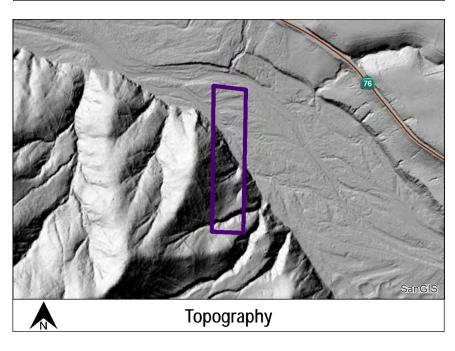
Zoning	
Existing	Proposed
A70	S80

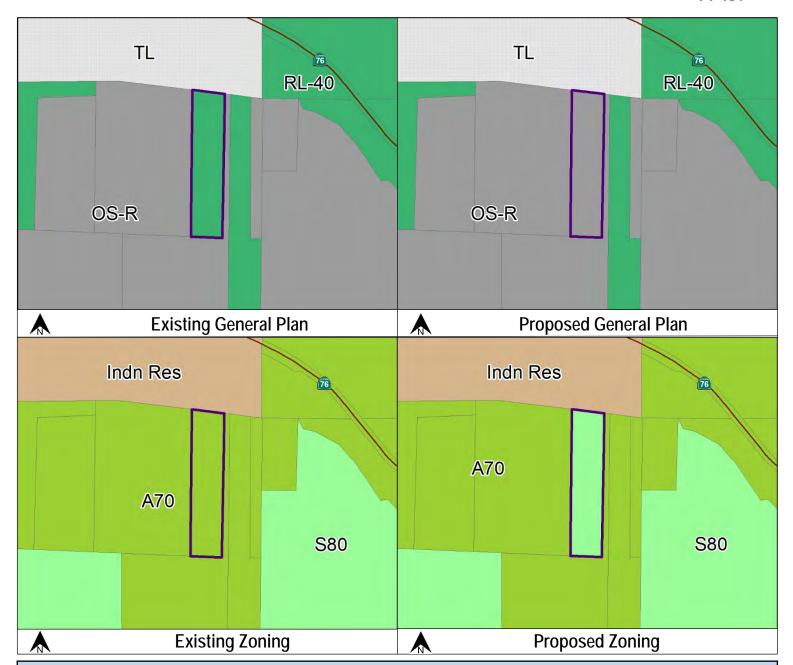
Development Designator Changes	
Existing Proposed	
N/A	N/A

- → high; → partially; - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- O Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones
- O Trails









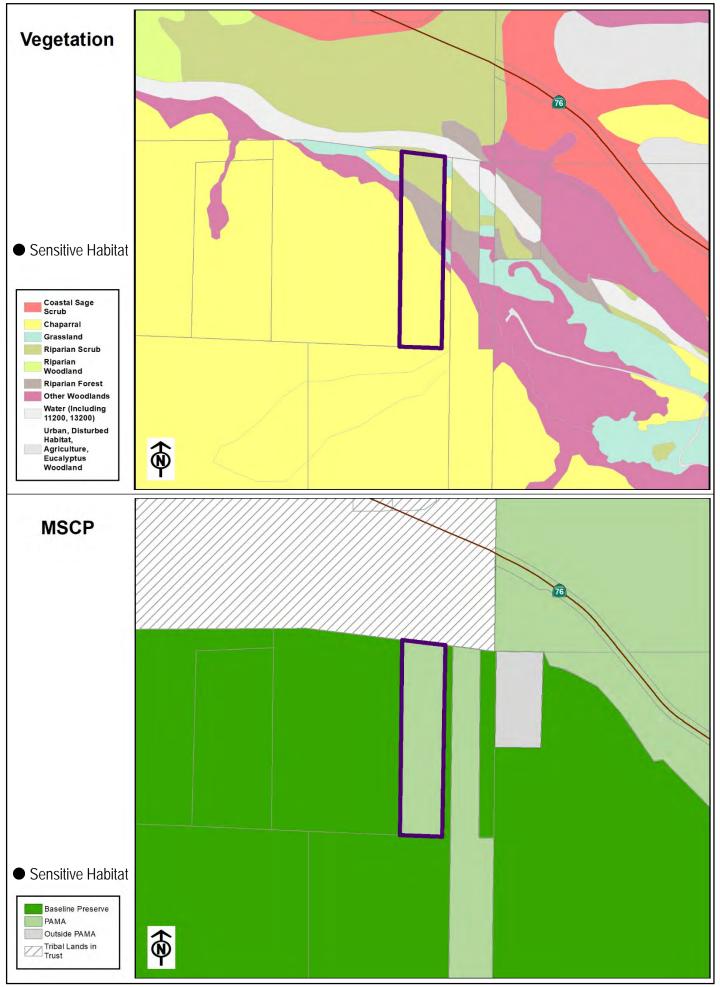
PP401 consists of one parcel that is 9.74 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural (RL-40) to Open Space-Recreation (OS-R) and the zoning 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 all wildlife to travel throughout their habitat ranges.*

The OS-R designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-R when ownership changes.
- The parcels are adjacent to parcels already designated OS-R.





PP402 (Pala-Pauma)

Basis for Change: Mapping Error

Proposed Change: Rezone two parcels

from S80 to RS.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Huizar Francisco and S J S Rainbow

LLC

Size:

2 parcels (14.84 acres)

Location:

Adjacent to Highway 76 on the west side

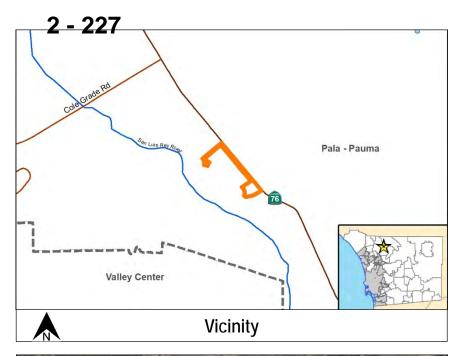
APNs: 132-470-59 &132-470-60

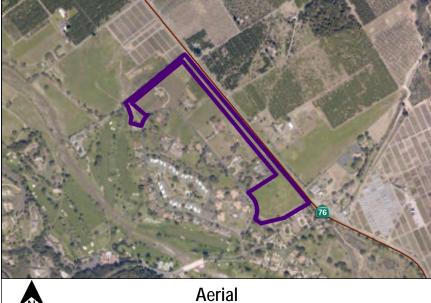
General Plan		
Scenario	Designation	DU's
Existing	VR-4.3/SR-2	9
Proposed	No change	No
Change	No change	change
GP Update	VR-4.3SR-2	9
Analyzed	VK-4.33K-2	9

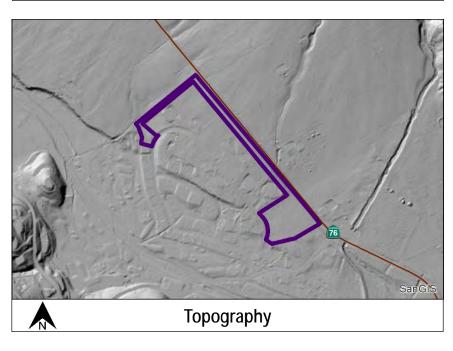
Zoning	
Existing	Proposed
S80, RS	RS

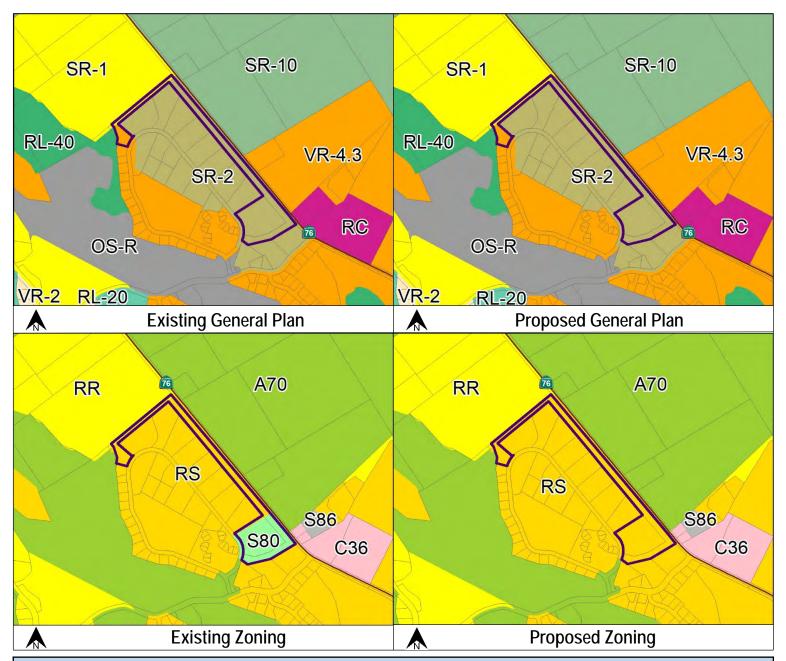
Development Designator Changes	
Existing Proposed	
Lot Size: (None)	Lot Size: 10,000
BT: (None)	BT: C
Height: V	Height: G
Setback: (None)	Setback: H

- → high; → partially; - none
- O Steep slope
- O Floodplain
- O Wetlands
- O Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones







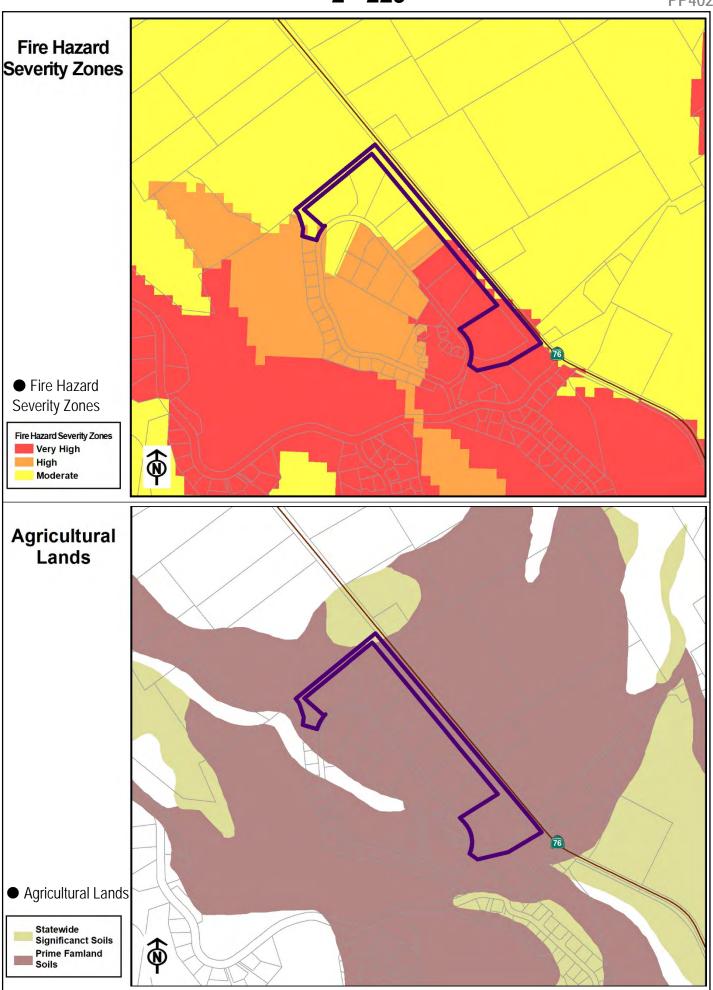


PP402 consists of two parcels that are 14.84 acres in total and is a proposed correction of a mapping error that occurred during the General Plan (GP) Update. An open space vacation was processed in 2003 (VAC-02-003 PDS2002-3940-02-003) and the change was reflected in the GP designation but not the zoning. The proposal is to rezone two parcels from S80 to RS, with development designators comparable to adjacent properties zoned RS.

General Plan Consistency

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

- An open space vacation was processed in 2003, the change was reflected in the GP designation, but not the zoning.
- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, SR-2 and RS are consistent.



PV401 (Pine Valley)

Basis for Change: Ownership Change – federal agency acquisition for

Cleveland National Forest

Proposed Change: Redesignate one parcel from Rural Lands 80 (RL-80) to

Public Agency Lands (PAL)

CPG Recommendation No vote
Opposition Expected No

Property Information

Property Owner:

United States of America

Size:

1 parcel (156.64 acres)

Location:

On Mount Laguna, approximately 5.5 miles northeast of Pine Valley

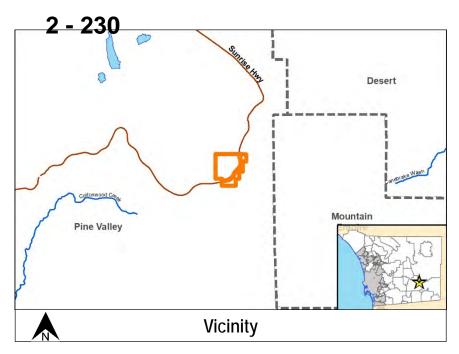
APNs: 412-040-02

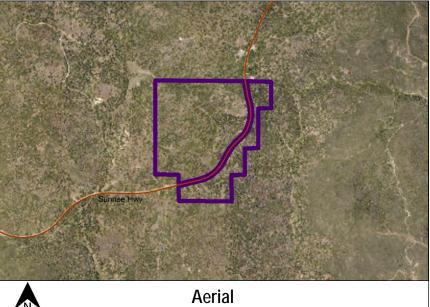
General Plan		
Scenario	Designation	DU's
Existing	RL-80	1
Proposed	PAL	0
Change	PAL	U
GP Update	RL-80	1
Analyzed	RL-80	I

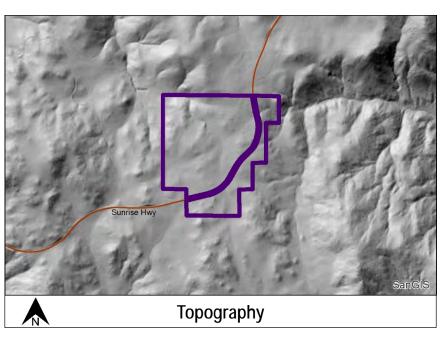
Zoning		
Existing	Proposed	
S80	No change	

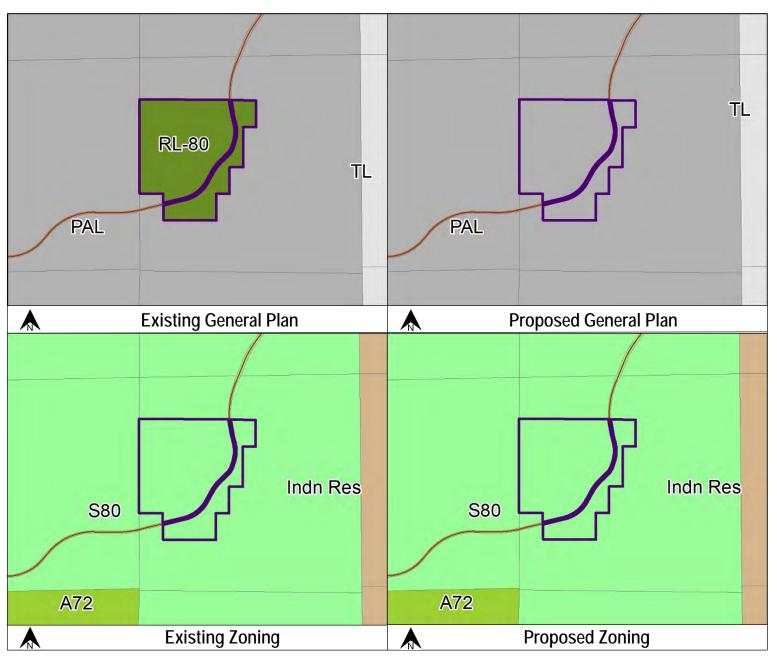
Development Designator Changes		
Existing	Proposed	
Density: 0.05	Density: (Remove)	
Reg Cat:	Reg Cat:	
Rural	No Jurisdiction	

- → high; → partially; - none
- Steep slope
- O Floodplain
- O Wetlands
- Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones
- O Trails







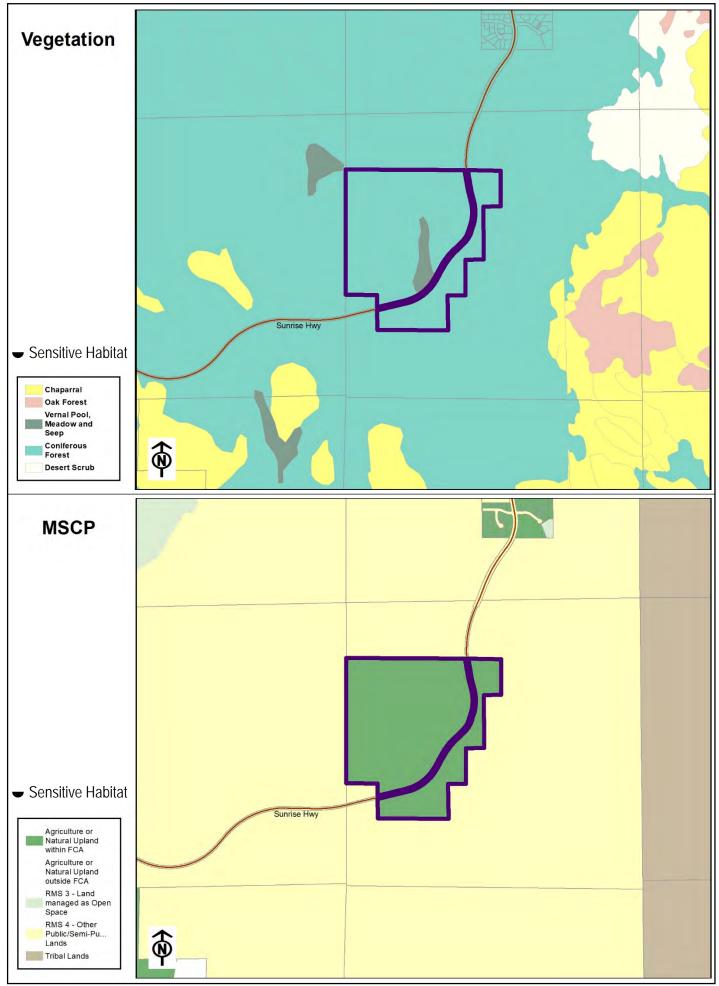


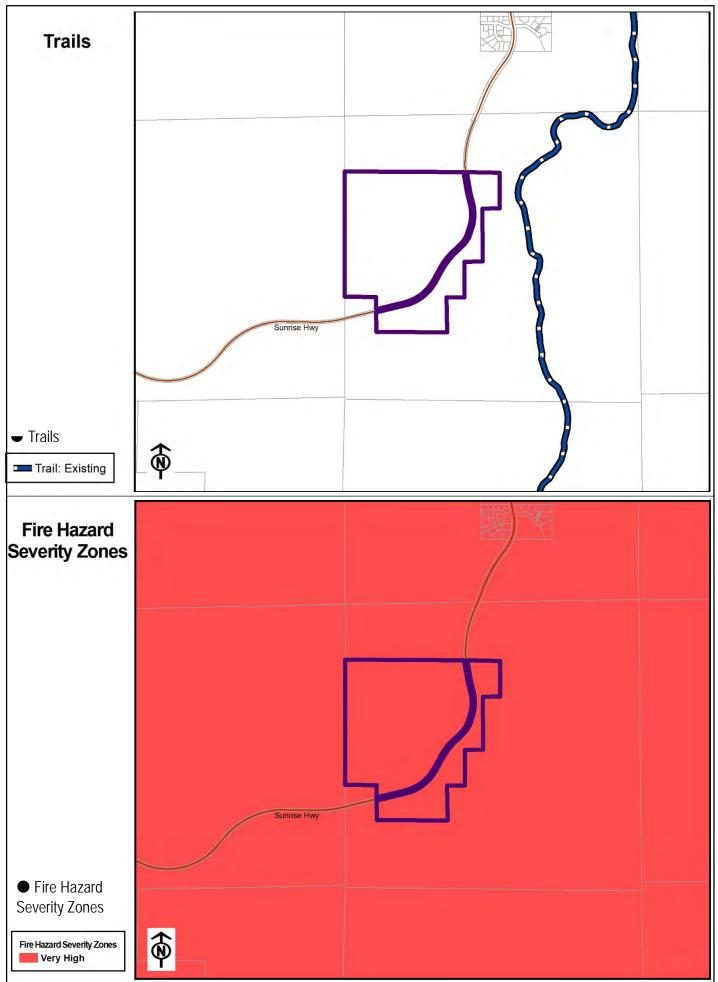
PV401 consists of one parcel that is 156.64 acres in total and is a proposed revision based on an ownership change. This parcel was donated to the Cleveland National Forest. In order to be consistent with federal ownership, the parcel must now be redesignated to Public Agency Lands (PAL) since it is no longer privately owned.

General Plan Consistency

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

• The parcels have been donated into the Cleveland National Forest, which is federally owned and one of the jurisdictions that should be designated as PAL according to page 3-17 of the Land Use Element.





RM402 (Ramona)

Basis for Change: Mapping error

Proposed Change: Redesignate one parcel from Village Residential 2.9 (VR-2.9) to Medium Impact Industrial (I-2)

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Ramona Mining & Manufacturing Corp

<u>Size</u>:

1 parcel (2.02 acres)

Location:

Located along Elm Street, north of Highway 78, and south of Laurel Street

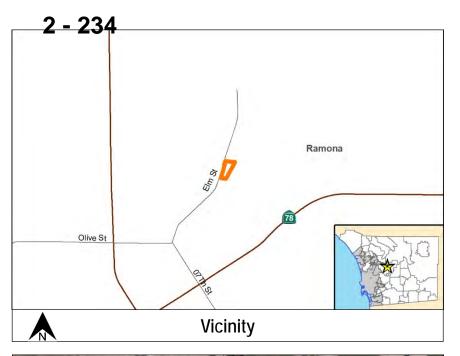
APNs: 280-125-06

General Plan		
Scenario	Designation	DU's
Existing	VR-2.9	5
Proposed	I-2	0
Change	1-2	U
GP Update	VR-2.9	5
Analyzed	V IX-2.9	ິນ

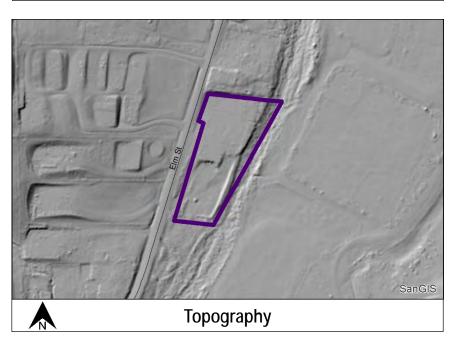
Zoning	
Existing	Proposed
M54	No change

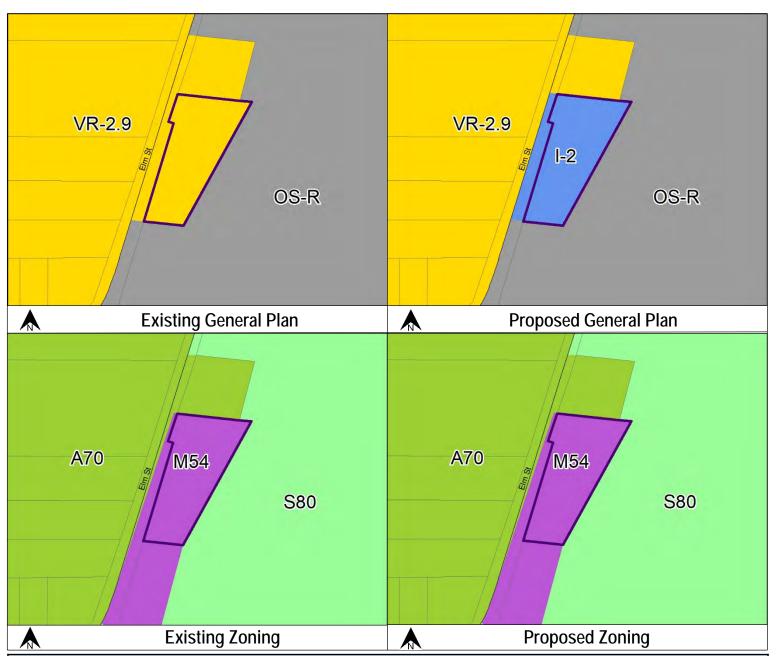
Development Designator Changes	
Existing Proposed	
N/A	N/A

- O Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- O Fire Hazard Severity Zones









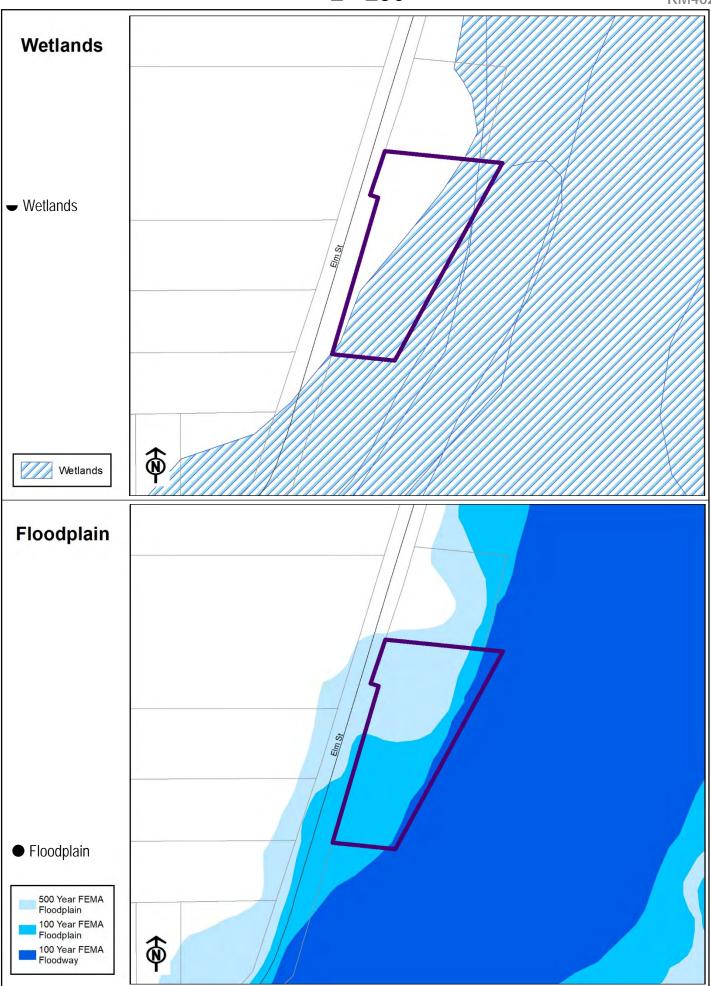
RM402 consists of a parcel that is 2.02 acres in total and is a proposed revision of mapping error. The historic General Plan (GP) designation is Intensive Agriculture 1 DU/4, 8 acres and the historic zoning is M54. The property was mistakenly redesignated to Village Residential 2.9 (VR-2.9) during the GP Update, but the zoning remained M54, creating an inconsistency. The property is located within the Village of Ramona and has been historically used for industrial for more than 50 years. The proposal is to make the GP and zoning consistent by redesignating one parcel from VR-2.9 to I-2.

General Plan Consistency

Policy LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

The I-2 designation is consistent with the General Plan based on the following:

- The parcel has historically been used for industrial for more than 50 years.
- The parcel is located within the Ramona Village and therefore is also consistent with Policy LU-10.4 regarding the intent of the General Plan to limit commercial and industrial uses within villages to minimize vehicle trips and environmental impacts.



RM403 (Ramona)

Basis for Change: Mapping Error

Proposed Change: Rezone a portion of

one parcel from RMV1 to RMV4

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Brencick Mark & Sonte-Brencick Lisa

Size:

1 parcel (1.30 acres)

<u>Location</u>: Partially located within Ramona Village just north of Montecito

Road and Ramona/16th Street

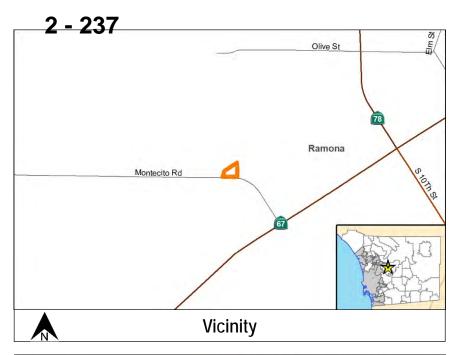
APNs: 281-093-17-00

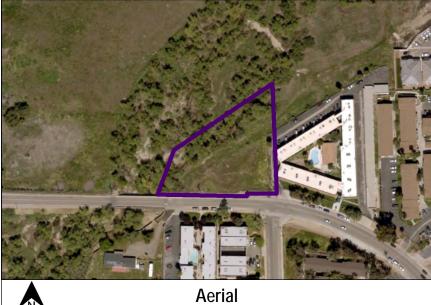
General Plan		
Scenario	Designation	DU's
Existing	VR-20, RL- 20	3
Proposed Change	No change	No change
GP Update Analyzed	VR-20, RL- 20	3

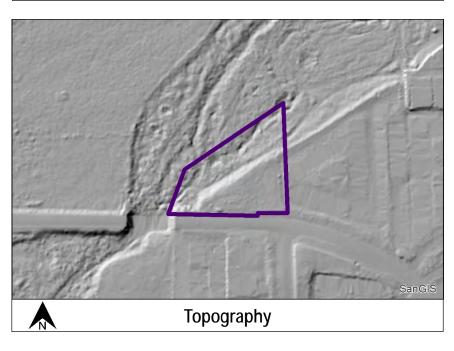
Zoning		
Existing	Proposed	
RMV1	RMV4 (por)	

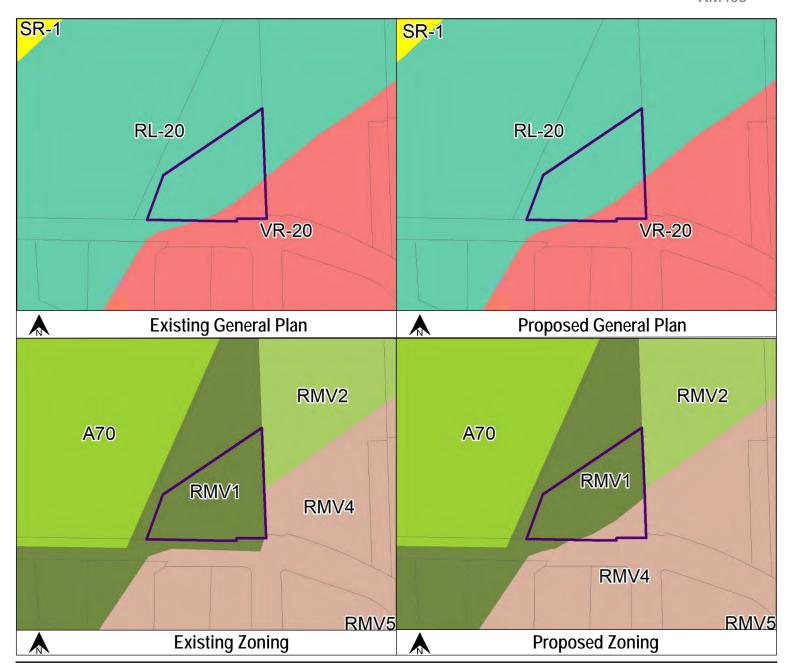
Development Designator Changes		
Existing Proposed		
N/A	N/A	

- → high; → partially; - none
- O Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- O Fire Hazard Severity Zones
- Trails









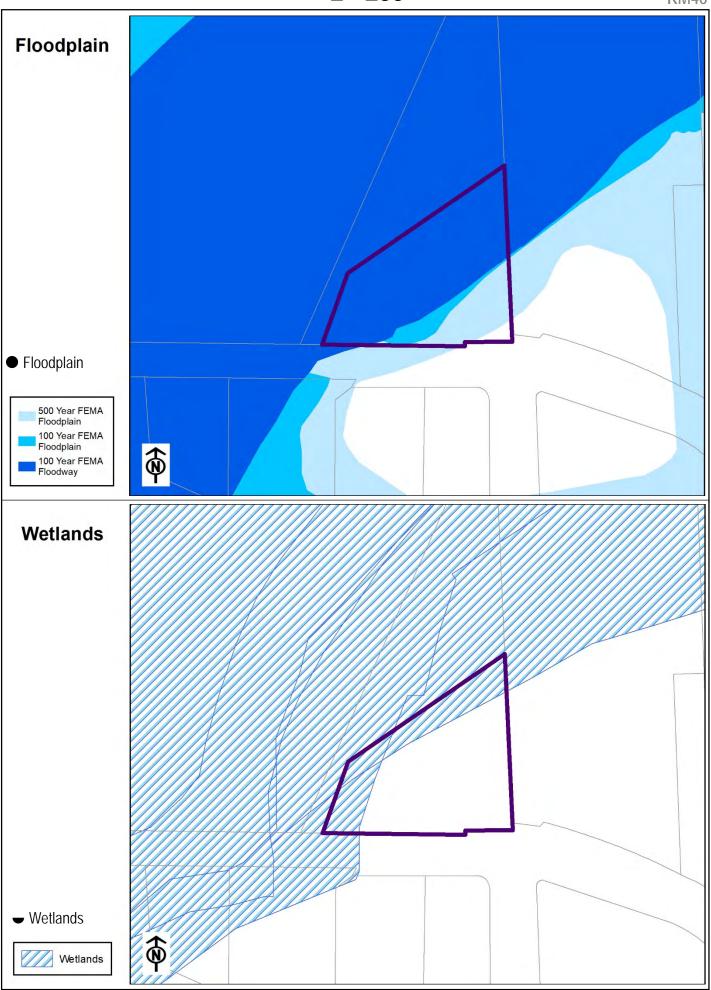
RM403 consists of 1 parcel that is 1.30 acres in total and is a proposed revision of a mapping error. The historic General Plan (GP) is Office Professional and the historic zoning is C31. The current GP is split between Rural Lands 20 (RL-20) and Village Residential 20 (VR-20). The flood zone restricts the RL-20 portion of the property. The current zoning is RMV1. The southeast corner of the property is designated as VR-20 and the zoning was mistakenly not changed during the GP Update. The proposal is to rezone the southeast corner from RMV1 to RMV4 (only the VR-20 portion of the parcel).

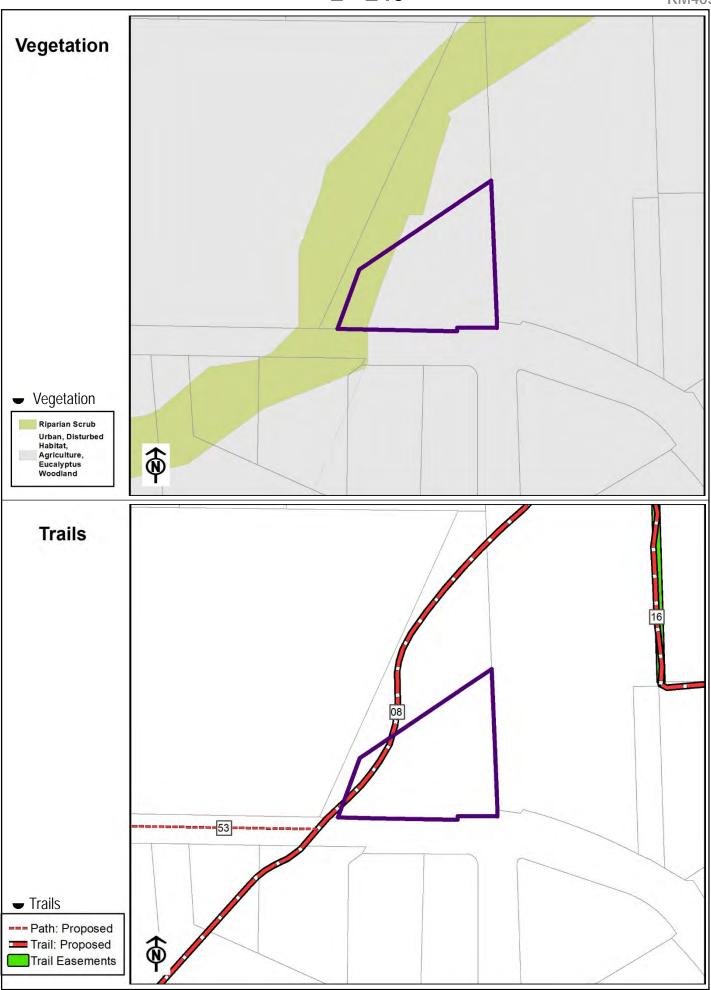
General Plan Consistency

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

The rezone 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 Ramona Village and surrounding uses.





SD401 (San Dieguito)

Basis for Change: Mapping Error

Proposed Change: Redesignate one parcel from Open Space-Conservation (OS-C) to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Olivenhain Municipal Water District

Size:

1 parcel (1.30 acres)

Location:

East of the City of Carlsbad, north of the City of Encinitas, and south of the City of San Marcos. Located south of San Elijo Road off of Summit Canyon Drive

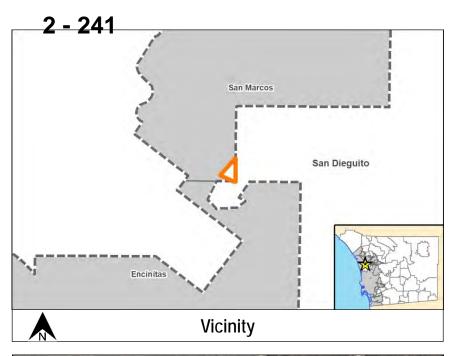
APNs: 223-081-06

General Plan		
Scenario	Designation	DU's
Existing	OS-C	0
Proposed	P/SP	0
Change	P/3P	U
GP Update	OS-C	0
Analyzed	U3-C	U

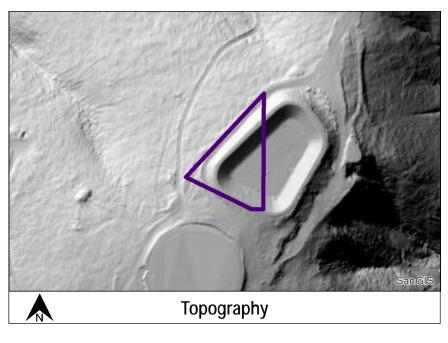
Zoning	
Existing	Proposed
S80	RR

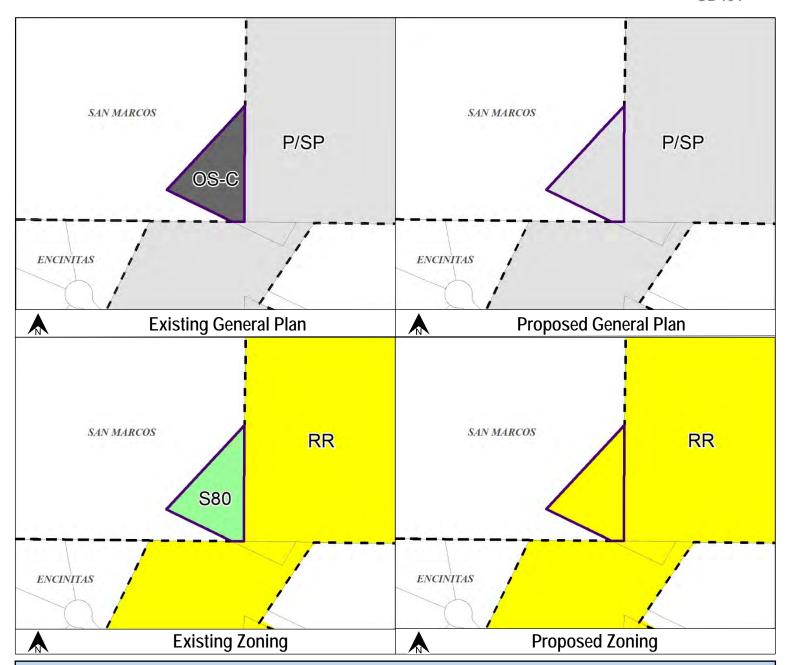
Development Designator Changes		
Existing Proposed		
Density: 0.25	Density: (Remove)	
Reg Cat:	Reg Cat:	
No Jurisdiction	Semi-Rural	

- Steep slope
- O Floodplain
- O Wetlands
- O Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones







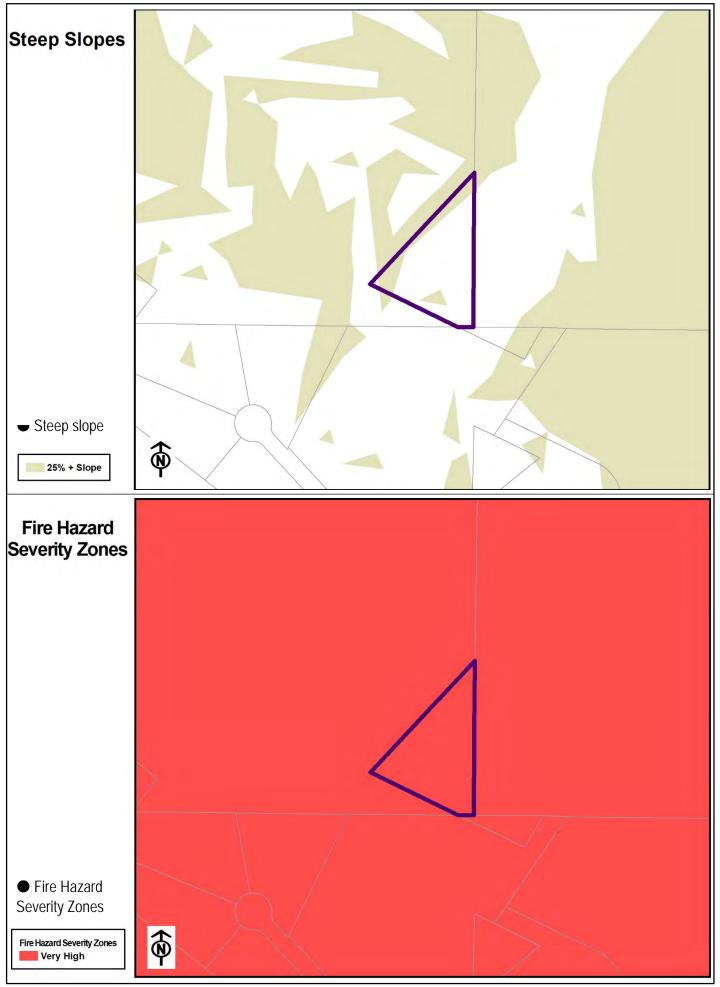


SD401 consists of one parcel that is 1.30 acres in total. This parcel was incorrectly designated as Open Space-Conservation (OS-C) in the General Plan Update. The property is owned by the Olivenhain Water District and the proposal is to designate the parcel from OS-C to Public/Semi-Public (P/SP) and rezone from S80 to RR. This will allow the parcel to be consistent with the adjacent properties and the General Plan.

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 P/SP Facilities according to page 3-17 of the Land Use element.



SD402 (San Dieguito)

Basis for Change: Ownership Change – conservancy group acquisition by Center for National Land Management (CNLM)

Proposed Change: Redesignate one parcel from Specific Plan Area (SPA) to Open Space-Conservation (OS-C) and rezone four parcels from RR to S80. Revise development designators for five parcels.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Center for Natural Lands Management Size:

8 parcels (436.22 acres)

Location:

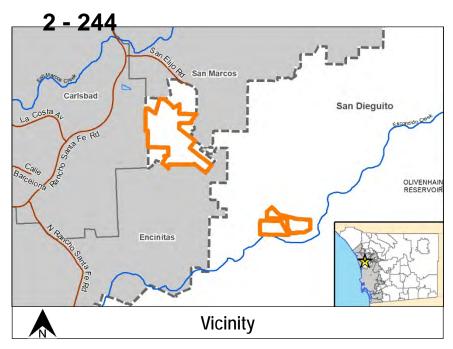
East of Rancho Santa Fe Road and South of San Elijo Road

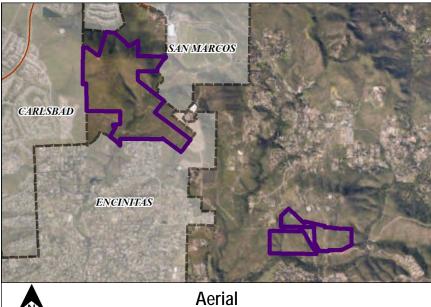
<u>APNs</u>: 264-111-12, 223-081-51, 223-072-01, 223-072-02, 223-070-29, 223-072-03, 223-070-19, 223-081-09

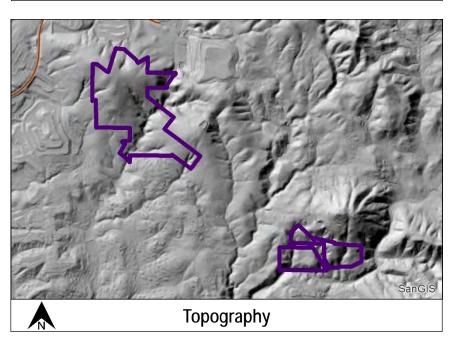
General Plan		
Scenario	Designation	DU's
Existing	SPA	0
Proposed Change	OS-C	0
GP Update Analyzed	SPA	0

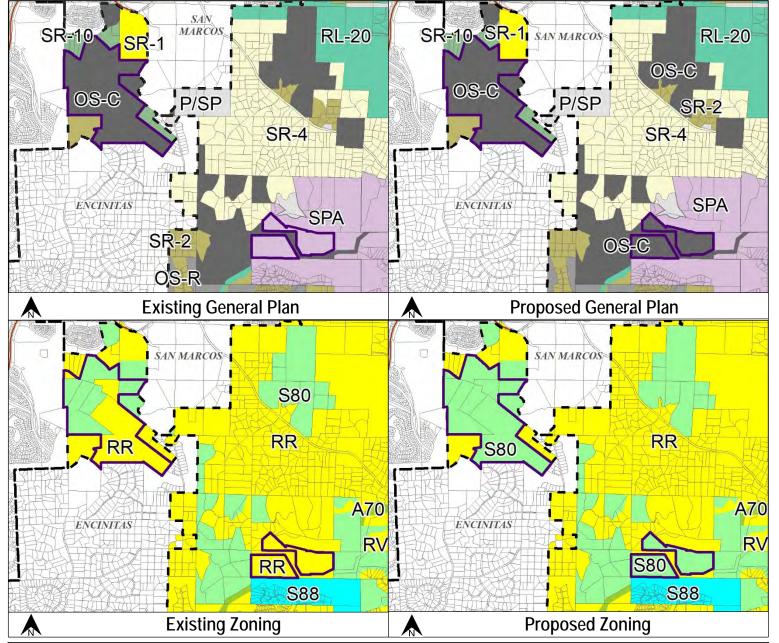
Zoning		
Existing	Proposed	
RR	S80	
Development Designator Changes		
Existing	Proposed	
Density: 0.5	Density: (Remove)	
Reg Cat:	Reg Cat:	
No Jurisdiction	Semi-Rural	
Dravalance of Cone	luo!olo	

- – high; partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails







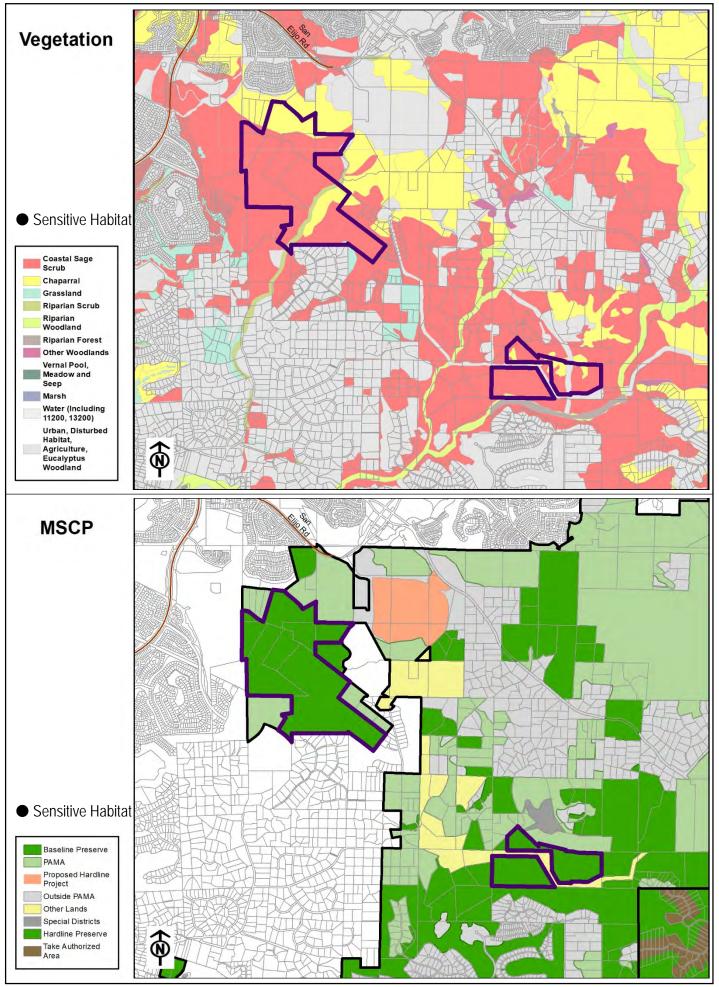


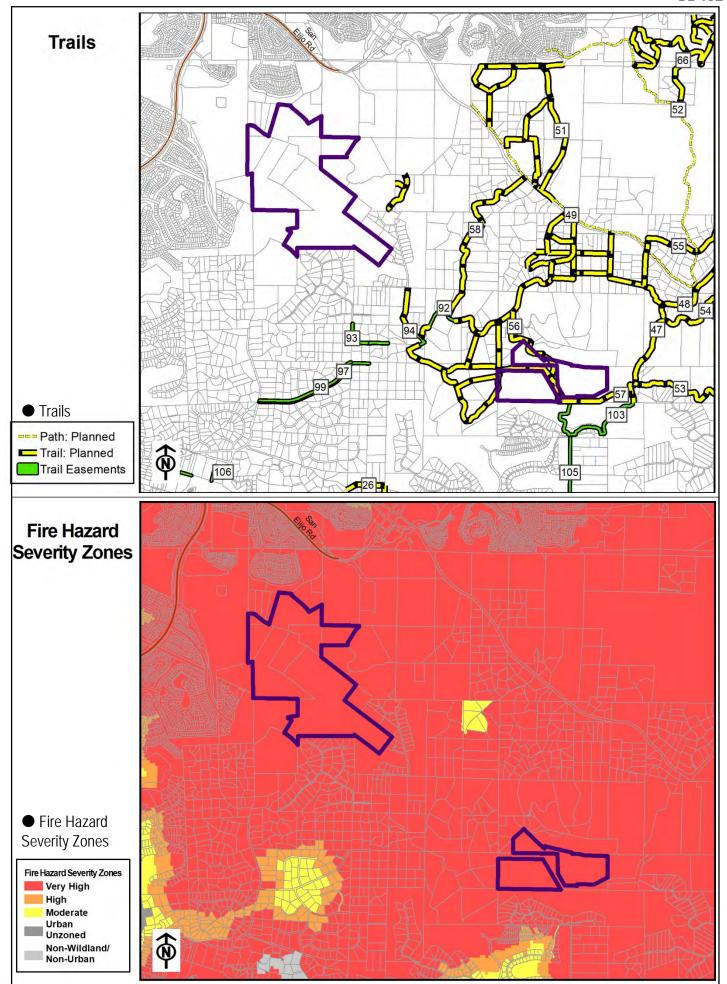
SD402 consists of eight parcels that are 436.22 acres in total. This is a proposed revision based on a change in ownership. The parcels were recently purchased by the Center for Natural Lands Management, a conservancy group, for the purpose of conservation. The proposal would redesignate one parcel from Specific Plan Area (SPA) to Open Space-Conservation (OS-C) and would rezone four parcels from RR to S80. The proposal would also remove density from the zone box and change the regional category from No Jurisdiction to Semi-Rural for 5 parcels (which was a mapping error from the General Plan Update).

General Plan Consistency

The OS-C designation is consistent with the General Plan based on the following:

- The parcels are owned by the Center for Natural Lands Management, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, 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.





SV401 (Spring Valley)

Basis for Change: Mapping Error

Proposed Change: Rezone a portion of

one parcel from RS to C36.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Jackson Family Trust

Size:

1 parcel (1.33 acres)

Location:

Off of Jamacha Road and east of Highway 125. Southwest of Sweetwater Lane Community Park

APNs: 584-510-08

General Plan		
Scenario	Designation	DU's
Existing	VR-7.3, GC	7
Proposed	No change	No
Change		change
GP Update	VR-7.3, GC	7
Analyzed	VK-1.3, GC	1

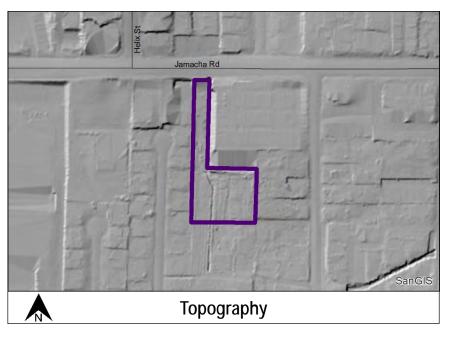
Zoning	
Existing	Proposed
C36, RS	C36, RS

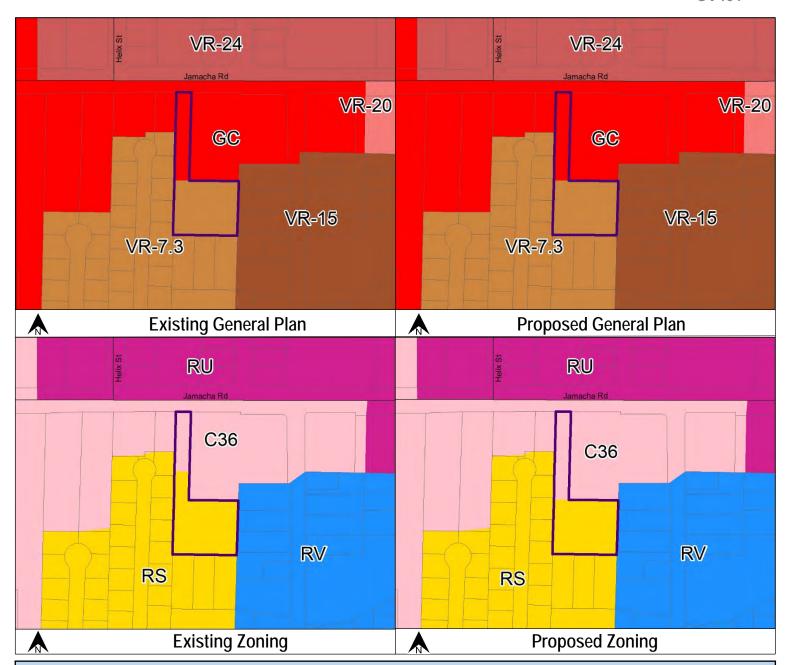
Development Designator Changes		
Existing Proposed		
Lot Size: 6,000	Lot Size: (None)	
Building Type: C	Building Type: W	
Setback: J	Setback: O	

- O Steep slope
- O Floodplain
- O Wetlands
- O Sensitive Habitat
- Agricultural Lands
- O Fire Hazard Severity Zones









SV401 consists of one parcel that is 1.33 acres in total and is a proposed revision of a mapping error from the General Plan (GP) Update. The parcel is in the shape of an upside down flag. The GP designation is split between General Commercial (GC) and Village Residential 7.3 (VR-7.3). During the GP Update, the GC designation was extended to cover the entire "pole" portion of the parcel. The "flag" portion remained VR-7.3. However, the zoning was mistakenly not changed from RS to C36 to match the GC designation. This creates an inconsistency since RS is inconsistent with GC. The proposal is to rezone the entire "pole" portion to C36. The development designators will be adjusted to match the rezone.

General Plan Consistency

The rezone to C36 is consistent with the General Plan based on the following:

- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, GC and C36 are consistent.
- The existing GC portion of the property is also zoned C36.

SV402 (Spring Valley)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Dictionary Hill
Preserve

Proposed Change: Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to Open Space Conservation (OS-C) and rezone from RS to S80.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

93 parcels (141.76 acres)

Location:

Dictionary Hill Preserve. Located east of Highway 125, north and west of Highway 54, and north of Sweetwater Reservoir

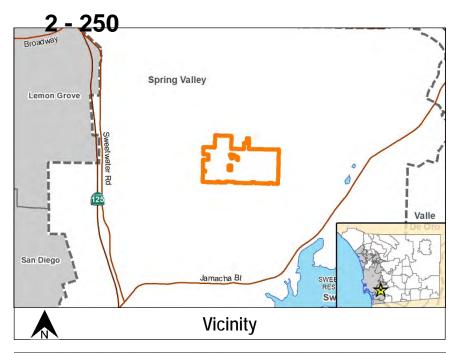
APNs: 579-034-26 (93 total)

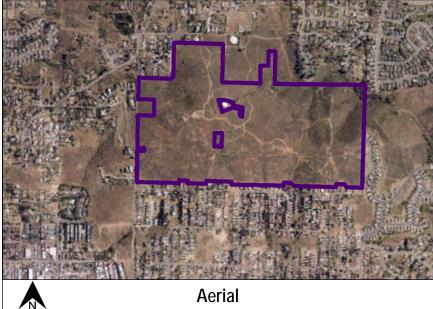
General Plan		
Scenario	Designation	DU's
Existing	SR-0.5	131
Proposed	OS-C	0
Change	03-0	
GP Update	SR-0.5	131
Analyzed	SK-0.5	

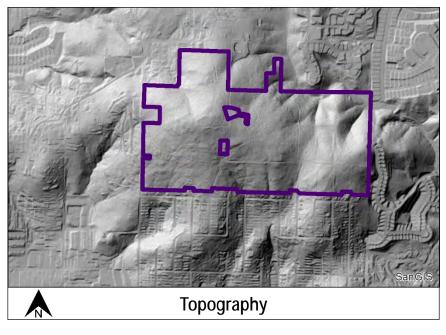
Zoning	
Existing	Proposed
RS	S80

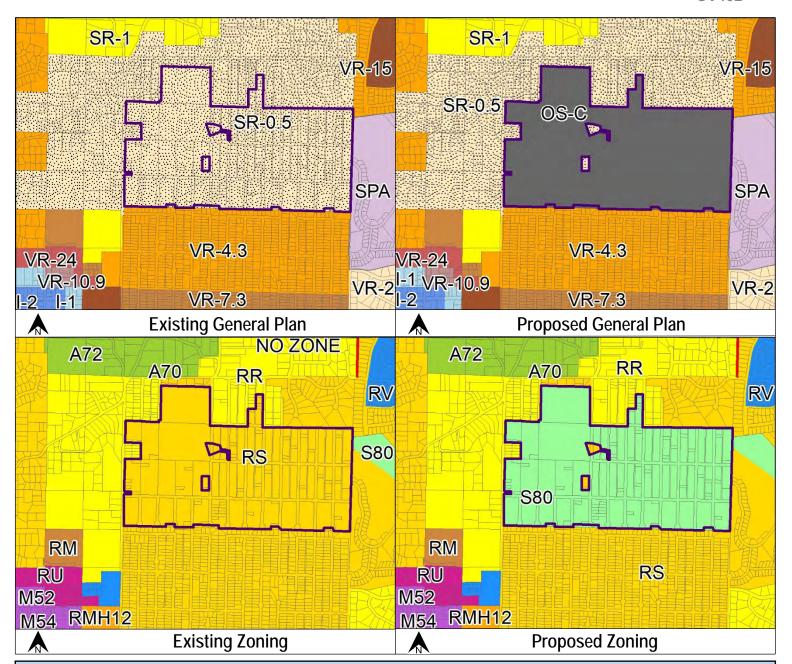
Development Designator Changes	
Existing	Proposed
N/A	N/A

- → high; → partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails









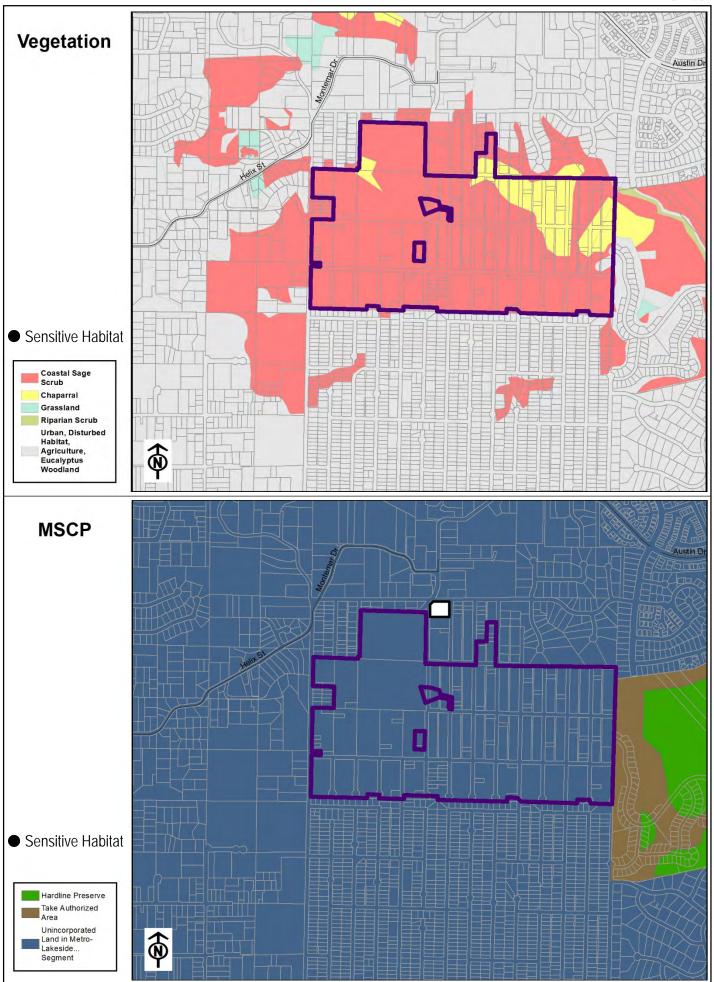
SV402 consists of 93 parcels that are 141.76 acres in total and a proposed revision based on a change in ownership. The parcels were acquired by the Department of Parks & Recreation (DPR). This acquisition is for the Dictionary Hill Preserve. The proposal is to redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to Open Space-Conservation (OS-C) and rezone from RS to S80.

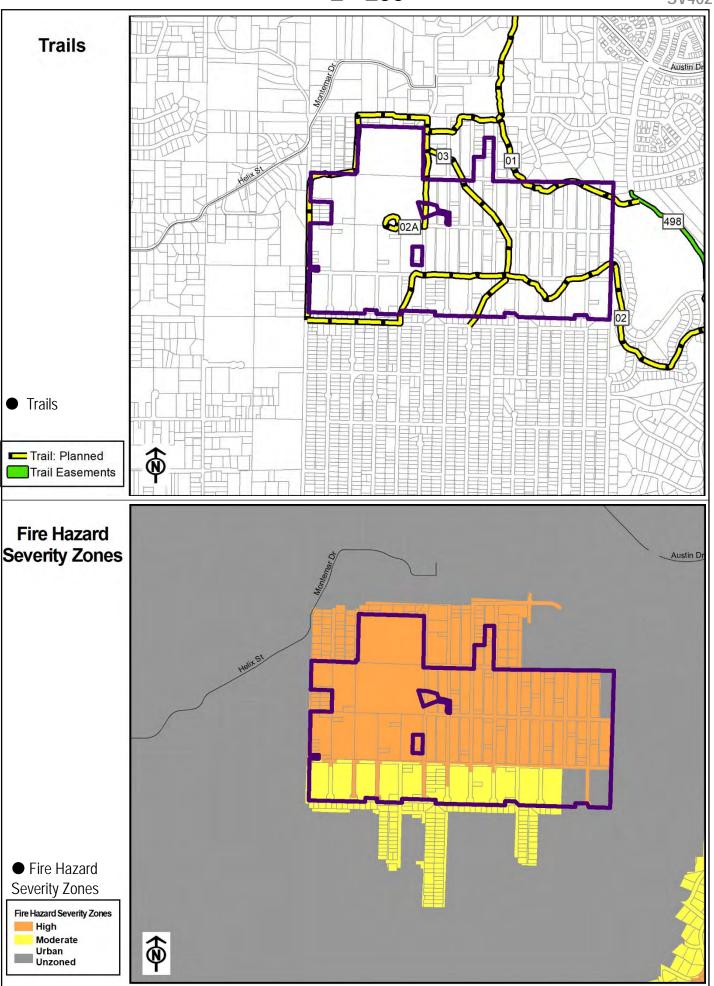
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

The OS-Cdesignation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are being acquired for open space.





VC401 (Valley Center)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Hellhole Canyon
Preserve

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

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

2 parcels (78.08 acres)

Location:

East of North Lake Wohlford Road and near Hellhole Canyon Preserve

APNs: 189-080-10, 189-080-11

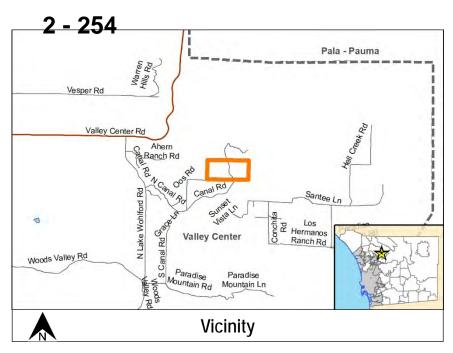
General Plan		
Scenario	Designation	DU's
Existing	RL-40	2
Proposed	OS-C	0
Change	U3-C	U
GP Update	RL-40	2
Analyzed	KL-40	2

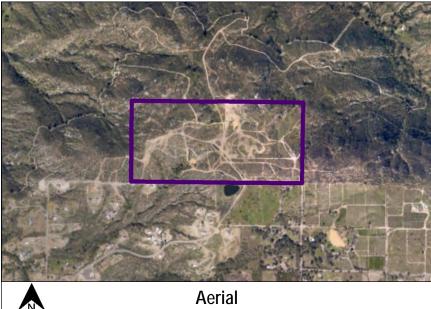
Zoning	
Existing	Proposed
A70	S80

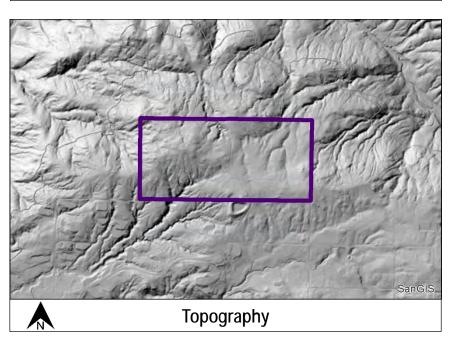
Development Designator Changes		
Existing	Proposed	
N/A	N/A	

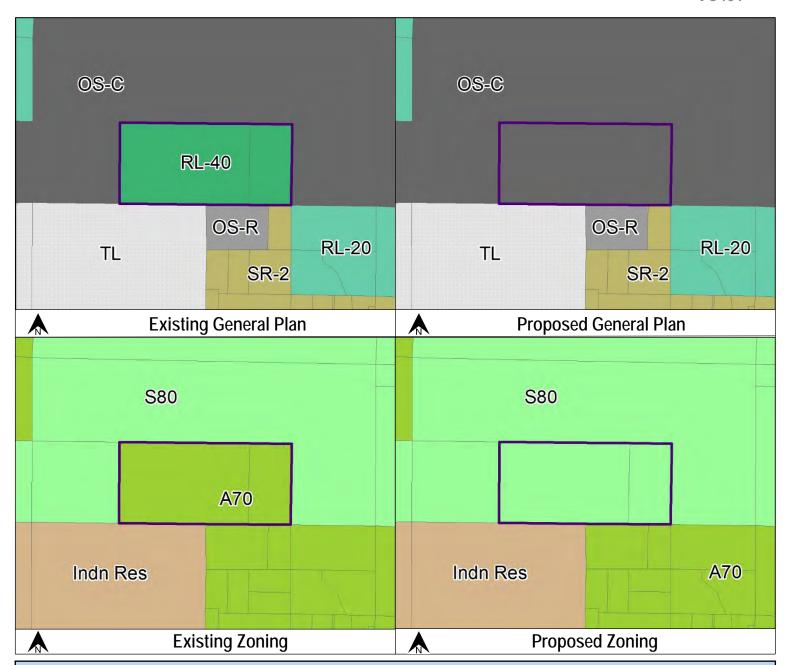
Prevalence of Constraints

- → high; → partially; - none
- Steep slope
- Floodplain
- O Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails









Description

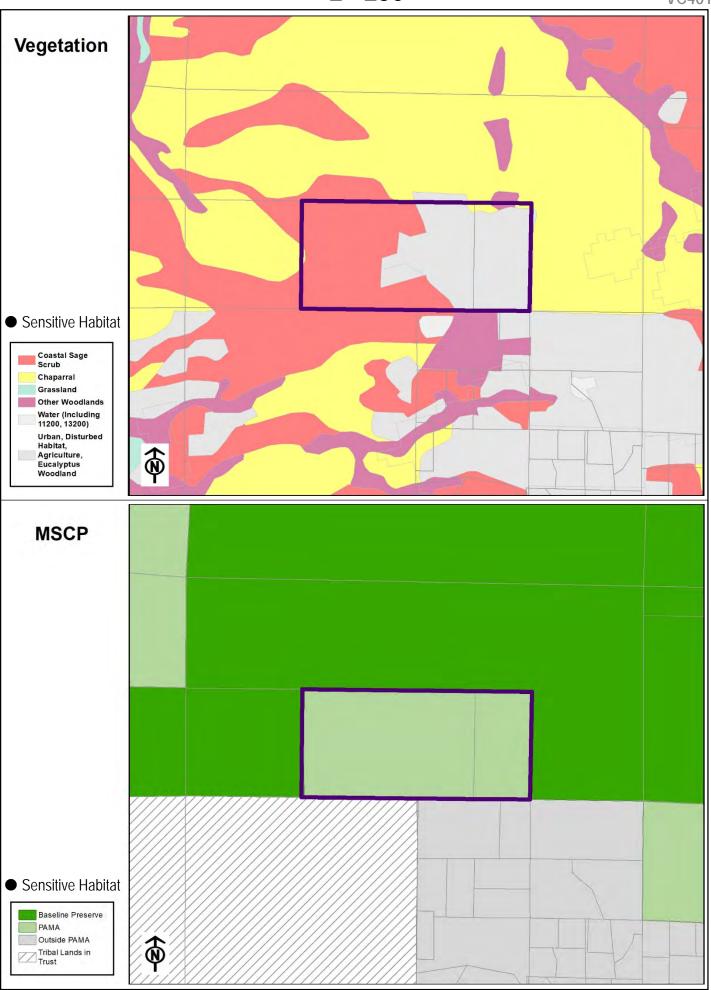
VC401 consists of two parcels that are 78.08 acres in total. The parcels were purchased by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural Lands 40 (RL-40) to Open Space-Conservation (OS-C) and the zoning from A70 to S80.

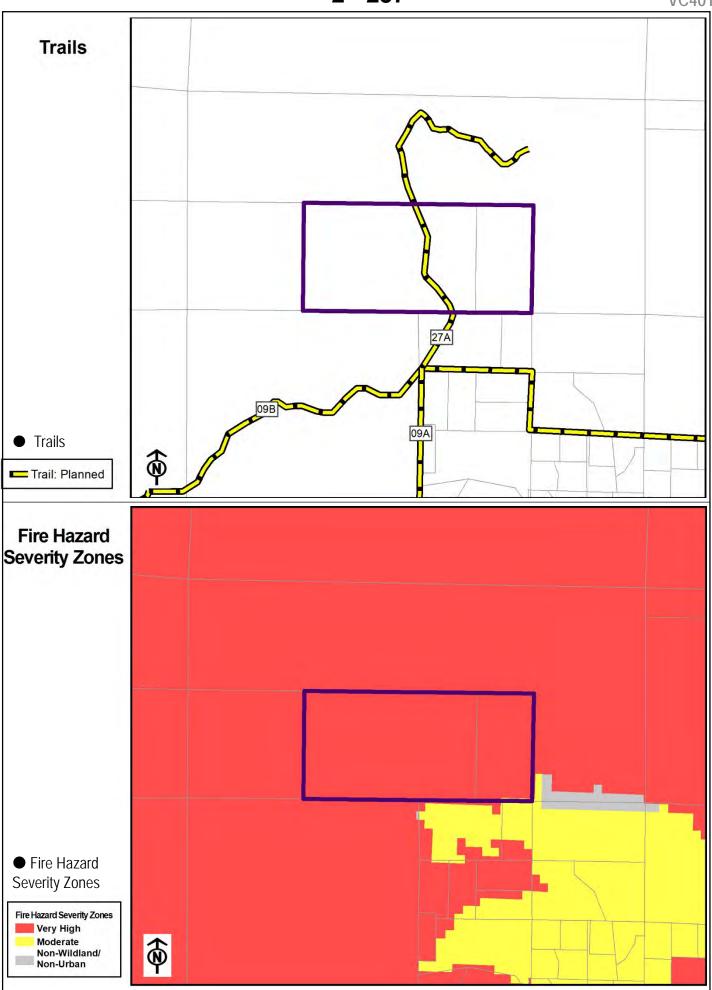
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space.





VC402 (Valley Center)

Basis for Change: Ownership Change

– Department of Parks & Recreation
(DPR) acquisition for Keys Creek
Preserve

Proposed Change: Redesignate one parcel from Semi-Rural 2 (SR-2) to Open Space Conservation (OS-C) and rezone from A70/RR to S80

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

County of San Diego

Size:

1 parcel (42.83 acres)

Location:

Northeast of Lilac Road and on Keys Creek Preserve

APNs: 185-201-33

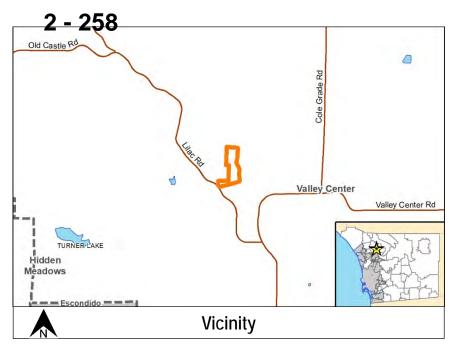
General Plan		
Scenario	Designation	DU's
Existing	SR-2	17
Proposed	OS-C	
Change	03-0	U
GP Update	SR-2	17
Analyzed	SK-2	17

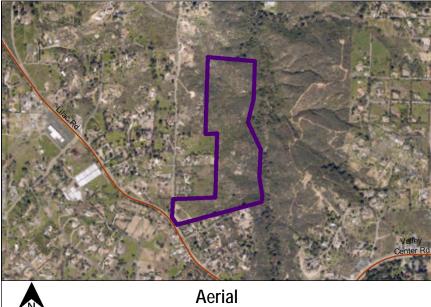
Zoning	
Existing	Proposed
A70, RR	S80

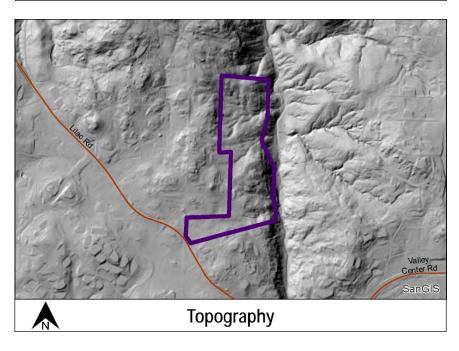
Development Designator Changes	
Existing	Proposed
N/A	N/A

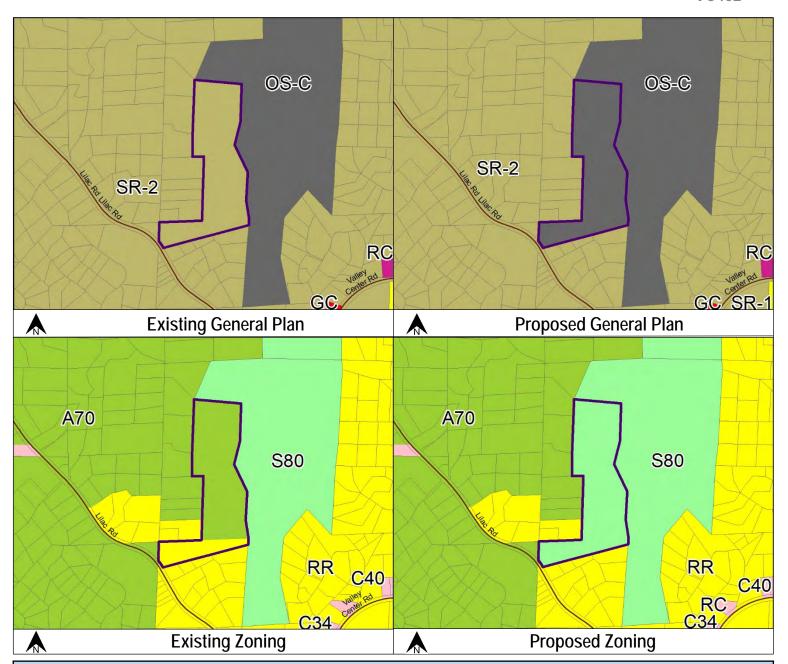
Prevalence of Constraints

- → high; → partially; - none
- Steep slope
- O Floodplain
- O Wetlands
- Sensitive Habitat
- O Agricultural Lands
- Fire Hazard Severity Zones
- O Trails









Description

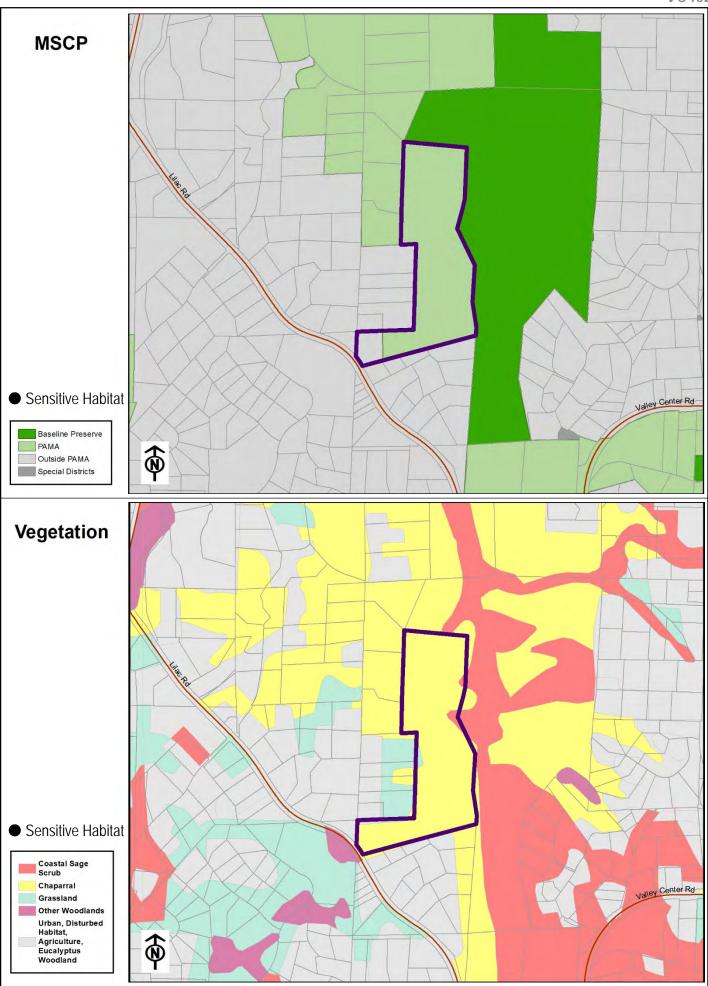
VC402 consists of one parcel that is 42.83 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). This acquisition is a part of Keys Creek Preserve. The proposal is to redesignate 1 parcel acquired by DPR from Semi-Rural 2 (SR-2) to Open Space-Conservation (OS-C) and rezone from A70 and RR to S80.

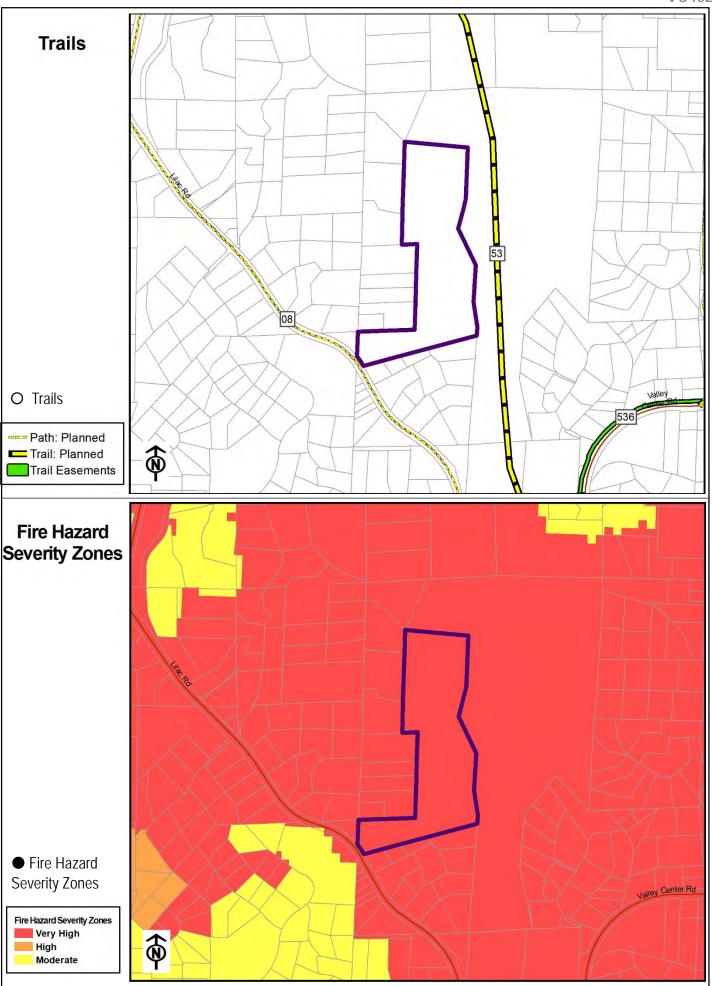
General Plan Consistency

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 all wildlife to travel throughout their habitat ranges.*

The OS-Cdesignation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space for Keys Creek Preserve.





VC404 (Valley Center)

Basis for Change: Ownership Change – acquisition for Star Valley Park

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

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:

Valley Center Parks Recreation Special District

Size:

3 parcels (43.49 acres)

Location:

South of Vesper Road, north of Valley Center Road, and west of Mactan Road

<u>APNs</u>: 188-290-70, 188-290-71, 188-

290-14

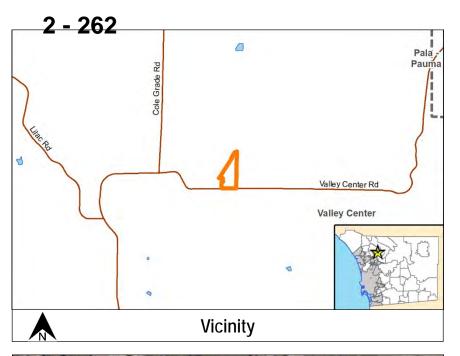
General Plan		
Scenario	Designation	DU's
Existing	SR-4	10
Proposed	OS-R	0
Change	U3-K	0
GP Update	SR-4	10
Analyzed	3K-4	10

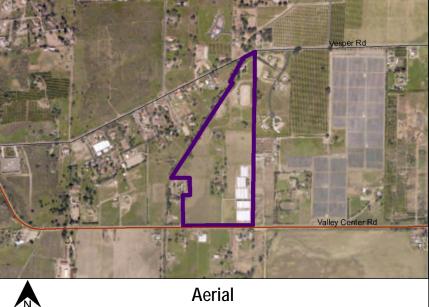
Zoning	
Existing	Proposed
A70	S80

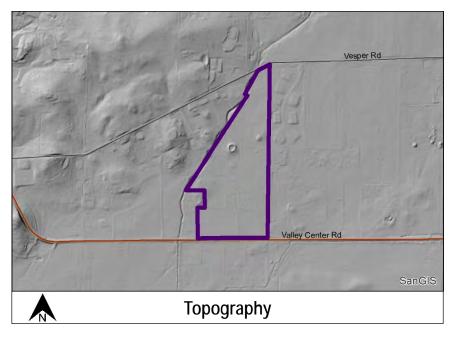
Development Designator Changes	
Existing Proposed	
N/A	N/A

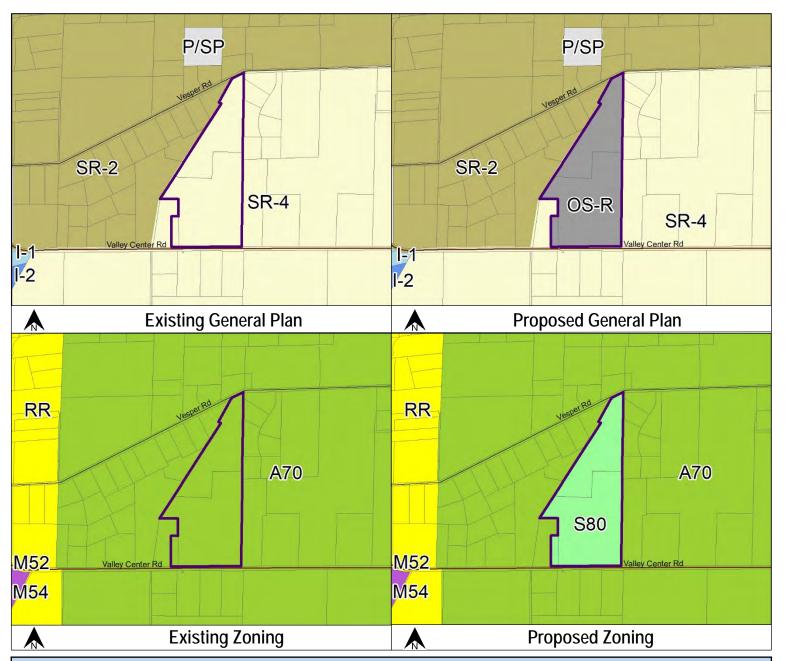
Prevalence of Constraints

- → high; → partially; - none
- O Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- O Trails









Description

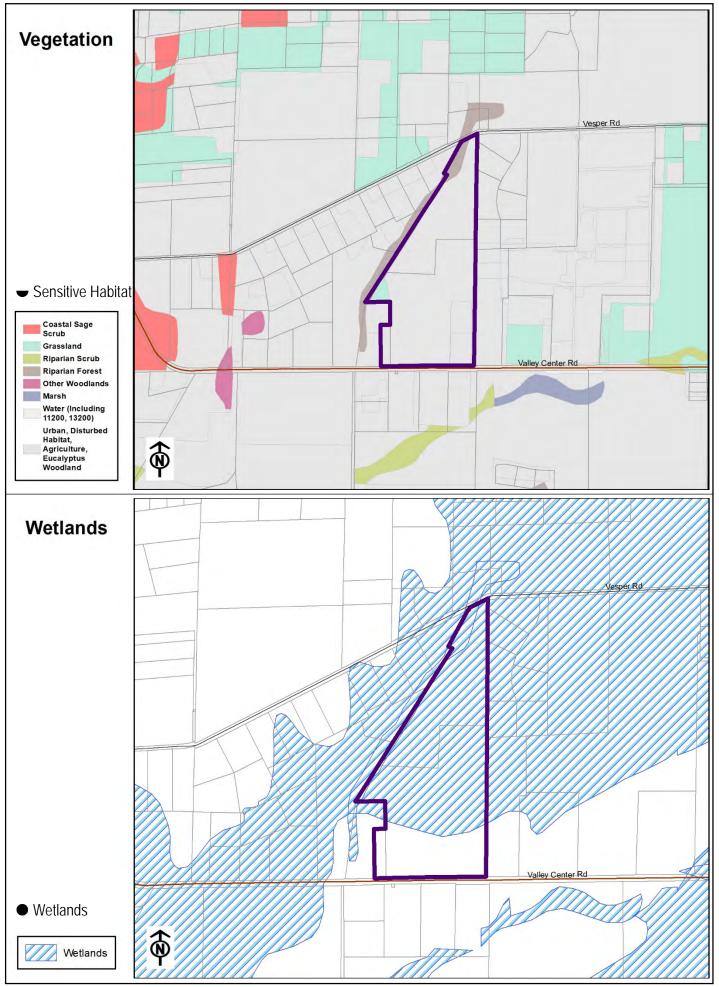
VC404 consists of three parcels that are 43.49 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Valley Center Parks Recreation Special District for the purposes of an active park. The proposal is to redesignate 3 parcels from Semi-Rural 4 (SR-4) to Open Space-Recreation (OS-R) and to rezone from A70 to S80.

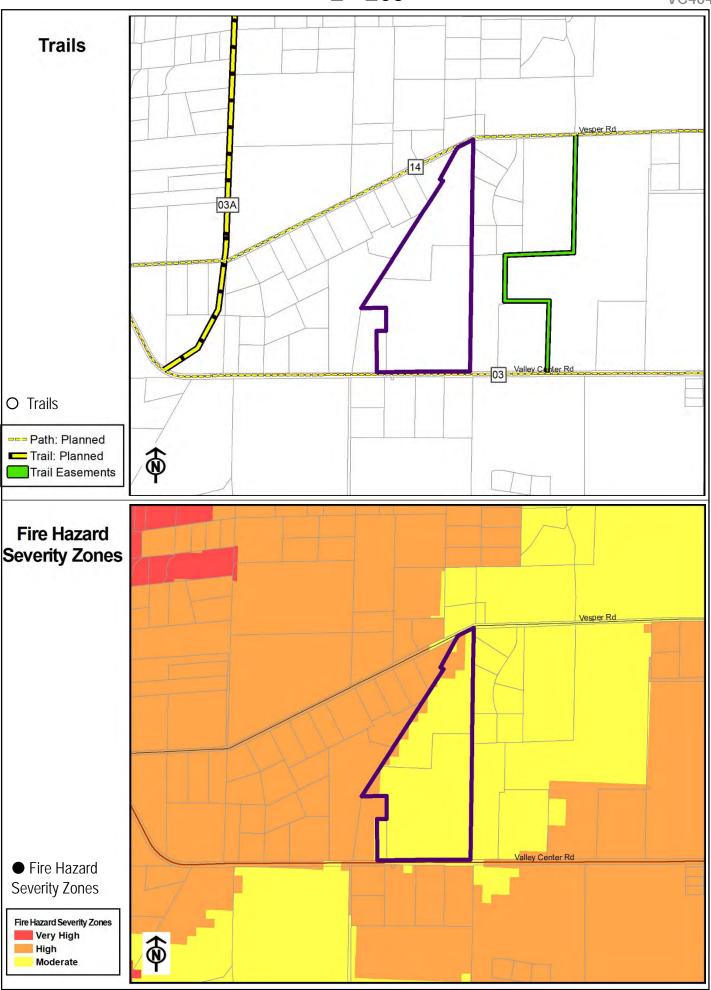
General Plan Consistency

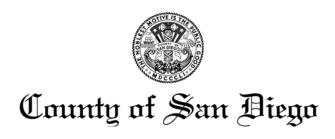
Policy COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

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

- This acquisition provides Open Space Recreation acreage for Valley Center
- The additional acreage is planned for active recreational use







MARK WARDLAW

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 Fax (858) 694-2555

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

September 13, 2019

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 2019 GENERAL PLAN CLEAN-UP GPA 18-006; REZ 19-003; ER LOG NO. PDS2019-ER-19-00-002

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

- 2 -

September 13, 2019

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 fourth to be processed since the adoption of the updated General Plan in 2011.

Project Changes

Similar to the General Plan Update, the proposed 2019 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 designations; text revisions to the Land Use Element, Housing Element, Mobility Element, and Safety Element; corrections to the Mobility Element Network Appendix, and community plan text corrections. 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 2019 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 13, 2019

- 3 -

September 13, 2019

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 2019 General Plan Clean-Up; GPA 18-006; REZ 19-003; ER Log No. PDS2019-ER-19-00-002

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 2019 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 available at http://www.sandiegocounty.gov/pds/gpupdate/environmental.html.

- 4 -

September 13, 2019

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?

ES	-	-	NO
\boxtimes			

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 fourth 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 designations; text revisions to the Land Use Element, Housing Element, Mobility Element, and Safety Element; corrections to the Mobility Element Network Appendix, and community plan text corrections. The proposed changes are described in more detail below.

Land Use Map and Zoning Changes

Changes to the General Plan's Land Use Map and/or Zoning regulations result primarily from ownership changes, mapping errors, or internal clarifications and inconsistencies. There are a total of 28 Land Use Map and Zoning changes which will result in a net loss of 395 potential dwelling units based on an analysis of the General Plan density calculations.

Seventeen are items that involve ownership changes (5,241 acres total). Of these, eleven involve open space acquisitions by the County's Department of Parks and Recreation (2,297 acres), three involve open space acquisitions by the Endangered Habitats Conservancy (2,013 acres), three involve open space acquisitions by the Center for Natural Land Management (774 acres) and one involves an acquisition for the Cleveland National Forest (157 acres). These ownership changes account for a reduction in 398 dwelling units. The County's Department of Parks and Recreation

- 5 -

September 13, 2019

acquisitions are located in Alpine (255 acres), Bonsall (63 acres), Hidden Meadows (669 acres), Lakeside (164 acres), North Mountain (831 acres), Pala Pauma (10 acres), Spring Valley (142 acres) and Valley Center (306 acres). The Endangered Habitats Conservancy acquisitions are located in Alpine (12 acres), Crest Dehesa (1760 acres), and Jamul-Dulzura (242 acres). The Center for Nature Lands Management acquisitions are located in Lakeside (338 acres) and San Dieguito (436 acres). The Cleveland National Forest acquisition is located in Pine Valley (157 acres).

There are 10 items that involve the correction of mapping errors. Three of these contain zoning development designator errors, two contain mapping errors related to ownership, and five contain zoning regulations that are inconsistent with their respective General Plan land use designations. These mapping errors are in the communities of Jamul-Dulzura, Lakeside, North County Metro, Pala Pauma, Ramona, San Dieguito, and Spring Valley. 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 JD401 is a mapping error change which would result in an increase of eight dwelling units. Overall, the mapping error corrections would result in an increase of three dwelling units.

There is one item that involves an internal clarification and inconsistency. This item is in Lakeside and would not result in an increase or decrease of any dwelling units.

Thus, given the reduction of 403 units due to ownership changes and increase of 8 units due to mapping error corrections, the overall net reduction is 395 units.

General Plan Text Revisions

The current Clean-Up includes five changes to the Land Use Element, Housing Element, Mobility Element, and Safety Element. Two changes to the Land Use Element involve the removal of a footnote referencing a change that has already occurred and the addition of a clause related to emergency housing during a natural disaster. The change to the Housing Element involves the correction of a mathematical error and update to reflect a Board approved project in one of the housing element tables. The change to the Mobility Element adds a clause clarifying implementation of road and bicycle classifications. Finally, the change to the Safety Element clarifies language regarding the Hazard Mitigation Plan.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location and characteristics of the County road and bicycle network. Four corrections are proposed for the Mobility Element Network Appendix. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro.

Community/Subregional Plans

- 6 -

September 13, 2019

Significance

There is one revision to the Ramona Community Plan that involves the correction of a typographical error.

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 ☐ Air Quality Resources ☐ Biological Resources ☐ Cultural Resources ☐ Geology & Soils ☐ Greenhouse Gas ☐ Hazards & Haz Materials ☐ Hydrology & Water **Emissions** Quality ☐ Land Use & Planning ☐ Mineral Resources ☐ Noise ☐ Population & Housing ☐ Public Services ☐ Recreation ☐ Transportation/Traffic ☐ Utilities & Service

Systems

- 7 -

September 13, 2019

DETERMINATION:On the basis of this a

on the ⊠	No substantial changes are proposed in the project	
	changes in the circumstances under which the project	ct will be undertaken that will
	require major revisions to the previous EIR due to the	the involvement of significant
	new environmental effects or a substantial increase	in the severity of previously
	identified significant effects. Also, there is no "ne	w information of substantial
	importance" as that term is used in CEQA Guid	delines Section 15162(a)(3).
/	Therefore, the previously certified EIR is adequated ADDENDUM. No substantial changes are proposed in the project	
	changes in the circumstances under which the project	ct will be undertaken that will
	require major revisions to the previous EIR or NE	O due to the involvement of
	significant new environmental effects or a substanti	al increase in the severity of
	previously identified significant effects. Also, then	e is no "new information of
	substantial importance" as that term is used in	
	15162(a)(3). Therefore, because the project is a residuith, and pursuant to, a Specific Plan with an EIR con	dential project in conformance
	the project is exempt pursuant to CEQA Guidelines S	Section 15182
	Substantial changes are proposed in the project or t	here 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 inv	olvement of significant new
	environmental effects or a substantial increase in	the severity of previously
	identified significant effects. Or, there is "new importance," as that term is used in CEQA Guid	Information of substantial
	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 to	here are substantial changes
	in the circumstances under which the project will be major revisions to the previous ND or EIR due to the i	
	environmental effects or a substantial increase in	
	identified significant effects. Or, there is "new	information of substantial
	importance," as that term is used in CEQA Guid	delines Section 15162(a)(3).
	Therefore, a SUBSEQUENT or SUPPLEMENTAL EI	R is required.
Ja	sh Marul	September 13, 2019
Signature		Date
Josh	Menvielle	Project Manager
Printed Name		Title

- 8 -

September 13, 2019

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:

- 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.

- 9 -

September 13, 2019

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?



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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

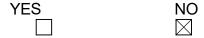
When compared to the project analyzed in the General Plan Final Program EIR, the proposed 2019 General Plan Clean-Up changes would result in a reduction in development potential. The changes would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the Final EIR would be required.

- 10 -

September 13, 2019

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))?



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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. 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 subcategories 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

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 11 -

September 13, 2019

ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES NO ⊠

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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

- 12 -

September 13, 2019

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?



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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. The County's Department of Parks and Recreation acquisitions are located in Alpine (255 acres), Bonsall (63 acres), Hidden Meadows (669 acres), Lakeside (164 acres), North Mountain (831 acres), Pala Pauma (10 acres), Spring Valley (142 acres) and Valley Center (306 acres). The Endangered Habitats Conservancy acquisitions are located in Alpine (12 acres), Crest Dehesa (1760 acres), and Jamul-Dulzura (242 acres). The Center for Nature Lands Management acquisitions are located in Lakeside (338 acres) and San Dieguito (436 acres). The Cleveland National Forest acquisition is located in Pine Valley (157 acres).

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.

These properties feature a range of natural vegetation communities, including chaparral,

coastal sage scrub, riparian, and grassland.

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 subcategories 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

- 13 -

September 13, 2019

significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

<u>V. CULTURAL RESOURCES</u> -- 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 NO ⊠

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 5,241 acres to Open Space-Conservation. The overall estimated potential dwelling units associated with the properties would be reduced by 395 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?

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 14 -

September 13, 2019

YES NO ⊠

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 5,241 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.

<u>VII.</u> <u>GREENHOUSE GAS EMISSIONS</u> -- 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 NO ⊠

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 net decrease of 395 dwelling units. Of the eight 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 eight dwelling units. Even though one change would increase the potential dwelling units by eight, the overall net change from the Clean-Up would result in a net decrease of 395 dwelling units compared to the existing General Plan. This decrease in potential dwelling units would result in an incremental decrease in GHG emissions. Thus, the proposed General Plan Clean-Up would accommodate less residential development in the unincorporated County, which would result in less GHG emissions. Although, impacts would be lessened due to the reduction in allowable residential density as compared to the existing General Plan, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 15 -

September 13, 2019

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.

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 NO ⊠

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 16 -

September 13, 2019

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 aguifer 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 offsite; 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 NO ⊠

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 17 -

September 13, 2019

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 NO ⊠

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 NC □ ⊠

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.

Due to various acquisitions of land by the County and conservancy groups, the proposed General Plan Clean-Up includes changing the existing General Plan designation of 5,241

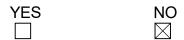
- 18 -

September 13, 2019

acres to Open Space-Conservation. It is not anticipated that mining activities would occur within lands acquired for open space conservation. The General Plan Clean-Up could potentially result in the loss of mineral resources availability. 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?



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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

2019 General Plan Clean-Up GPA 18-006; REZ 19-003 - 19 -

September 13, 2019

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.

<u>XIII. POPULATION AND HOUSING</u> -- 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 NO ⊠

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 5,241 acres to Open Space-Conservation; these properties were previously acquired by the County or conservancy groups. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 NO ⊠

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.

- 20 -

September 13, 2019

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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?



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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

- 21 -

September 13, 2019

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)?



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 four corrections. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro. 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

- 22 -

September 13, 2019

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 NO

Since the previous EIR for The General Plan Update 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.

Tribal consultation was initiated on April 11, 2019. A total of 25 tribes (Agua Caliente, Barona, Campo, Ewiiaapaayp, 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. Responses were received from seven tribes (Agua Caliente, Campo, Pauma, Pechanga, Rincon, San Luis Rey, Santa Ysabel). Agua Caliente identified that the project is not within their Traditional Use Area and deferred to the other tribes. Staff met with Pauma, Pechanga, Rincon, Santa Ysabel, and San Luis Rey. No issues were raised by the tribes during consultation. Requested information has been provided to the tribes and consultation conclusion has been requested. Rincon concluded consultation on August 8, 2019. To date, staff has not received confirmation of consultation conclusion from Pauma, Pechanga, Santa Ysabel or San Luis Rey. In addition, staff have not met with the Campo tribe. Two meetings were scheduled and both were missed by the Campo tribe. Consultation is ongoing and staff will continue consultation with the tribes.

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

- 23 -

September 13, 2019

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?



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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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)?

- 24 -

September 13, 2019

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

YES NO ⊠

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 395 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, 3, and 4)
- 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.

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

September 13, 2019

- 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

- 26 -

September 13, 2019

Attachment A Overview of General Plan Clean-Up Changes

Table 1 - Overview of Land Use Map and Zoning Changes

ID	Proposed Change
Alpine AL401	Ownership Change – Department of Parks & Recreation (DPR) acquisition for Peutz Valley. Redesignate four parcels from Semi-Rural-4 (SR-4) to Open Space Conservation (OS-C) and rezone from A70 to S80.
Alpine AL402	Ownership Change – Conservancy group acquisition by Endangered Habits Conservancy (EHC). Redesignate three parcels from Semi-Rural 1 (SR-1) to OS-C and rezone from A70 to S80.
Bonsall BO401	Ownership Change – DPR acquisition for San Luis Rey River Park. Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space – Recreation (OS-R) and rezone from A70, RR, and C36 to S80.
Crest Dehesa CD401	Ownership Change – Conservation group acquisition by EHC. Redesignate 42 parcels to OS-C and rezone to S80.
Hidden Meadows HM401	Ownership Change – DPR acquisition for Open Space. Redesignate 14 parcels from Specific Plan Area (SPA) to OS-C and rezone from S88/A70 to S80.
Jamul Dulzura JD401	Mapping Error – Private parcels are designated as PAL. Redesignate four parcels from PAL to SR-1 and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.
Jamul Dulzura JD402	Ownership Change – Conservancy group acquisition by EHC. Redesignate four parcels from RL-40 to OS-C and rezone from A70 to S80.
Lakeside LS401	Ownership Change – DPR acquisition for Sycamore/Goodman Ranch. Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.
Lakeside LS403	Ownership Change – DPR acquisition for Lakeside Linkage Preserve. Redesignate one parcel from Village Residential 4.3 (VR-4.3) and SR-4 to OS-C. Rezone from RR and RS to S80.
Lakeside LS404	Internal Clarification and Inconsistency – Zoning inconsistent with historical use of the property Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

- 27 -

-006, REZ 19-00	
ID	Proposed Change
Lakeside LS405	Mapping Error – Building Type is inconsistent with General Plan designation. Change Building Type "C" to "K" and Special Area Regulations (SAR) from none to "C" for two parcels.
Lakeside LS406	Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM). Redesignate eight parcels from SPA, VR-4.3, and SR-4 to OS-C and rezone from RS and RR to S80.
Lakeside LS407	Mapping Error – Regional Category not consistent with General Plan. Change the Regional Category from No Jurisdiction to Semi-Rural for 531 parcels.
North County Metro NCM401	Mapping Error – Minimum lot size is inconsistent with General Plan designation. Reduce the minimum lot size from "15,000 sf" to "10,000 sf" for 32 parcels.
North County Metro NCM402	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone five parcels from RR to RV.
North Mountain NM401	Ownership Change – DPR acquisition for Santa Ysabel Preserve. Redesignate five parcels from Rural Lands 80 (RL-80) to OS-C.
Pala Pauma PP401	Ownership Change – DPR acquisition for Wilderness Gardens Preserve. Redesignate one parcel from RL-40 to OS-R and rezone from A70 to S80.
Pala Pauma PP402	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone two parcels from S80 to RS.
Pine Valley PV401	Ownership Change – Federal agency acquisition for Cleveland National Forest. Redesignate one parcel from RL-80 to PAL.
Ramona RM402	Mapping Error – Zoning is inconsistent with General Plan designation. Redesignate one parcel from Village Residential 2.9 (VR- 2.9) to Medium Impact Industrial (I-2).
Ramona RM403	Mapping Error – Zoning is inconsistent with General Plan designation. Rezone a portion of one parcel from RMV1 to RMV4.
San Dieguito SD401	Mapping Error – Parcel is owned by the Olivenhain Water District. Redesignate one parcel from OS-C to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR.

ID	Proposed Change
San Dieguito SD402	Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM). Redesignate one parcel from SPA to OS-C and rezone four parcels from RR to S80. Revise development designators for five parcels.
Spring Valley SV401	Mapping Error – Zoning is inconsistent with the General Plan designation. Rezone a portion of one parcel from RS to C36.
Spring Valley SV402	Ownership Change – DPR acquisition for Dictionary Hill Preserve. Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to OS-C and rezone from RS to S80.
Valley Center VC401	Ownership Change – DPR acquisition for Hellhole Canyon Preserve. Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.
Valley Center VC402	Ownership Change – DPR acquisition for Keys Creek Preserve. Redesignate one parcel from SR-2 to OS-C and rezone from A70 and RR to S80.
Valley Center VC404	Ownership Change – Acquisition for Star Valley Park. Redesignate three parcels from SR-4 to OS-R and rezone from A70 to S80.

Table 2 - Overview of General Plan Text Changes

	Land Use Element
Table LU-1 Page 3-11	Internal Clarification and Consistency – Remove a footnote in the "Land Use Designations and Compatible Regional Categories" table referencing a change that has already occurred.
Table LU-1 Page 3-11	Internal Clarification and Inconsistency – Add a footnote that addresses land use designations and emergency shelters during declared disasters.
	Mobility Element
Road Classifications Page 4-7	Internal Clarification and Inconsistency – Add language clarifying that Mobility Element road/bicycle classifications are depicted at "full buildout" and the share of improvement for individual projects is evaluated on a project-by-project basis.
	Housing Element (Background Report)
Table 5-7 Page 100	Errors and Omissions – Correct a mathematical error in the "RHNA and Summary of Development Potential" table and update the Lakeside Housing Sites Inventory Map.
	Safety Element
Hazards Mitigation Page 7-3	Internal Clarification and Inconsistency – Add language that identifies where the Hazard Mitigation Plan may be found on the County website.

- 29 -

September 13, 2019

Table 3 - Overview of Mobility Element Network Changes

	Mobility Element Network Appendix
Hidden Meadows	North Broadway Road: Fix mapping error at the northern segment connection
North County Metro	Smilax Road: Fix mapping error and remove a segment of an infeasible planned road
North County Metro	Mountain View Drive: Fix typographical error with the designation
Sweetwater	San Miguel Road: Fix typographical error with the designation

Table 4 - Overview of Community Plan Changes

	Ramona Community Plan
Policy LU 2.17	Errors and Omissions – Fix typographical error referencing the Ramona Village Plan instead of the Ramona Form Based Code

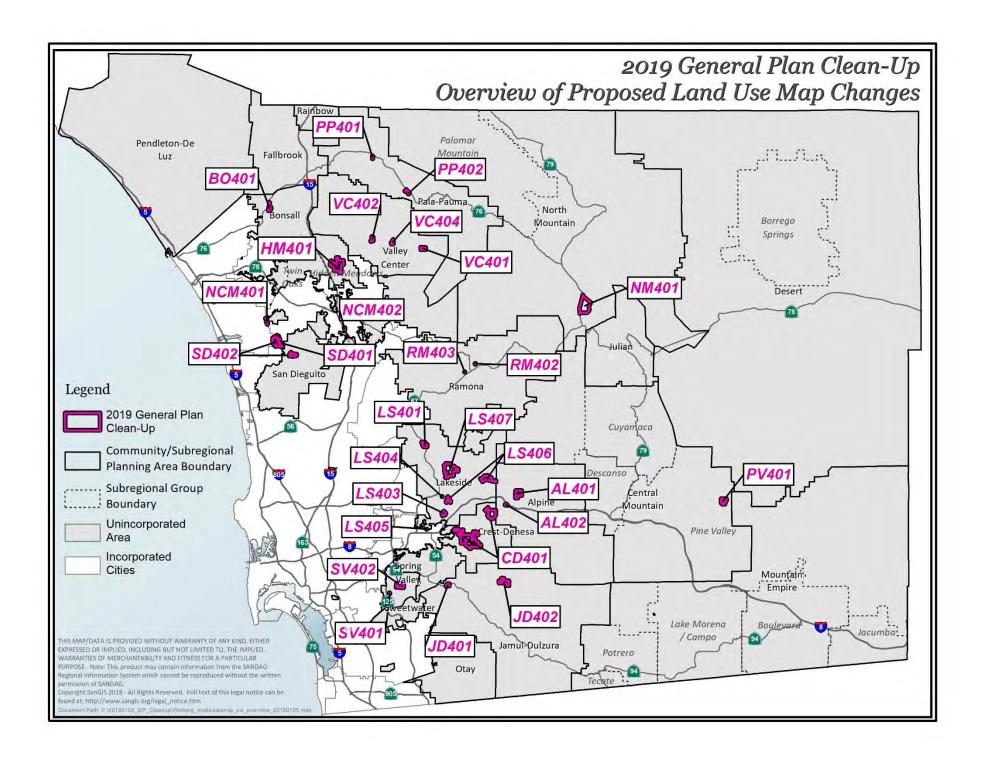
- 30 -

Appendix B General Plan Clean-Up Unit Yield Analysis

				General Plan Designation ¹	esignation ¹	#	# Dwelling Units ²	S ²	
D	Community	Parcels	Acreage	Existing	Proposed	Existing	Proposed	Gain/(Loss)	Category of Change
AL401	Alpine (D2)	4	254.63	SR-4	OS-C	40	0	(40)	Ownership Change
AL402	Alpine (D2)	က	11.97	SR-1	OS-C	10	0	(10)	Ownership Change
BO401	Bonsall (D5)	4	63.26	RL-40/OS-R/SR-2/PAL	OS-R	4	0	(4)	Ownership Change
CD401	Crest Dehesa (D2)	42	1759.55	SR-1/SR-2/SR-4		86	0	(86)	Ownership Change
HM401	D5)	14	669.13	SPA	OS-C	0	0	0	Ownership Change
JD401	Jamul-Dulzura (D2)	2	33.02	SR-1/PAL/RC	SR-1/PAL/RC	8	16	8	Mapping Error
JD402	Jamul-Dulzura (D2)	4	241.97	RL-40	OS-C	5	0	(5)	Ownership Change
LS401	Lakeside (D2)	2		RL-40	OS-C	2	0	(2)	Ownership Change
LS403	Lakeside (D2)	1		R-4.3	OS-C	16	0	(16)	Ownership Change
LS404	Lakeside (D2)	1	0.63	VR-7.3		4	4	0	Internal Inconsistency
LS405	Lakeside (D2)	2			No Change	9	9	0	Mapping Error
LS406	Lakeside (D2)	8	338.17	SPA/VR-4.3/SR-4		09	0	(20)	Ownership Change
LS407	Lakeside (D2)	531	792.37	SPA	No Change	0	0	0	Mapping Error
NCM401	1etro (D5)	32	18.25	VR-4.3	No Change	78	18	0	Mapping Error
NCM402	North County Metro (D3)	. 9	7.56	VR-15	No Change	113	113	0	Mapping Error
NM401	North Mountain (D2)	9	83	RL-80		11	0	(11)	Ownership Change
PP401	Pala Pauma (D5)	1			OS-R	_	0	(1)	Ownership Change
PP402	Pala Pauma (D5)	5	14.84	VR-4.3/SR-2	No Change	6	6	0	Mapping Error
PV401	Pine Valley (D2)	1	156.64	RL-80	PAL	1	0	(1)	Ownership Change
RM402	Ramona (D2)	1	2.02	VR-2.9	1-2	5	0	(5)	Mapping Error
RM403	Ramona (D2)	1	1.30	VR-20/RL-20	No Change	3	3	0	Mapping Error
SD401	San Dieguito (D5)	1	1.30	OS-C	P/SP	0	0	0	Mapping Error
SD402	San Dieguito (D5)	8	22		OS-C	0	0	0	Ownership Change
SV401	Spring Valley (D2)	1	1.33	VR-7.3/GC	No Change	7	7	0	Mapping Error
SV402	Spring Valley (D2)	93	141.76	SR-0.5	OS-C	131	0	(131)	Ownership Change
VC401	Valley Center (D5)				OS-C	2	0	(2)	Ownership Change
VC402	Valley Center (D5)	_				17	0	(17)	Ownership Change
VC404	Valley Center (D5)	3	43.49	SR-4	OS-R	10	0	(10)	Ownership Change
Totals		779	6,114.84			631	236	(395)	

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



Attachment **E** – Correspondence

Attachment E

INTRODUCTION

The General Plan Clean-Up Public and Agency Review Period occurred between July 19, 2019 and September 2, 2019.

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.

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 25, 2019 at 7:00 p.m.

MINUTES

- 1) CALL TO ORDER: Jim Chagala, Chairman at 7:01
- 2) ROLL CALL: Sealey, Birch, Caster, Chagala, Cook and Gutierrez (newly approved member Irina Garland in attendance although status was as a non-voting member).
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of May 23, 2019. Birch motioned to approve minutes; seconded by Gutierrez. Chair Chagala so ordered.
- 5) OPEN FORUM: No Speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
 - a) Chagala welcomed new member Irina Garland, newly appointed by the Board of Supervisors. She still needs to complete some paperwork before becoming a voting member.
 - b) Josh Menvielle from the County (along with his supervisor Robert Efird) gave a presentation of the proposed changes (38 items in total) to clean-up the General Plan. This effort is performed every 2 years. The change directly impacting Hidden Meadows is HM401 which redesignates 14 parcels from Specific Plan Area to Open Space Conservation and rezones from S88/A70 to S80. One other proposal affects proposed future trails but the related required easements are still being worked out. Sealey suggested that the HMCSG prepare a letter of approval regarding HM401. One other item discussed by Menvielle was the proposed connection of North Broadway to Mountain Meadow Road included in the North County Metro Mobility Element Network. Sealey noted there was no reference to Cougar Pass Road or other connecting roads. He also noted that this connector was important to Hidden Meadows as an evacuation route. Menvielle stated that this connector was only conceptual at this point.
 - c) Chagala presented a letter prepared by County Supervisor Jim Desmond regarding a proposal for streamlining the discretionary permit process. The letter is for informational purposes only. It will be further discussed at the September 11, 2019 Board of Supervisors meeting.
 - d) A memo has been received from Charley Marchesano of the County of San Diego regarding considering whether the County of San Diego should form a Community Choice Aggregator which would buy and sell electricity to unincorporated area residents and business owners. The memo was for information purposes only and this proposal will also be further discussed at the September 11, 2019 Board of Supervisors meeting.

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 25, 2019 at 7:00 p.m.

7) SUB-COMMITTEE REPORTS

- a) Mobility Birch reiterated comments from previous meetings regarding the traffic logjam at the bottom of Mountain Meadow Road and Centre City Parkway during weekday am hours. A suggestion was made to install "no right turn on red signal" signs off of Champagne Boulevard. Cook suggested that the group describe the problem to SDTAC and request a traffic study. Chagala asked Birch to draft such a letter.
- b) Trails & Parks Sealey has prepared a Park Lands Dedication Ordinance priority list for Hidden Meadows primarily as discussed at the last HMCSG meeting. It includes 5 items. Sealey will present the list to Parks and Recreation at the County.
- c) Boulder Oaks Golf Club Sealey suggested that this sub-committee be discontinued based on the lack of activity at the golf club requiring the group's attention. Chagala felt this might be premature since there might be some items in the near future. Consensus was to continue as is for now.

8) PUBLIC REVIEW / ACTION ITEMS:

- a) Small Cell Tower Zoning Ordinance Amendment--Due to the inability of some members to open the documents sent by Chagala for review, the item was tabled until next month.
- b) Special Events Zoning Ordinance Amendment--The item was tabled until next month for the same reason as explained in item 8 (a).
- c) Capital Improvement Plan-Cougar Pass Road—Jim Chagala left the dais based on his relationship with 2 developers seeking approval from the County for development in Hidden Meadows. Chagala stated that the County had rejected the developers' proposal for partial improvements to Cougar Pass Road, indicating that they wanted a fully improved 24 foot wide road at an estimated cost of \$7,500,000. The Office of Supervisor Jim Desmond had been approached about the project and they indicated that they would consider asking that the project be added to the County's Capital Improvement Plan. Chagala was asking the Group to vote to include improvements to Cougar Pass Road on the road improvement priority list. Cook didn't believe that such a vote should be taken without giving affected property owners a chance to comment. Sealey also suggested a delay allowing proper public notice to be given to property owners regarding any potential improvement to Cougar Pass Road. Cook motioned to continue this item until the September meeting, seconded by Birch. Motion passed unanimously.
- d) Chairs Quarterly Meeting on August 3—Chagala indicated that he will be attending.

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 25, 2019 at 7:00 p.m.

9) VACANCIES:

- a) Birch agreed to be a member of the I-15 Design Review Board on a temporary basis until further information is determined as to the timing of the meetings.
- 10) MEMBER COMMENTS—None.
- 11) ADJOURNMENT 8:42

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 August 2019, at Dehesa School, 4612 Dehesa Road, El Cajon 92019.

- **A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:15 PM.
- **B. ROLL CALL.** Planning Group members Rich, Ulm, Jones, Trial, Becker, Riggs, Bretz, Manning, McAndrews, Scholl, and Hertel, were present, forming a quorum of 11. Members Slagill, Underwood and Lucas were absent, but excused. Seat 12 is vacant.
- **C. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.
- **D. APPROVAL OF MINUTES.** Chairman Riggs asked for a correction to the minutes of the meeting of 8 July 2019, replacing the final sentence of Item F2: "The motion passed (12 yes; 0 no; 0 abstain)," with the sentence: "The motion passed (11 yes; 1 no Lucas; 0 abstain)."

Planning Group member Mary Manning moved the Group approves the minutes of the meeting of 8 July 2019, as corrected per Rigg's request. The motion passed (10 yes; 0 no; 1 abstain – Hertel).

E. PUBLIC COMMUNICATION. No one requested to speak.

F. ACTION ITEMS.

F1. Presentation of General Plan Cleanup Item CD401. Redesignate 42 parcels to OS-C and rezone to S80. (County Staff). Chairman Riggs introduced Mr. Josh Menvielle, Land Use Environmental Planner for the County Department of Planning and Development Services, and invited him to make his presentation of the General Plan Cleanup Item CD401. Mr. Menvielle explained that the the Board of Supervisors directed PDS to conduct periodic revisions or "cleanups" of General Plan 2020 following its approval, to address inevitable errors, inconsistencies, legal challenges, changes in ownership, etc., which would necessitate amending the originally approved GP2020; that the cleanup Item CD401 was initiated by the County to address impacts of land ownership changes resulting from the Endangered Habitats Conservancy (EHC) acquisition of 42 parcels for the purpose of conservation as open space for habitat preservation; and he provided a handout with several maps illustrating features and constraints of the properties and surrounding areas where it is proposed to change the General Plan designation of the EHC's 42 parcels (1,759.55 acres), and redesignate them to Open Space Conservation (OS-C) and rezone them to S80.

Mr. Dave Richardson, resident of Crest and property owner within 300' of EHC land proposed for redesignation in Item CD401, spoke to the Planning Group about his concerns that firm cooperative agreements must be created between fire agencies and Open Space property owners, to ensure that fire break planning such as the Crest Community Defense Project can be accommodated and accomplished in Open Space areas adjacent to residential properties. He described historic pre-EHC firebreak mowing along Suncrest Boulevard's south side, and more recent cooperation between EHC and

CalFire on road grading and vegetation clearance for fire safety along 2 miles of the Crest emergency egress route on Suncrest Blvd., and requested that the Planning Group considers including in its recommendation concerning CD401 a condition that EHC must cooperate with San Miguel Fire District, CalFire, and San Diego Fire Authority in effective fire defense planning for the residences and communities adjacent to EHC Open Space properties. Mr. Richardson provided members of the Group a copy of a letter he has sent to County PDS providing his comments and concerns about CD401.

Planning Group member Mary Manning commented that during implementation of the Alpine Fire Protection Plan in some protected Open Space areas, vegetation clearance had to be done by hand because no mechanical work could be allowed in certain specific protected sensitive habitats, and that this can be very expensive and difficult to achieve over extensive areas of such Open Space.

Other members of the Group asked about the nature of communications between EHC and the County departments, Fire Agencies, and the community of Crest; about the challenges of implementing vegetation clearance in a full 100' defensible space zone for a residence located less than 100' from an adjacent Open Space property boundary; about the process for requesting vegetation clearing by a neighboring property owner to achieve the full 100' defensible space for a residence located on an adjacent property; and about the governmental policies providing the basis for the Crest Community Defense Project.

Mr. Menvielle explained that since CD401 is a project directed by the Board of Supervisors, there is no mechanism or procedure for placing conditions on its ultimate approval; he assured the Group that the Endangered Habitats Conservancy has to comply with all of the relevant Fire Codes; that the Crest Community Defense Project is authorized by a Governor's executive order issued in March 2019; and that the County, and involved Fire Agencies, consider the Endangered Habitats Conservancy very cooperative and agreeable to work with, regarding compliance with all codes and policies. He recommended anyone concerned about needed weed abatement and vegetation clearance for fire safety to submit a Fire Hazard Complaint to CalFire, the San Miguel Fire District, or the San Diego Fire Authority.

Member Pat Ulm moved that the Planning Group recommends approval of CD401 as proposed by the County, to redesignate 42 parcels of Endangered Habitats Conservancy property to Open Space Conservation, and to rezone it to S80. The motion passed (11 yes; 0 no; 0 abstain).

Pat Ulm also moved that the Planning Group approves the preparation of a letter which expresses the Group's support, and which also encourages the Endangered Habitats Conservancy's support, of the successful implementation of the Crest Community Defense Project. This letter would be sent to appropriate Fire Agencies, County personnel, and the EHC. The motion passed (11 yes; 0 abstain; 0 no.)

Member Christina Becker moved that the Planning Group approves an amendment to member Ulm's previous motion, such that the Group's letter encourages the Endangered Habitats Conservancy, in addition to supporting the Crest Fire Defense Project, to voluntarily cooperate with appropriate agencies and property owners, to plan and implement effective fire clearance zones on EHC's property, along any of its boundaries that abut Residential Areas, where this is necessary for the provision of the full 100' defensible space zone for a residence located on the adjacent non-EHC property, in order

to create the maximum possible fire protection and safety of existing community residences. The motion passed (11 yes; 0 no; 0 abstain).

F2. Presentation of final plans for signage at El Cajon Cemetery at 2080 Dehesa Road, El Cajon. Chairman Riggs introduced Gregg Wiggens, representative for the El Cajon Cemetery, and invited him to give the Group his presentation of the final plans for signage for El Cajon Cemetery. Mr. Wiggens showed and explained drawings of the proposed ground level Main Entry Monument Sign near the northwest corner of the intersection of Dehesa Road and the Cemetery access drive; and he also showed a photo of the Wayfinding Sign, which would be installed as a street sign at the side of Dehesa Road approximately 435'west of the Cemetery entrance, in accordance with the County zoning section 6201, paragraph 3ii(a), Civic Oriented for community promotion. He asked the Planning Group to recommend approval of the proposed designs of the Main Entry Monument Sign and the street shoulder Wayfinding Sign for the El Cajon Cemetery.

Planning Group member Phil Hertel moved the Planning Group recommends approval of the proposed designs of the Main Entry Monument Sign and the Wayfinding Sign for the El Cajon Cemetery. The motion passed (11 yes; 0 no; 0 abstain).

G. GROUP BUSINESS.

G1. Update on Parks, etc. (Manning). Chairman Riggs asked Planning Group member Mary Manning to provide an update on her communications with Department of Parks and Recreation concerning issues with the County parks in the Subregion. Mary explained that she had provided DPR staff with photos of a number of physical problems at the Olde Ironside Park Community Building needing attention; that DPR staff wants to come to the park to review the possible repairs and maintenance work needed to resolve the problems and concerns; and that she will try to arrange this meeting to occur at the time of the September meeting of the Planning Group at Olde Ironside Park. Mary also provided copies of the photos she emailed to DPR to the Planning Group members.

Planning Group member Pat Ulm expressed concerns that the unabated heavy weed growth at South Lane Park presents a fire danger and safety issue to the Crest community, and she suggested the Planning Group could request and recommend that the County carries out appropriate fire prevention weed abatement at South Lane Park. Chairman Riggs agreed to make her suggestion an agenda item for the September meeting.

G2. Chairman's report on quarterly Chairs Meeting (Riggs). Chairman Riggs reported that at the quarterly meeting of Planning Group Chairs, County staff provided a preview of "Residential Rounding," a policy under consideration for determining the number of dwelling units to allow on a parcel, defining that if a parcel is any fraction larger than 1.0-acres, (i.e., 1.1-acres) its area can be rounded up to 2.0 acres, thus allowing a dwelling unit to be allowed on a 1.1-acre parcel that is in an area that is zoned for Residential at 1 du/2-acres.

Also, the County has streamlined the review process (including a new application form) that is used for assisting the Board of Supervisors in making an appointment to fill a Vacant Seat on a Planning Group, and it will go into effect as of 1 September 2019.

- **G3. Meeting updates.** The next meeting of the Planning Group is scheduled for 9 September 2019, at the Community Building, 2019 Olde Ironside Park, Harbison Canyon.
- **H. ADJOURNMENT.** Phil Hertel moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)

JAMUL DULZURA COMMUNITY PLANNING GROUP FINAL MINUTES August 13, 2019 APPROVED AUGUST 27, 2019 Oak Grove Middle School Library 7:30 p.m.

1. Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.

2. ROLL CALL:

Present: Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Ed Mollon, Summer Piper, Steve Wragg, Streeter Parker, and Hannah Gbeh

Absent: Richard Marzec, Kevin May

Excused: Preston Brown, Darren Greenhalgh, Joe Stuyvesant

Vacant Seat: 14.

3. Motion to APPROVE THE AGENDA FOR AUGUST 13, 2019 AND FINAL MINUTES FOR THE MEETING OF JULY 23, 2019.

4. OPEN FORUM

- **1. Hannah Gbeh** announced that she has her house in escrow and hopes to be moving to Valley Center and will send her letter of resignation to Dan Neirinckx as soon as all is completed.
- **2. Michael Casinelli** asked if anyone had heard anything on the proposed sand mining project. **Janet** said she heard from a resident who lives on the street paralleling the proposed gravel pit and she referred them to Valle de Oro Planning Group as it is out of our Planning Area even though we will be impacted by traffic, etc.

Eve Nasby – asked for bios for The Jamul Shopper newspaper, as Tammy has saved room to print them, and she feels the community would like to know our members better.

5. SAN DIEGO COUNTY GENERAL PLAN CLEAN UP, Dan Neirinckx introduced Josh Menvielle and Robert Efird, Land Use and Environmental Planners. Josh Menvielle presented a map to us of the proposed General Plan Clean-Up. The original plan was completed in August,1915 and the BOS instructed them to do a land-use cleanup. There are two mapping errors in our area... JD401 is what is being proposed. He gave us a map that showed the error where some land privately owned is designated PAL (Public Agency Land), which would be changed from PAL to RR (Rural Residential) and A72. It is currently zoned minimum lot size 4 acres and the new minimum would be 1 Acre/dwelling for the zone to agree with the General Plan designation. Steve Wragg pointed out that the land had a "B" Designator but our Planning Area does not have Design Guidelines. Michael Casinelli asked how to get "design guidelines" established and Steve Wragg pointed out that we would need to have them approved by the Board of Supervisors and would need to go through the Planning Commission first and it's a time consuming and expensive process. Vincent Kattoula, representing the owner of the area

said they would be glad to ask to have the "B" designator removed as it has a huge number of requirements if our PG would be supportive of such a recommendation. **Steve Wragg** asked if the C40 was still in the PAL and was told it was because the property is owned by State and Federal governments. The owners of the land in question would now have the designation removed as it restricts their use of the land. It is important to note that they were mailed notice of the changes to their property by the County, and no one has contacted the County except the owner of the property that Vince represents. The second change is due to the ownership change that the conservancy group (Endangered Habitats Conservancy) plans not to develop it so an open space easement in perpetuity is written into the agreement. After hearing all of the presentation and a short discussion, **Dan Neirinckx moved that we recommend approval of JD401 and JD402 as presented.**

Before the vote was taken, Steve Wragg declared that his company has contracts with the County but none that would be impacted by this project before us, and therefore could vote on the motion.

Motion carried unanimously.

6. PROPOSED NEW INTERCHANGE AT SR-94 AND SR-125 UPDATE, Michael Casinelli reporting reminding us that there were three CPGs involved and he received a correspondence from Spring Valley Planning Group. At a SANDAG last month, Falconer moved to prioritize funding for a few east county highways, ours included and it passed. More will be reported as information comes in.

7. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.

a. Dan Neirinckx brought up the "B" Designator that has to do with Design Criteria. Steve Wragg pointed out that it is an inconsistency, but the fact is that we do not have Design Criteria as it is a lengthy and expensive process to initiate Design Criteria. Summer Piper pointed out that the developer has had to do two re-designs due to our suggestions and she would not be in favor of asking them to do more. Steve Wragg pointed out that creating of the Design Guidelines would take time and money. Michael Casinelli pointed out that the looks of the metal building with façade, as proposed for Tractor Supply and the storage facility, were not desirable, and hewould not like to see that be the example for future commercial building in our area, as we have more available commercial land to be developed in our downtown area. Vincent Kattoula has been trying to re-design and work with our ideas. They are looking at the possibility of having an Urgent Care Facility as a possible tenant, which would change their proposed design. Dan Neirinckx suggested that we have a discussion on "B" Designator at next meeting and he will put it on the agenda.

b. Eric Horam, Owner of the 7/11 at Steele Canyon and SR94, asked about the map that we discussed earlier in the meeting before he arrived. He was concerned that it would change the designation of the land across SR 94 from him, and was told the discussion would not impact the commercial property as it was not part of the proposed change. It only impacted the residential property.

8. JAMUL CASINO UPDATE. No information.

ADJOURNMENT: Dan Neirinckx, Chair, adjourned the meeting at 8:30 pm, reminding all of the next meeting on August 27, 2019.

Respectfully Submitted: Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, August 27, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

http://www.sdcounty.ca.gov/pds/CommunityGroups.html

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From:	Jarod Cauzza <santaysabelranch@gmail.com></santaysabelranch@gmail.com>
Sent: To:	Monday, July 22, 2019 9:50 AM Menvielle, Joshua
Subject:	Re: 2019 General Plan Clean-up - NM401
Josh,	
Thanks for the confi	irmation and the attachment.
Have a great week.	
Jarod	
On Mon, Jul 22, 201	.9 at 9:47 AM Menvielle, Joshua < <u>Joshua.Menvielle@sdcounty.ca.gov</u> > wrote:
Hi Mr. Cauzza,	
for changes. I am a	ou received notice because your property is located within 300 feet of the property being proposed attaching a summary sheet of the changes for NM401 which has a list of all APNs being proposed for of NM401. APN 247-100-16 is not a part of NM401. NM401 is an open space acquisition by our Parks partment.
Feel free to let me	know if you have any other questions.
Thanks,	
Josh Menvielle	
Land Use/Environn	nental Planner
County of San Dieg	go Planning & Development Services
5510 Overland Ave	enue, Suite 310, San Diego, CA 92123
Office: (858) 495-5	451

1

From: Jarod Cauzza <<u>santaysabelranch@gmail.com</u>>

Sent: Monday, July 22, 2019 9:36 AM

2 - 311

To: Menvielle, Joshua < Joshua. Menvielle@sdcounty.ca.gov > Subject: 2019 General Plan Clean-up - NM401
Mr. Menvielle,
Recently, we received a Notice of Public Hearing on Proposed Property Changes for the proposed zoning/general plan change referenced above. The APN listed on the Notice is our APN and not the project's APN.
I am writing to confirm that our APN referenced in the Notice (attached) is not being affected by the proposed change. At first glance it is hard to tell.
I looked up ID#NM401 on the County's website and found the proposed change does not appear to affect our APN. So does that mean the APN on the notice merely the property of ours that is located within 300 feet of the proposed change?
Sorry if my wording is confusing. But, I just want to make sure our APN is correct and that our APN will not be affected by the proposed change.
Thank you for your time.
Jarod Cauzza
Santa Ysabel Ranch, LLC

From: Dan Silver <dsilverla@me.com>
Sent: Monday, July 29, 2019 9:59 AM

To: Menvielle, Joshua

Cc: Wardlaw, Mark; Talleh, Rami **Subject:** 2019 General Plan Clean-up

July 29, 2019

Dera Mr Menvielle

Endangered Habitats League has reviewed the proposed land use map changes and other items, which are in keeping with minor corrections. We have no comments.

Sincerely Dan Silver

Dan Silver, Executive Director Endangered Habitats League 8424 Santa Monica Blvd., Suite A 592 Los Angeles, CA 90069-4267

213-804-2750 dsilverla@me.com www.ehleague.org

Do, Lina	
From: Sent: To: Subject:	Richard Inga <rich.inga@att.net> Monday, August 5, 2019 3:53 PM Menvielle, Joshua Re: 2019 General Plan Clean-up General Plan Amendment and Rezone</rich.inga@att.net>
Maybe the problem i	is the VR-15 Land Use Designation. Maybe that's what needs to be amended.
On Monday, August	5, 2019, 03:23:51 PM PDT, Menvielle, Joshua <joshua.menvielle@sdcounty.ca.gov> wrote:</joshua.menvielle@sdcounty.ca.gov>
Hi Richard,	
You are correct, mul	tifamily dwelling units are allowed in VR-15/RV.
Thanks,	
Josh Menvielle	
Land Use/Environme	ental Planner
County of San Diego	o Planning & Development Services
5510 Overland Aven	nue, Suite 310, San Diego, CA 92123
Office: (858) 495-54	51
To: Menvielle, Joshu	<rich.inga@att.net> ust 05, 2019 2:48 PM ua <joshua.menvielle@sdcounty.ca.gov> General Plan Clean-up General Plan Amendment and Rezone</joshua.menvielle@sdcounty.ca.gov></rich.inga@att.net>
Josh:	

Thank you for the quick response.

2 - 314

Josh Menvielle
Thanks,
Please let me know if this clarifies the issue for you or if you have any follow up questions. If you would like to submit comments regarding the project, feel free to send me a follow up email and I will put them into the record.
There is no development being proposed as part of this project and the only proposal is to make the zoning consistent with the existing General Plan, which is required by law.
The General Plan Clean-Up is a County initiated project that is conducted every two years to address mapping errors and inconsistencies between the General Plan and zoning. The existing General Plan is VR-15 which allows 15 units per acre. The existing zoning is RR (rural residential). According to the attached compatibility matrix, VR-15 and RR are inconsistent with each other. This is an error that needs to be fixed. Due to the error, the proposal is to change the zoning to RV (variable family residential), since VR-15 and RV are consistent. The maximum amount of potential units allowed on site is not changing because the General Plan designation of VR-15 is not changing.
It looks like you already have a good understanding of what is being proposed, however I will try to clarify something for you.
Hi Richard,
On Monday, August 5, 2019, 11:21:35 AM PDT, Menvielle, Joshua < <u>Joshua.Menvielle@sdcounty.ca.gov</u> > wrote:
Also, I understand that there is no project currently proposed for the property. My comments concerning development were simply to advise you of potential resident concerns should there be a development proposal in the future, and to preserve our right to request conditions which will protect the neighborhood.
I understand that the purpose of the General Plan Clean-up is to correct errors and inconsistencies. But the bottom line is this "correction" will now allow the property to be developed into apartment complexes, which is entirely incompatible with the surrounding land uses. Am I wrong about that?

County of San Diego | Planning & Development Services

Land Use/Environmental Planner

5510 Overland Avenue, Suite 310, San Diego, CA 92123

Office: (858) 495-5451

From: Richard Inga < rich.inga@att.net > Sent: Monday, August 05, 2019 10:28 AM

To: Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>

Subject: 2019 General Plan Clean-up General Plan Amendment and Rezone

Josh:

I am a co-trustee of the Inga Family Trust which owns the property at 1240 Pinecrest Avenue in Escondido adjacent to **Parcel Number 23528003 (NCM402).**

Thank you for your letter dated July 19, 2019 informing us of the proposed changes to the General Plan affecting this parcel.

I have read the documents referenced in your letter, and have come to the following conclusions. Please correct me if any of the following conclusions are erroneous:

- The current zoning of Parcel Number 23528003 is RR, which allows four single family residential units per acre.
- It is proposed that the zoning of this parcel be revised to RV, which allows the property to be developed in 6000 square foot lots.
- The Development Designators of the proposed RV zone indicate a Building Type K. It appears from reading the zoning ordinance that Building Type K allows for the construction of multi-family apartments as long as the height does not exceed G or 35 feet.

The neighborhood adjacent to the parcel to be rezoned is composed of single family homes on large lots. The proposed rezoning of this parcel to allow construction of apartment buildings within this neighborhood appears to be incompatible with the existing land use. While I realize that the existing zoning of RR may make the development of the parcel unfeasible economically, the purpose of the General Plan is to ensure appropriate compatible land uses, not to make it easier for developers to make money.

Further, if the property were to be developed at some point in the future, the neighborhood residents on Pinecrest Avenue would absolutely object to Pinecrest be used for any kind of ingress or egress to the property, either during construction or after. Clearly, the neighborhood residents would demand that they be notified of any proposed development, which will hopefully be allowed only with a Conditional Use Permit.

The property is currently a fire hazard due to the extreme weed and brush growth from the winter rains. It appears that the County is very haphazard about monitoring this and having the property owners take care of it. Perhaps you could also refer this to the appropriate County agency for action.

2 - 316

Again, please correct me if any of the conclusions and comments are erroneous. I look forward to your response.

Richard R. Inga

1240 Pinecrest Avenue

Escondido, CA 92025

Menvielle, Joshua

From: David Richardson <dr42@att.net>
Sent: Tuesday, August 06, 2019 2:46 PM

To: Menvielle, Joshua

Cc: jmarugg@sanmiguelfire.org; ngrimes@sanmiguelfire.org; Jacob, Dianne

Subject: Rezoning Issue - Crest - Endangered Habitat Conservancy

Subject: General Plan Land Use Clean-up, Zoning Changes, Fire Prevention Policy on Open-Space Zoning in the Crest Community.

Attention: Joshua Menvielle, Project Manager (DPS)

I received on July 19th, 2019 "Notice of Public Hearing on Proposed Property Changes". I have a two properties that are within 300ft. of the (Crest) Endangered Habitat Conservancy (EHC) property that is currently A72 and proposed for change to S80 (Open Space). My home is APN 509-01-038 and APN 509-01-018 a single family rental.

I am deeply concerned about **how will the EHC cooperate** with the new CAL-FIRE and SD County Fire Authority "Crest Community Defense Project" (CCDP)? This fire break plan is timely and very important public safety issue to the community of Crest, Granite Hills and Winter Gardens. <u>Without EHC participation in maintaining fire breaks and not</u> allowing strategic removal brush on their property, the public safety and the CCDP plan is jeopardized.

As a resident of Crest for 50 yrs and survived 3 major fire events in this community and a former member of the Crest/Dehesa/Harbison Planning Group, i respectfully submit the following observations concerning EHC and its current fire prevention activities.

- 1. Open Space zoning must allow full compliance with fire plans and regulations.
- 2. Defensive fire breaks on ECH 1,600 acres are critical for the 'Crest Community Defense Plan' to be valuable tool for public safety.
- 3. The proposed ECH Open Space (S80) zoning in the general plan should have a firm **cooperation agreement** with San Miguel Fire District, CAL-FIRE, SD County Fire Authority.
- 4. The former owners of the EHC property, the Odom Family Trust (Tri-State Properties) had for 45 years mowed a strategic 50yrd by 150yrd area located south of Suncrest Blvd. The Odom's had cooperated over many years with the old Crest Volunteer Fire, East County Fire, Crest Community Association to annually mow the above fire break. Currently the EHC has not respected this community supported historic fire break.
- 5. Over the last 15 years i have advocated for the maintenance of the Suncrest Blvd. (Old Grade) as an official Crest fire evacuation route. CAL-FIRE has graded the dirt road bed in the past and has recently clear cut 10 to 20 ft. of brush alone the route. The evacuation route brush removal was a welcome example of EHC cooperation with CAL-FIRE through 2 miles of EHC property.
- 6. Suncrest Blvd. 3200 block has 3 homes that are accessed down a narrow 100 yards of unmaintained road, marginal 20ft wide. EHC has not in good faith cut brush and grasses as require to comply with a 10ft fire break along their property line. The ECH land manager claims that he can't cut native species in the 10ft strip, even through ECH allowed CALFire to clear cut 2 miles of fire break westerly along the same Suncrest Blvd. evacuation route.

2 - 318

The major point of concern is that Open-Space property owners must have firm cooperative agreements with fire agencies to ensure that areas adjacent to residential properties are protected by fire break planning such as the CREST COMMUNITY DEFENSE PROJECT as being undertaken by CALFIRE and SDCFire Authority.

Thank you for your consideration of these issues and contact me if you have any question or a tour of the subject areas.

Best Regards. David Richardson

DAVID B. RICHARDSON, MA, MAA, MFA Cultural Resources Conservation Applied Arts 2147 Rancho Meadowcrest Rd. El Cajon CA 92021

cell: 619.922.1519 dr42@att.net

From: Richard Hill hillrichard@sbcglobal.net Sent: Wednesday, August 14, 2019 2:35 PM

To: Menvielle, Joshua

Subject: Parcel south of Pinecrest Av. Escondido

Joshua

My family has lived at 944 Pinecrest Av. Escondio for 45 yr.s. All residents of Pinecrest are concerned with the proposed rezoning of the above property to a much higher density. We are very concerned with how this property would be accessed. Homes on Pinecrest were bought with the idea Pinecrest was a "dead end" street. Homeowners on the south end of Pinecrest are being contacted to see if their homes could be purchased. We assume it is to gain access to this parcel. This is sad way for a developer to gain access to an extremely nosey close to freeway property which is in a bad location for any type of development.

This is beautiful historic street with residents walking on it in the mornings and evenings. All homeowners would object to this rezoning.

Any negative effect this would have on our street would be greatly objected to by all my fellow neighbors.

Richard W. Hill 944 Pinecrest Av. Escondido, Ca. 92025 760-743-1283

From: Ardith Burrows <ardie.burrows@gmail.com>

Sent: Friday, August 16, 2019 6:16 PM

To: Menvielle, Joshua

Subject: Pinecrest Ave Escondido

It has been brought to my attention that, once again Pinecrest Ave., a lovely historic residential street on the West side of town, is in danger of falling prey to the developer's hammer.

We have suffered several such blows over the years and hoped to be left in piece, No chance.

The possibility of having a large condo/apartment complex at the end of our street is of great concern to us, particularly to those who have lived here for over 40 years. Using Pinecrest as the Ingress and egress to said complex would put the final nail in our coffins, completely destroying the property values we struggle to maintain.

Hopefully you will take our concerns into consideration

Ardith Burrows 1118 Pinecrest Ave Escondido, Ca 92025 (760) 504 4040

b

From: Ardith Burrows <ardie.burrows@gmail.com>

Sent: Saturday, August 31, 2019 9:12 PM

To: Menvielle, Joshua **Subject:** Edgehill Ranch project

Attachments: IMG-1309.JPG; IMG-1312.JPG; IMG-1311.JPG; IMG-1314.JPG

These are some of the homes on Pinecrest Ave. Escondido, Ca. that will be directly affected if our street is used as ingress and egress for the proposed Edgehill Ranch development proposed by Ambient Communities.

The letter we received stated that "The General Plan Clean-up process is only meant to be used for changes or additions to the General Plan that do not result in additional environmental impacts"

Perhaps you should add, "With the exception of Pinecrest Ave.

Escondido wherein the entire neighborhood will be negatively impacted."

From: randy hill <randyhill11@yahoo.com>
Sent: Saturday, August 17, 2019 1:17 PM

To: Menvielle, Joshua

Subject: Draft Plan #NCM402, Public Comments

Mr. Menvielle,

I received your letter dated July 19, 2019 regarding 2019 general plan clean-up general plan amendment and rezone (GPA18-006; REZ19-003).

I currently live at 1120 Pinecrest Ave, Escondido, CA 92025, APN#235-130-26.

The letter indicates a change in zoning from an RR to an RV.

I along with the residents of Pinecrest Ave are concerned with the future impacts of this zone change. Pinecrest Ave is a unique neighborhood with big lots lined with privately owned street lights.

Our concern with this zone change is the possible future development of lot APN# 235-110-26. It's my understanding that there is currently not a proposed project for this lot however developers have in the past and within the last 30 days have inquired of purchasing a section of privately owned street from one of my neighbors for easement right access to that lot. I do not believe that this is a coincidence that we received a zoning change letter then developers reaching out to the neighborhood of purchasing easement rights to that vacant lot.

I want to stress that myself and my fellow Pinecrest Ave neighbors are completely against the future use of Pinecrest Ave being utilized as a primary or secondary access road for future development. It would be a great disappointment if any future project was approved that doesn't fit the community character as it appears that the zoning change will bring a high density future project. I would also encourage yourself or any other Planning staff member to drive Pinecrest Ave and understand the area and character of the neighborhood.

If you would like to follow up and to discuss further, please let me know.

Regards,

Randy Hill Home Owner, 1120 Pinecrest Ave, Escondido, CA 92025 Cell - 760-644-1996

From: Chris Van Kesteren <chrisvk7@gmail.com>

Sent: Tuesday, August 20, 2019 3:16 AM

To: Menvielle, Joshua

Cc: rich.inga@att.net; hillrichard@sbcglobal.net; maryrhill@hotmail.com

Subject: Pinecrest Avenue, Escondido - 2019 General Plan Clean-up General Plan Amendment & Re-zone

Dear Josh -

I hope this e-mail finds you well.

I live with my father, Daniel Jankowski, who owns the property located at 940 Pinecrest Avenue, Escondido.

He is 81 years old and has been living in this house since he and my Mom purchased it in 1987 – 32 years ago.

It is my Dad's wish to continue living in his home for the rest of his life and I will do whatever it takes to make this happen for him. Throughout the years, he and I have had several discussions about keeping the house in the family. My two brothers and I will be inheriting his home when he passes on. My plan is to purchase my brothers shares of the house, (they both live out of state), fix it up to my liking, and continue living here for many years to come.

It has recently come to my attention that the empty property located at the end of Pinecrest Avenue is going to be rezoned making it possible for a developer to purchase the land and build multi-family housing. My heart sank to my stomach when I heard this awful news. Our Pinecrest neighborhood is very special for many reasons. We have several neighbors who have lived here for 30 plus years. We also have new families with young children and pets as well as all ages in between. Our street has only one way in and out. We are blessed to have this as it keeps our street clean, quiet and safe. One of the perks of living here is that we have had little to no crime compared to other neighborhoods that have multi points of access. We want to keep it this way.

It is a known fact that too many people squeezed together in a small space creates trouble – just look at the problems experienced in our local neighborhoods where apartment buildings are located. We do not want that for our street. Living on Pinecrest is like living in Mayberry, USA back in the 1950's. People are friendly and socialize with each other, kids play in the street, and pet owners are frequently seen walking their dogs. Neighbors take pride in maintaining the curb appeal of their homes and properties, (with the exception of the homeowner at 901 Ontario who burned his house down in 2009 and has stopped construction of his new home over five years ago and has yet to finish).

Allowing the vacant property at the end of Pinecrest to be re-zoned would ruin all of this for us and future neighbors of this street if a developer gets their hands on this land. Traffic would more than double, making it unsafe for children and pets to be near the street. We only have a sidewalk on one side of the street which reduces the surface area of where children can safely play. More traffic also means speeding as well as the loud sound of car speakers thumping. We already have a lot of that on 9th Avenue as it is.

The next thing that will happen is people from the new development will be parking their cars all up and down our street. We park our cars in our garages and driveways leaving the street empty – as it should be. That helps keep crime away as there are no cars to be broken in to. It also allows fire and emergency personnel to reach our homes in the event of an emergency.

There will also be increased foot traffic from people walking down the street between 9th Avenue and the new development. This opens up our neighborhood to crime, litter, and noise – things that are already within a block or two of us in three directions – North, East, and South. The 15 freeway is two blocks to the West.

2 - 324

The risk of car accidents at 9th Avenue and Pinecrest will definitely increase. There is a hill on 9th Avenue just to the West of Pinecrest. This makes left turns both in and out of Pinecrest dangerous as people drive fast over that hill and come into view with little time to react. It's a good place to get T-boned by another car.

I'm not going to mention the mess, (dirt, rocks, debris, exhaust), that will be created by the construction vehicles driving back and forth or the fact we can feel vibrations every time a heavy truck drives by.

Allowing a developer to develop that land into multi-family housing will greatly impact and reduce the quality of life for all of us living on Pinecrest and for what – so a developer can make a buck? Please – I beg of you, please help us preserve our beautiful neighborhood by not allowing the re-zoning the vacant land and not allowing a developer to build multi-family housing. Escondido is already experiencing plenty of development of multi-family housing. If they want more, there is plenty of room for development on the outskirts of town as well as in town, (the vacant property at Escondido Blvd. and 5th Avenue is one such location).

Please, let's put people and quality of life first - before the almighty dollar. We would be so grateful if you would let us know what we can do to help get/keep the zoning to single family residences.

Thank you in advance for taking the time to read my letter.

Feel free to contact me if you have any questions.

Kindest regards,

Chris Van Kesteren

(818)299-0030

From: Debbie Castillo <dcastillo@costco.com>
Sent: Monday, August 19, 2019 3:08 PM

To: Menvielle, Joshua

Cc: Mike Subject: NCM402

Thank you for listening to my concerns today regarding the zoning issue.

I was not contacted for this change or the initial change in 2011. Without notification from our neighbors the steamrolling over our neighborhood would have and appears to be on track to accomplish a cleanup to make everything the same. It seems that cleanup is the reason for these changes even thou not all neighborhoods are the same. But given close to 100 years of history for this neighborhood it appears that the city is more concern with status vs the people that will be effected with your cleanup. If city government is for and of the people.....it appears this statement is superficial. It does appear that the interest of ambient properties are in line with your goals. I've lived here on Pinecrest 30 years and I am a native to San Diego. Sorry I am not inspired by these actions and feel dissatisfaction with this process.

--

Debbie Castillo Costco Wholesale 4649 Morena Blvd San Diego, CA 92117 (858)812-1206

From: MaryR Hill <maryrhill@hotmail.com>
Sent: Monday, August 19, 2019 7:04 PM

To: Menvielle, Joshua
Cc: Richard Hill

Subject: General plan cleanup, general plan amendment and rezone

Dear Joshua Menvielle and County planners of San Diego, This letter is concerning property known as Parcel Number 23510046 (NCM402)

I would first like to go on record as being opposed to the general plan amendment of 2011, which unbeknownst to most if not all the residents of Pinecrest Avenue in Escondido California was being considered for a density revision of 2 residences per acre into 15 residences per acre. Had we have known of such an attempt in 2011, we would have surely mobilized against it. If there is any way to reverse this decision, I wish you would do so.

I have lived on the west side of Escondido for most of my life and on Pinecrest Avenue for more than 45 years.

Many decades ago, when it was proposed that the interstate 15 freeway be moved from it's former location which is now Centre City Parkway to it's new and present further west location, it was promised by those in power and doing the persuading that they would bend over backward to make every attempt to keep the west side of Escondido a family friendly neighborhood as it had always been.

It was promised that moving the freeway would make Escondido a much nicer city. If only the people of the west side could make this sacrifice, they would be protected from any other sacrifices. You have certainly heard the phrase, "not in my back yard", which is now ringing very true. Soon the city bought many lovely country style homes in an affluent section of the west end and they were demolished to make way for Interstate 15. So we lost a beautiful neighborhood on the west side of town. Of course, freeway offramps had to be put in. So our neighborhood not only got the freeway, but also 9th Avenue on- offramp and Valley Parkway on-offramp.

About 25 years ago a developer with a plan to build homes, purchased land overlooking the freeway adjacent to our street, just over the crest of the north side of our Pinecrest Avenue. Another more powerful developer stopped the escrow and somehow got the land and against the residents of Pinecrest wishes, managed to have the land use changed and put in a Mercedes Benz dealership. At the time he insisted that for Pinecrest's benefit no tall buildings would be built on the land. Now we have at least 2 three story buildings. Most developers care only to make money and have very little concern about the quality of life of the residents that they affect, especially if they do not live in that precise neighborhood.

I have lived on Pinecrest since before the freeway became operational. It is a unique historic street in Escondido. The lots are large and the homeowners on the north side own their own beautiful streetlights. Almost all of the residents put their cars in garages or driveways. It is not unusual to see not one car parked on the street.

Some of us, including myself and husband get traffic noise from 9th Avenue. Some residences have very significant freeway noise. We notice that sometimes motorists pull off I-15, then via 9th Avenue, turn onto Pinecrest Avenue and sit in their car talking on their cell phones or checking directions. Occasionally, they leave trash.

There is a stop sign at the end of Pinecrest Avenue. We are able to turn right or left. Usually there is a wait time to make a turn, this can be a much longer wait during high volume traffic times. With careful patience and persistence, we carry on with our travels. We understand that the city does not want to put a traffic signal on our street and so far we are OK with that.

2 - 327

Please do not change the zoning on the adjacent property to Pinecrest Avenue, Parcel Number 23510046 (NCM402). Keep it as RR. We have had to make too many sacrifices on our street and area of the city. Above all we surely do not want our neighborhood negatively impacted by a housing development using Pinecrest Avenue as their way in and out, increasing traffic by tenfold and very negatively impacting our quality of life.

Respectfully submitted, Mary R. Hill 944 Pinecrest Avenue, Escondido, CA 92025-3851 home phone 760-743-1283

From: Richard Wilson <rwwilson999@gmail.com>

Sent: Monday, August 19, 2019 5:07 PM

To: Menvielle, Joshua

Subject: Proposed Property Changes

Mr. Menvielle:

My wife and I own property at 999 Pinecrest Avenue in Escondido adjacent to Parcel Number 23528003 (NCM 402). We understand that there are proposed changes to the General Plan affecting this parcel that will increase the density for future development. We have lived in this historic area of Escondido since 1983 and are very much opposed to this rezoning. The possible construction of multi-family apartments or condos would compromise the safety of every family living along Pinecrest Avenue and 11th Street. We value our quiet, safe neighborhood where many children play in the street daily. The street is narrow and has no sidewalk along the eastern side.

Were Pinecrest Avenue or 11th Street to be used for any kind of ingress or egress either during construction or afterward, the people in this neighborhood would organize to oppose and block any such high density development.

We would be interested in knowing if the County has any plans for a Metro stop close to the area being re-zoned.

Regards,

Richard and Sandra Wilson 999 Pinecrest Avenue Escondido, ca 92025

From: Julie Myers <julesviaemail@gmail.com>

Sent: Friday, August 23, 2019 8:08 PM

To: Menvielle, Joshua

Cc: Jack Myers

Subject: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

Attachments: All 2019 GP Clean-Up Summary Sheets (NCM402).pdf; RR2RVZoning.pdf; Screen Shot 2019-08-19 at

7.08.08 AM.png; edgehill_overview.pdf

Dear Mr. Josh Menvielle, Project Manager:

Re: PDS 2019 Clean-Up General DRAFT Plan Amendment and ReZone Project: Parcel 23510046 (NCM402)

Thank you for taking the time to hear my concerns as a property owner and speaking on behalf of our community that will be affected by the future zoning proposal of Parcel 23510046 (NCM402) as stated in the letter sent on July 19, 2019 to the Wilson Family Trust 11-09-16, 999 Pinecrest Ave, Escondido, CA 92025.

I was made aware of the latest findings on August 19, 2019. I am a home owner on Pinecrest Ave., Escondido, CA 92025. The copy of the letter I received from my neighbor appears to be from the City of San Diego Re: Notice of Public Hearing on Proposed Property Changes. I do not see an exact date of the Hearing and the letter does not provide enough information to educate us on the details that are in question.

I do acknowledge there is a public comment period and agency review from Friday, July 19 through Sunday, September 1, 2019 close of business day. It does not state the business day hours for Sunday. If you could please provide the Sunday business hours to us that would be very helpful.

My intention of this correspondence is to receive answers to the current questions we have as concerned home owners and renters that may affect us if the rezoning proposal is approved.

I thank you in advance for your assistance in answering our questions in a timely manner:

- 1. Can you please provide a link or copies to the minutes for all City of San Diego public hearings that have been associated with this parcel (23510046-NCM402) and the general plans year-to-date?
- 2. Can you please provide at least 45 days in advance, details of the next public hearing re: the parcel re-zoning in question to ALL the residents on Pinecrest Ave., Escondido, CA 92025? We understand City of Escondido and San Diego County property lines are shared on this street however all of us will be affected if there are plans to use our street to access and build if approved.
- 3. Does Existing Designation VR-15 DU 113 mean 113 Dwelling Units per acre (DU/AC)? (Re: Residential Density) This is very unclear in the letter that was sent on July 19th to the Willson Family. Can you please clarify what VR-15 and DU113 means or provide the definitions?

Please see link to reference map and details NCM402 (North County Metro) Basis for Change Mapping Error.

Page 54/103 in document link provided below or see attached documents:

https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/All%202019%20GP%20Clean-Up%20Summary%20Sheets.pdf

2 - 330

The summary of use definitions are concerning with the new proposal when you look up: RR (Rural Residential) vs. RV (multi-variable-family use), Proposing to change Lot Size: 1AC to 6000sf., /BT:from C to K and Setback from B to K that is a significant difference in change.

When you look at the color zoning the brown colored area of RV that is proposed it is not in line with the directly adjacent and surrounding RR zoning in the area. (see screenshot attachment)

We are concerned this re-zoning proposal may represent SPOT ZONING as it is not inline with the adjacent properties zoning in question (see links and attachments below) and we would like further documentation confirming this is not the case. This is a big red flag for us as home owners and property value change if the multi-family residential is approved.

https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/2019-19-07%20Draft%20Plan%20Final.pdf

4. Does this mean if the zoning is approved that Ambient Communities: Edgehill Ranch can build more than the 15 lots/units (10,000 SF Min.) they are "advertising" on their website? What is the maximum dwellings they can build if they get the re-zoning proposal approved?

http://ambientcommunities.com/wp-content/uploads/2015/04/Edgehill-Overview.pdf

5. If Ambient Communities are approved to build what roads will they have approval and access to start building the dwellings?

Our concerns are:

- -Safety of our families, most importantly our seniors and small children that walk and play in our private dead-end historical street
- -Increase of traffic and congestion causing safety and health concerns
- -Increase of noise pollution
- -Increase if environmental pollution
- -Concern for the safety of the school children who walk down 9th Ave. (a very congested street) and our cross street Pinecrest Ave.
- -Depreciation of our home values

Please know we welcome a plan that is to build homes that will resemble the similar lot sizes and home values as the ones on Pinecrest Ave. (south side of 9th Avenue). We do not welcome multi-variable residential zoning that will not be in lines with our current zoning of City of Escondido and the few homes that are part of the San Diego County line.

Thank you in advance for your time and appreciate your response to help better educate us on the future plans that may affect our community. I look forward to hearing from you as this is a time sensitive issue.

Best Regards,

Jack and Julie Myers 901 Pinecrest Ave. Escondido, CA 92025 C: 619-992-8548

E: julesviaemail@gmail.com

From: Ippolito, Sharon

Sent: Thursday, August 29, 2019 9:40 AM

To: Efird, Robert Cc: Menvielle, Joshua

Subject: RE: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

As we discussed, let's wait for Josh's return. I don't see a request for records here.

Sharon Ippolito, Administrative Analyst III

Planning & Development Services

County of San Diego Land Use & Environment Group

O: (858) 495-5450





From: Efird, Robert < Robert. Efird@sdcounty.ca.gov>

Sent: Thursday, August 29, 2019 9:03 AM

To: Ippolito, Sharon <Sharon.Ippolito@sdcounty.ca.gov> **Cc:** Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>

Subject: FW: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

Hi Sharon:

I discussed the email below with Eric and he thought we may want to process it as a PRA. Let's discuss pros/cons of taking this route.

Thanks.

Robert Efird, AICP, LEED Green Associate

Project Manager – Advance Planning County of San Diego Planning & Development Services | Advance Planning Division 5510 Overland Avenue, Ste. 310 | San Diego, CA 92123

Office: (858) 495-5463 | Cell: (619) 695-8119 | robert.efird@sdcounty.ca.gov

From: Julie Myers < julesviaemail@gmail.com Sent: Wednesday, August 28, 2019 10:55 PM

To: Efird, Robert <Robert.Efird@sdcounty.ca.gov>; Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>

Cc: MaryR Hill < maryrhill@hotmail.com >; Jack Myers < jmyers@ogaracoach.com > Subject: Fwd: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

Hello Robert and Joshua:

Please see below email and acknowledge receipt.

Thank you,

Julie Myers 901 Pinecrest Ave. Escondido, CA 92025 C: 619-992-8548

----- Forwarded message ------

From: Julie Myers < julesviaemail@gmail.com >

Date: Fri, Aug 23, 2019 at 8:08 PM

Subject: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

To: < joshua.menvielle@sdcounty.ca.gov > Cc: Jack Myers < jmyers@ogaracoach.com >

Dear Mr. Josh Menvielle, Project Manager:

Re: PDS 2019 Clean-Up General DRAFT Plan Amendment and Rezone Project: Parcel 23510046 (NCM402)

Thank you for taking the time to hear my concerns as a property owner and speaking on behalf of our community that will be affected by the future zoning proposal of Parcel 23510046 (NCM402) as stated in the letter sent on July 19, 2019 to the Wilson Family Trust 11-09-16, 999 Pinecrest Ave, Escondido, CA 92025.

I was made aware of the latest findings on August 19, 2019. I am a home owner on Pinecrest Ave., Escondido, CA 92025. The copy of the letter I received from my neighbor appears to be from the City of San Diego Re: Notice of Public Hearing on Proposed Property Changes. I do not see an exact date of the Hearing and the letter does not provide enough information to educate us on the details that are in question.

I do acknowledge there is a public comment period and agency review from Friday, July 19 through Sunday, September 1, 2019 close of business day. It does not state the business day hours for Sunday. If you could please provide the Sunday business hours to us that would be very helpful.

My intention of this correspondence is to receive answers to the current questions we have as concerned home owners and renters that may affect us if the rezoning proposal is approved.

I thank you in advance for your assistance in answering our questions in a timely manner:

- 1. Can you please provide a link or copies to the minutes for all City of San Diego public hearings that have been associated with this parcel (23510046-NCM402) and the general plans year-to-date?
- 2. Can you please provide at least 45 days in advance, details of the next public hearing re: the parcel re-zoning in question to ALL the residents on Pinecrest Ave., Escondido, CA 92025? We understand City of Escondido and San Diego County property lines are shared on this street however all of us will be affected if there are plans to use our street to access and build if approved.
- 3. Does Existing Designation VR-15 DU 113 mean 113 Dwelling Units per acre (DU/AC)? (Re: Residential Density) This is very unclear in the letter that was sent on July 19th to the Wilson Family. Can you please clarify what VR-15 and DU113 means or provide the definitions?

Please see link to reference map and details NCM402 (North County Metro) Basis for Change Mapping Error.

Page 54/103 in document link provided below or see attached documents:

https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/All%202019%20GP%20Clean-Up%20Summary%20Sheets.pdf

The summary of use definitions are concerning with the new proposal when you look up: RR (Rural Residential) vs. RV (multi-variable-family use), Proposing to change Lot Size: 1 ACRE (43,560sf.) to 6000sf., / BT: from C to K and Setback from B to K that is a significant difference in change.

When you look at the color zoning the brown colored area of RV that is proposed it is not in line with the directly adjacent and surrounding RR zoning in the area. (see screenshot attachment)

We are concerned this re-zoning proposal may represent *SPOT ZONING* as it is not in line with the adjacent properties zoning in question (see links and attachments below) and we would like further documentation confirming this is not the case. This is a big red flag for us as home owners and the concern of property value change if the multi-family residential zoning is approved.

https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/2019-19-07%20Draft%20Plan%20Final.pdf

4. Does this mean if the zoning is approved that Ambient Communities: Edgehill Ranch can build more than the 15 lots/units (10,000 SF Min.) they are "advertising" on their website? What is the maximum dwellings they can build if they get the re-zoning proposal approved?

http://ambientcommunities.com/wp-content/uploads/2015/04/Edgehill-Overview.pdf

5. If Ambient Communities are approved to build what roads are they petitioning to have approval and access to start building the dwellings?

Our concerns are:

- -Safety of our families, most importantly our seniors and small children that walk and play in our private (dead-end) historical street
- -Increase of traffic and congestion causing safety and health concerns
- -Increase of noise pollution
- -Increase if environmental pollution
- -Concern for the the safety of the school children who walk down 9th Ave. (a very congested street) and our cross street Pinecrest Ave.
- -Depreciation of our home values

Please know we welcome a plan to build homes that will resemble the similar lot sizes, zoning and home values as the current homes on Pinecrest Ave. (south side of 9th Avenue). We do not welcome multi-variable residential zoning that will not be in lines with our current zoning of the City of Escondido and the few homes that are part of the San Diego County located on our street.

Thank you in advance for your time and we appreciate your response to help better educate us on the future plans that may affect our community. I look forward to hearing from you, as this is a time sensitive issue.

Best Regards,

Jack and Julie Myers 901 Pinecrest Ave. Escondido, CA 92025 C: 619-992-8548 E: julesviaemail@gmail.com

From: Karen Forrey <kdforrey@cox.net>
Sent: Saturday, August 24, 2019 3:19 PM

To: Menvielle, Joshua

Subject: Proposed Rezoning for Edgehill Ranch Development in Escondido, CA

Joshua,

My husband and I live on Pinecrest Ave and have recently learned that a Rezoning is proposed for parcel number 23510046 (NCM402) from RR to RV. We, of course, are not happy about this prospect. We currently have a very quiet street and our main reason for picking this street 8 years ago was the fact that it was upscale, quiet and a dead-end street. Obviously, if that section is rezoned and apartments/condos built, there will be much more traffic not only during construction, but afterwards as well. This is unacceptable for us. My husband is disabled and also suffers from migraines. The extra stress and noise would be a severe hardship for us. Please reconsider this proposal and keep the property zoned for single family homes only.

Regards, Karen and Packy Forrey 1038 Pinecrest Ave Escondido, CA 92025 619-300-7606 kdforrey@cox.net

From: Daniel Jankowski <danjankowski@sbcglobal.net>

Sent: Thursday, August 29, 2019 8:33 PM

To: Menvielle, Joshua

Subject: 2019 General Plan Clean-up General Plan Amendment and Rezone

Dear Mr. Menvielle -

As a resident at 940 Pinecrest Ave in Escondido, California I wish to express my objection to the potential development at the end of the cul du sac on Pinecrest Ave.

My concern is the likelihood of heavy traffic both coming and going that will occur on Pinecrest Ave. This is a neighborhood with children as well as adults of all ages, that depend on the simple two way traffic on Pinecrest. Should this proposed three story housing become a reality, our heretofore pleasant neighborhood will be negatively impacted.

Sincerely,

Daniel T. Jankowski Smart phone number 760.317.6199 But should you wish to contact me, e-mail is preferable.

From: gretchen38@juno.com

Sent: Thursday, August 29, 2019 11:16 PM

To: Menvielle, Joshua

Subject: ID#NCM402 Rezoning RR/RV

Mr.Joshua Menvielle:

I've lived @ 1155 Pinecrest Ave. for 52 years. One of the reasons I purchased this home is because it was a dead end street. It was safe for children to socialize and play in the street as they do today. The street is also safe for families,

seniors, and dog walkers. School children that attend Del Dios Middle School use Pinecrest Ave. as a short cut to and from home to school. These things increases the safety needs of Pinecrest Ave.

Pinecrest Ave. is also a historical street with street lights from the 1930's Rezoning Pinecrest Ave. would depreciate my land and property, but the noise level would also increase. The excessive traffic and heavy trucks would deteriorate

the street and neighborhood. I'm opposed to rezoning Pinecrest Ave. from RR/RV also for the traffic jams it would cause on 9th. Ave. in Escondido.

Sincerely,

Dr. Roy "Pat" Archer

To: Josh Menvielle, 27338 ect MANAGER 191 From: Or Roy Pat " ARCHER. @ 1155 ForecresT AVE. ESCONDIDO, OA 92025 RE: NCM 402 REZONING RR [RV I have already emailed you but I am
following up with this letter I've lived @ 1155 Pinecres Ave, BCONDIDO, CA GRONS for 52 years. ONE OF The reasons I purchased This house is because it was A DEAD END Street for children to socialize & play in the street. 95 they do today. The street also is safe for families, seniors and dog walkers , School children walking to and from home to Del Dios Middle School USR Prinecrest Ave. as a shortcut

Pg 2

Princerest Ave. 15 also a historical street with Street lights from The 1930'S.

Rezoring Perecres TAVE. WOOLD

depreciate my land and property.

The Morse level and traffic

Would deferiorate The Neighborhood.

Safety 15 another factor as well

as the traffic jams that would

build up from Process Aveto

Fam opposed to extending.

Process Ave. as well as Rezoners

IT from RR(RV.

Source ely Archer

Dr. Roy "Pat" Archer

From: Robert THAYER <thayer6@sbcglobal.net>

Sent: Friday, August 30, 2019 9:21 PM

To: Menvielle, Joshua

Subject: Proposed development "Edgehill Ranch"

August 30, 2019

RE: Property Assessor Parcel Number 23513025 (NCM402)

Mr. Menvielle,

We are sending this letter to voice our objection to the proposed development known as "Edgehill Ranch". We have been residents on our wonderful street, Pinecrest Ave. for the past 11 years. We would object to re-zoning the vacant parcels of land at the end of our street, and what we believe to be a private drive, from RR to RV. We do not want this to be a through street for this community, nor do we want all the traffic that it would cause to happen, construction or otherwise. We consider our street to be somewhat of a hidden gem in the city of Escondido, and a Historic street that could be threatened, and even ruined by this type of development. Thank you for reading this, and considering our views.

Sincerely, Robert and Jody Thayer 1110 Pinecrest Ave

Sent from my iPad

2 - 341

Do, Lina

From: Camille Perkins <camille.perkins@gmail.com>

Sent: Saturday, August 31, 2019 6:54 PM

To: Menvielle, Joshua

Subject: Comment Letter General Plan Clean-Up, Item SD402 **Attachments:** 2019 Comments GP2020 Update OS Rezone.pdf

Dear Mr. Menvielle,

Attached please find a comment letter addressing the 2019 General Plan Clean-Up, Item SD402, Redesignation from SPA to OS-C and rezone parcels from RR to S80.

Regards,

Camille Perkins

From: a33pooka@aol.com

Sent: Sunday, September 1, 2019 1:31 AM

To: Menvielle, Joshua

Cc: gretchan38@juno.com; addadada2002@yahoo.com; czvanski@gmail.com; czvanski@hotmail.com

Subject: ID NCM402, Zoning Change RR to RV

Josh Menvielle, Project Manager County of San Diego Planning & Development Service 5510 Overland Ave., Suite 310 San Diego, CA 92123

RE: ID NCM402, PROPOSED ZONE CHANGE RR TO RV

Please acknowledge receipt of this email.

We received a letter dated July 19, 2019, informing us that the County of San Diego - Planning & Development Services (PDS) was pleased to announce the release of the Draft Plan for the 2019 General Plan Clean-Up General Plan Amendment and Rezone. It stated we are receiving this notice because you own property being considered for changes. Other families in our neighborhood also received similar letters.

Upon trying to view the various number of web sites included in this letter to find out how this would affect our property, it is stated that the "General Plan provides a framework for land use and development decisions consistent with an established community vision and is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities." It would be better if the PDS be up front and state the changes that would affect each property than have us have to go through numerous web sites and searches to find what really is going on. Really deceptive.

We object to the proposed zone change from RR to RV. We want to keep the zone as RR. We object to dwellings other than single family dwellings. We built our home in 1972-1973. We move into our home on Halloween 1973. We like our quiet neighborhood on the soon to be dead end street of West 11th Avenue and Pinecrest. Through the years developers have tried to rezone our neighborhood to the benefit not of the existing families, but to themselves, making money at the expense of these families.

Through communications with other neighbors (who too were doing number of researches on the internet), it was discovered that a developer, Ambient Communities is advertising a development called "Edgehill Ranch". It seems that the PDS is proposing to make this zoning change to accommodate this developer. It also appears that it wants to use Pinecrest as a road to this development. This would involve taking land from existing homes to widen Pinecrest (including portions that are privately owned) to allow construction trucks to go to this development. Has anyone taken the time to see what will happen to these existing homes when land is taken to widen Pinecrest? Does the PDS

knows what this will do to the Pinecrest/West 9th Avenue traffic? How these numerous new homes' vehicles would affect the traffic? What the negative impact would be to our neighborhood?

This would have a tremendous negative affect on our existing neighborhood. This would be in conflict with what your General Plan that states in part," guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities."

It is unsettling to see it in your letter that the PDS is "pleased" to announce this propose change. It appears that PDS is catering to the developer at the expense of our existing neighborhood. For this zone change does NOT benefit our existing neighborhood. It would cause the destruction of our existing neighborhood.

Sincerely,

Laura Lei Strain Strain Family Trust 1325 West 11th Avenue Escondido, California 92025

From: Christine Geckeler <gccnk@outlook.com>
Sent: Monday, September 2, 2019 9:36 PM

To: Menvielle, Joshua

Subject: NCM402

Mr. Menvielle,

I am a 20 year Resident on Pinecrest Ave in Escondido. This email is to express my concern about NCM402 rezone five parcels from RR to RV.

I bought my home on this historic street "Pill Hill" because it was a dead end. It gave me peace of mind knowing no one would be on our street except those who lived here. Our kids play in the street, we walk our dogs and ourselves in the street. Many of us have chickens, ducks, turkeys, various fruit trees and still consider our street to be rural. All of that will change with rezoning of the properties. We are aware of a developer Ambient Communities (one of the property owners included in the rezoning) who currently advertise a subdivision name "Edgehill Ranch" and who are actively trying to gain through access from our dead end street. We are not against progress, we are adamantly against Pinecrest Ave becoming a through street and believe this rezoning is an attempt by Ambient to move forward with their intent.

We encourage the zoning commission to vote NO on this effort.

Thank you for your consideration, Christine & Geoff Geckeler 1002 Pinecrest Ave.

Sent from Surface