



The County of San Diego

# Planning Commission Hearing Report

<b>Date:</b>	September 17, 2021	<b>Case/File No.:</b>	PDS2021-GPA-21-004; PDS2021-REZ-21-001
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Pinecrest Avenue General Plan Clean-Up
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	North County Metro
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	VR-15
<b>Appeal Status:</b>	Board of Supervisors is the final decision-maker	<b>Zoning:</b>	RR
<b>Applicant/Owner:</b>	County of San Diego	<b>Community:</b>	North County Metropolitan Subregional Plan Area
<b>Environmental:</b>	15164 Addendum	<b>APNs:</b>	235-110-09-00; 235-110-10-00; 235-110-11-00; 235-110-26-00; 235-110-27-00

## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to provide a recommendation to the Board of Supervisors (Board) for a General Plan Amendment (GPA) and/or Zone Reclassification (REZ) to resolve a mapping error in the North County Metro Subregional Plan Area which occurred during the 2011 General Plan Update. The mapping error involves five parcels that were designated with an inconsistent General Plan Land Use Designation and Zoning which are intended to direct different types of development.

The mapping error designated the five parcels, also known as NCM402, with a General Plan Land Use Designation of Village Residential 15 (VR-15) and a Zoning Designation of Rural Residential (RR). In residential areas of the unincorporated County, the Land Use Designation assigned to a parcel determines the maximum density of residential units that can be built, while the Zoning determines what land uses and types of buildings can be developed. Where development in a Village Residential 15 area is characterized by multi-family development at a maximum of 15 units per acre, Rural Residential Zoning is intended to direct the development of single-family residential and agricultural uses on large lots. This is considered a mapping error as a parcel should not be assigned a Land Use Designation and Zoning Classification which are intended to direct different types of development. This is outlined in Section 2050 of the County's Zoning Ordinance, which dictates what Land Use Designations and Zoning Classifications are compatible. Under Section 2050, VR-15 and RR are not

compatible.

This mapping error was first considered by the Planning Commission on October 11, 2019, as part of the 2019 General Plan Clean-Up. General Plan Clean-Ups are a bi-annual process undertaken by the County to resolve batches of errors and inconsistencies that are identified during the implementation of the General Plan. At the October 2019 meeting, the Planning Commission voted to consider NCM402 as a separate item and requested that staff return to the Planning Commission with additional analysis. Since the 2019 Planning Commission meeting, staff has studied potential project constraints, conducted additional public outreach, and developed options for the Planning Commission's consideration.

The Planning Commission is asked to make a recommendation to the Board of Supervisors for a General Plan Amendment and/or Zoning Reclassification for the five parcels to resolve the mapping error. PDS analyzed five options to be considered by the Planning Commission for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies, and ordinances. These options include five potential General Plan Land Use Designations with compatible zoning that range in density from one unit per acre to fifteen units per acre.

Based on the analysis, staff recommends that the Planning Commission recommend Option 4 to the Board of Supervisors for adoption. Option 4 would resolve the mapping error by amending the General Plan Land Use Designation from Village Residential 15 (VR-15) to Village Residential 7.3 (VR-7.3) and reclassifying the zone of the property from the Use Regulation of Rural Residential (RR) to Variable Residential (RV).

**B. STAFF RECOMMENDATIONS**

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

- a. Adopt the Environmental Findings included in Attachment G, which conclude that an addendum to the previously certified Environmental Impact Report for the 2011 General Plan Update is adequate for this project, as no new significant impacts have been identified, in accordance with Section 15164 of the California Environmental Quality Act guidelines.
- b. Resolve the mapping error by adopting Option 4 for the five parcels, amending the General Plan Land Use Designation from Village Residential 15 (VR-15) to Village Residential 7.3 (VR-7.3) and reclassifying the zone of the property from the Use Regulation of Rural Residential (RR) to Variable Residential (RV) , through the following:
  - a. A Resolution of the San Diego County Board of Supervisors Adopting the Pinecrest Avenue General Plan Clean-Up General Plan Amendment; GPA 21-004] (Attachment A), and
  - b. AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF FIVE PARCELS IN THE NORTH COUNTY METRO SUBREGIONAL PLANNING AREA RELATED TO THE PINECREST AVENUE GENERAL PLAN CLEAN-UP [REZ-21-001] (Attachment B)

**C. PROJECT BACKGROUND**

Following the 2011 General Plan Update (2011 Update), the Board of Supervisors (Board) recognized that some errors, inconsistencies, and oversights may have occurred. In response, the Board

directed staff to conduct bi-annual “Clean-Ups” to address issues that are discovered as the Plan is implemented. These include typographical errors, mapping errors, clarifications and revisions to certain General Plan and community plan policies and definitions, and other types of oversights and inconsistencies.

During the 2019 General Plan Clean Up, five parcels in the North County Metro Subregional Plan Area were considered to resolve a mapping error that occurred during the 2011 Update. During the 2011 Update, the General Plan Designation for these five parcels was changed from Residential 2 du/acre, which allowed up to 2 dwelling units per acre, to Village Residential 15 (VR-15), which allows up to 15 dwelling units per acre. However, the existing Zoning assigned to the parcels, Rural Residential (RR), was not changed. Rural Residential zoning is not compatible with VR-15. California 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.

The mapping error has limited the ability to develop the parcel as was envisioned in the 2011 Update. In residential zones, the General Plan Land Use Designation determines the maximum permissible density of residential units, expressed as units per acre. The Zoning includes use regulations, limitations on types of structures, height restrictions, setback regulations, and other designators that regulate the design of buildings on the site. Where VR-15 is intended to direct the development of multi-family residential development, the existing Rural Residential Zoning only permits the construction of single-family homes, limited agriculture, and some public services.

The current designation of VR-15 would allow for multi-family housing with a maximum density of 113 units over the five parcels. However, the Rural Residential zoning would restrict future development to one single family unit per lot, limiting future development to a total of five single family homes within NCM402.

**D. PROPOSAL AND OPTIONS**

**1. Project Description**

The proposed General Plan Amendment and/or Rezone is intended to resolve the mapping error by designating these five parcels, also known as NCM402, with a General Plan Designation and Zoning that are compatible.

NCM402 is a “County Island”, which is a portion of unincorporated land under the jurisdiction of the County surrounded by the City of Escondido. This County Island consists of five parcels, totaling 7.56 acres, in the North County Metropolitan Subregional Plan area adjacent to Interstate 15 (Figure 1). The surrounding community is designated under the City of Escondido’s General Plan as Suburban, allowing 3.3 dwelling units per acre, and Estate II, allowing 2 dwelling units per acre.

Of the five parcels, four are developed with single family residences and one is vacant. All five parcels are owned by different property owners. The four developed lots range from 0.62 to 1.51 acres, and the undeveloped parcel is 3.71 acres.

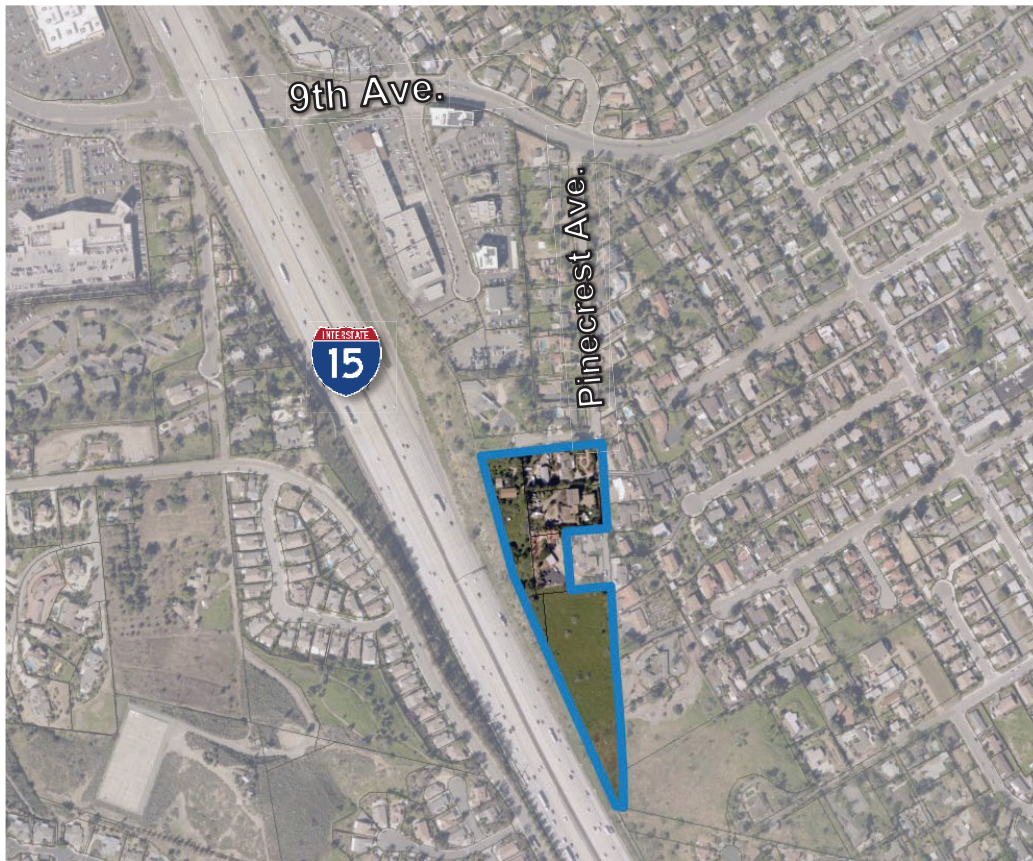


Figure 1: Aerial Map of NCM402, highlighted in blue.

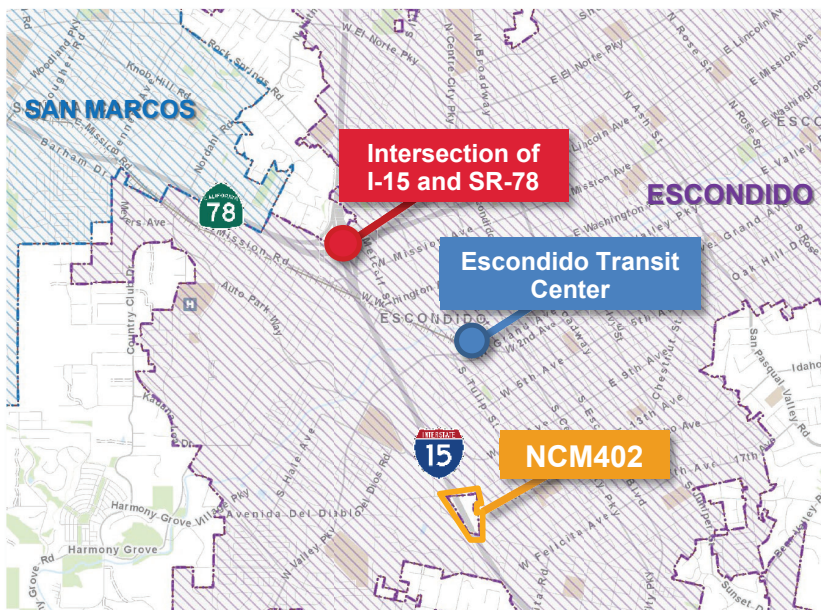


Figure 2: Map of NCM402 in relation to other major community features

The 2011 General Plan Update evaluated unincorporated County lands next to or surrounded by incorporated cities for potential up-zoning because of their proximity to jobs, schools, and other community services. NCM402 is approximately 1 mile south of the Escondido Transit Center, which provides regional bus and sprinter rail services. The project site is also near the intersection of Interstate 15 and State Route 78, which has a concentration of jobs and commercial services, including a shopping center and multiple office complexes. The 2011 General Plan Update increased the density of NCM402 from 2 dwelling units per acre to 15 dwelling units per acre.

However, the zoning was not revised to be consistent with the VR-15 designation. The mapping error was identified when the owner of the vacant parcel within NCM402 conducted an Initial Consultation with Planning & Development Services (PDS) in October 2018. In the Initial Consultation (IC-18-056), the property owner proposed to subdivide Parcel 235-110-26-00 into three lots. When PDS staff identified the error, the item was included in the 2019 General Plan Clean-Up to resolve the mapping error.

During the October 2019 Planning Commission hearing on the 2019 General Plan Clean-Up, staff recommended retaining the Village Residential 15 General Plan Designation and rezoning the five parcels within NCM402 to Variable Residential (RV) to resolve the error. Property owners within NCM402 and nearby residents from the City of Escondido expressed concerns related to the proposed rezone, including increased traffic, impacts to property values, and changes to community's character.

Members of the public also stated that they were not notified of the General Plan Update in 2011, when the density of NCM402 was increased. During the 2011 General Plan Update, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance. However, not all properties with only a change in General Plan Land Use Designation and no change in Zoning were notified. As no change in Zoning was processed due to the mapping error, mailed notices were not sent to the property owners or nearby neighbors when the 2011 General Plan Update increased the maximum permitted density of the site to 15 units per acre. As the 2011 General Plan Update involved noticing more than 1,000 properties, notice was provided in compliance with state law by placing an advertisement in a newspaper of general circulation as part of the public review period for the General Plan Update.

On October 11, 2019, the Planning Commission motioned to consider NCM402 as a separate item from the 2019 General Plan Clean-Up, and then voted by 4 ayes, 1 no and 2 absent to refer the item back to staff for further analysis.

### **2. Proposed Options to Address the Mapping Error**

Staff has prepared five options that the Planning Commission can consider for recommendation to the Board of Supervisors to resolve the mapping error with NCM402:

- Option 1: Maintain the Zoning Use Regulation of Rural Residential (RR) and change the General Plan Land Use Designation to Semi-Rural 1 (SR-1) which allows for a density one dwelling unit per acre. Option 1 would result in the lowest allowable density, reducing potential dwelling units within NCM402 from 113 housing units to 8 housing units. Option 1 would maintain the minimum lot size of 1 acre, the existing setback requirements, and the limitation of one single family detached home per lot.

- Option 2: Maintain the Zoning Use Regulation of Rural Residential (RR) and change the General Plan Land Use Designation to Village Residential 2 (VR-2) which allows for a density of two dwelling units per acre. Option 2 would result in a decrease in the potential dwelling units within NCM402 from 113 housing units to 19 housing units. Option 2 would reduce the minimum lot size from 1 acre to ½ acre and maintain the limitation of one single family detached home per lot. The setbacks would be changed to be consistent with the new zoning, as follows: the front yard would be reduced from 60 feet to 50 feet, the rear yard would be reduced from 50 feet to 25 feet, the interior side yard would be reduced from 15 feet to 10 feet, and the exterior side yard would remain as 35 feet.
- Option 3: Change the Land Use Designation to Village Residential 4.3 (VR-4.3) and change the Zoning Use Regulation from Rural Residential (RR) to Single Family Residential (RS). This option would result in a decrease of potential dwelling units within NCM402 from 113 housing units to 32 housing units. Option 3 would reduce the minimum lot size from 1 acre to 10,000 square feet and maintain the limitation of one single family detached home per lot. The setbacks would be changed to be consistent with the new zoning, as follows: the front yard would be reduced from 60 feet to 50 feet, the rear yard would be reduced from 50 feet to 25 feet, the interior side yard would be reduced from 15 feet to 10 feet, and the exterior side yard would remain as 35 feet.
- Option 4: Change the Land Use Designation to Village Residential 7.3 (VR-7.3) and change the Zoning Use Regulation from Rural Residential (RR) to Variable Residential (RV). Option 4 would result in a decrease of potential units within NCM402 from 113 housing units to 55 housing units. Option 4 would reduce the minimum lot size from 1 acre to 6,000 square feet and permit the construction of multi-family dwelling units. The setbacks would be changed to be consistent with the new zoning, as follows: the front yard would be reduced from 60 feet to 50 feet, the rear yard would be reduced from 50 feet to 25 feet, the interior side yard would be reduced from 15 feet to 10 feet, and the exterior side yard would remain as 35 feet.
- Option 5: Maintain the current Land Use Designation of Village Residential 15 (VR-15) and change the Zoning Use Regulation from Rural Residential (RR) to Variable Residential (RV). This option would maintain an estimated 113 potential housing units within NCM402. Option 5 would reduce the minimum lot size from 1 acre to 6,000 square feet and permit the construction of multi-family dwelling units. The setbacks would be changed to be consistent with the new zoning, as follows: the front yard would be reduced from 60 feet to 50 feet, the rear yard would be reduced from 50 feet to 25 feet, the interior side yard would be reduced from 15 feet to 10 feet, and the exterior side yard would remain as 35 feet.

### **E. ANALYSIS AND DISCUSSION**

PDS conducted further analysis for potential impacts to the environment, 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 recommendation. Also included are consistency determinations related to the General Plan, Community and Subregional Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA).

#### **1. Key Requirements for Requested Actions**

- a. Is the proposed rezone or change of Land Use Designation of NCM402 in compliance with the California Government Code?
- b. Is the proposed rezone or change of Land Use Designation of NCM402 consistent with the vision, goals, and policies of the General Plan and its community and subregional plans?
- c. Does the proposed rezone or change of Land Use Designation of NCM402 comply with the California Environmental Quality Act (CEQA)?

**2. Analysis**

In response to public comments and the Planning Commission’s direction for staff to conduct further analysis of the site, a discussion of potential project constraints is included below.

a. Fire Safety and Maximum Road Length

The five parcels within NCM402 have a single road for fire access from Pinecrest Avenue. This limited access creates issues related to maximum road length and fire safety.. A maximum road length is set to ensure that fire protection vehicles can access a site while occupants of a building evacuate. High occupancy projects and discretionary permits proposed on a site in exceedance of the maximum road length standards are required to provide a secondary means of access to comply with fire safety standards.

Maximum road length is based upon the minimum lot size for a property. Designating NCM402 with a minimum lot size of less than one acre would place all the properties in exceedance of maximum road length, while designating the parcels with a minimum lot size of one acre or greater would put only three of the five parcels in exceedance of maximum road length. The undeveloped parcel would exceed maximum road length under all options.

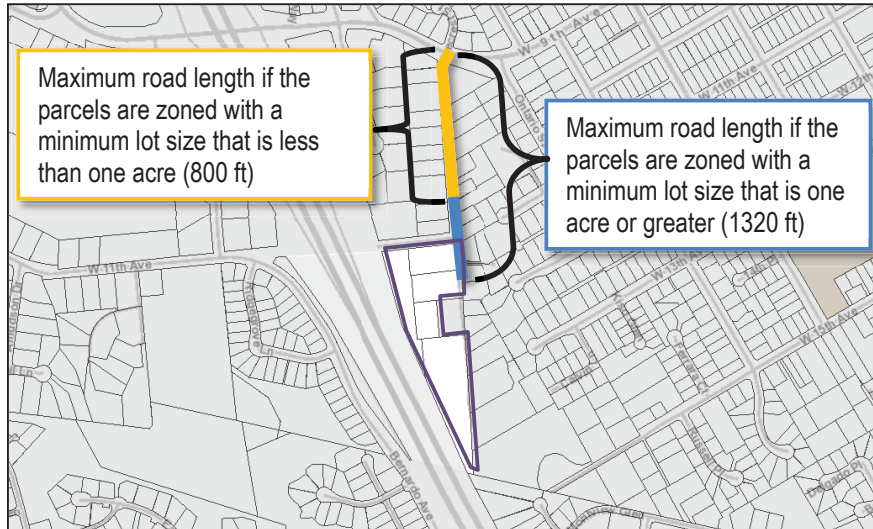


Figure 3: Maximum road length for NCM402

The Escondido Fire Department provides fire protection services to the parcels within NCM402. The Fire Department has stated that parcels in exceedance of maximum road length within

NCM402 must establish a secondary access route to the development site prior to the development of multi-family housing or a subdivision of land. It is possible that secondary access could be achieved by acquiring access rights from the property owners to the east of NCM402. However, due to the location of existing structures and the topography of the area surrounding NCM402, it would be difficult to establish secondary access.

In a letter dated June 25, 2021, the Escondido Fire Department stated that they recommend that the zoning remains as Rural Residential. The Fire Department does not support any change in zoning which is intended to direct the development of multi-family housing or a subdivision of land on a parcel which exceeds maximum road length and states that no multi-family housing project or subdivision can be approved on a site that exceeds the maximum road length without establishing secondary access that is approved by the Fire Department. As no high-density project would be supported while the site is in exceedance of maximum road length, the Escondido Fire Department has stated that the zoning should remain as Rural Residential to avoid a property owner attempting to apply for dense development that could not be approved due to the exceedance of maximum road length.

b. Traffic and Road Access

A future discretionary project within NCM402 would be required to assess its impact on transportation in accordance with the California Environmental Quality Act (CEQA). Under CEQA, a project's impact on transportation is assessed based on the amount of Vehicle Miles Traveled (VMT) generated by the development. VMT is the number of miles driven over a given period of time by a resident living in the project area. If a project's VMT is not under the applicable thresholds of significance, it would be required to mitigate the impacts to below significance. Some projects could be presumed to have less than significant VMT due to their size or other project features that reduce the VMT expected to be generated by the project. Projects can also be presumed to have less than significant VMT impacts if they are located in an area where existing VMT is below the applicable threshold, or a VMT-efficient area.

The proposed General Plan Clean-Up does not increase density over the General Plan or create the potential for any new vehicle trips and therefore would not result in any new or more severe impacts to transportation beyond what was analyzed under the Final EIR for the General Plan.

Along with the requirement to study VMT under CEQA, the County requires discretionary projects generating over 250 average daily trips (ADT) to analyze impacts to Level of Service (LOS) through a Local Mobility Analysis (LMA). The LOS for a particular road or intersection is a measure of congestion and delay that a driver experiences. In response to public concerns about increased levels of traffic, a preliminary traffic impact study was conducted analyzing the possible impact of new dwelling units within NCM402. The study analyzed the LOS for Pinecrest Avenue and the nearby intersection with 9<sup>th</sup> Avenue, which is within the City of Escondido. This study is included as Attachment C. The study determined that the increase in ADT caused by future development at all zoning densities to be considered by the Commission would not affect the LOS along the Pinecrest Avenue once it is brought to County design standards. The intersection of 9<sup>th</sup> Avenue and Pinecrest Avenue has an existing LOS of E and F for two turn lanes in the afternoon (PM) peak periods and any additional trips would further impact the intersection. Coordination with the City of Escondido would be required by any proposed project to determine if any improvements would be required.



County staff also reviewed road access leading into NCM402. Most of the parcels within NCM402 are accessed by Pinecrest Avenue, a private road, which currently varies in width from 30 feet to 18 feet. Depending on the intensity of future development, this private road would likely need to be widened to meet County Private Road Standards. Furthermore, County Public Road Standards state that multi-family residential development should be accessed by a public road. Any future multi-family development would either need to improve this private road to public standards or be granted a Design Exception Request. Exceptions to Road Standards may be granted by the County when it is determined that the exception will not adversely affect traffic safety and the flow of traffic.

c. Availability of Public Services and Limitations of On-Site Septic System

The entirety of NCM402 falls within the boundary of the County Water Authority and is within the Rincon del Diablo Municipal Water District. None of the parcels in the project area are anticipated to rely on groundwater and the Department of Environmental Health and Quality (DEHQ) did not identify any existing wells in use.

Currently, public sewer service is not available to the undeveloped parcel within NCM402, due to the topography of the surrounding streets. Staff from the City of Escondido indicated that sewer service could potentially be provided by the City with an extension of the existing sewer facilities located in 15<sup>th</sup> Avenue to the east; this would require establishing new easements and annexing the vacant parcel to the City of Escondido.

Any future residential development on the undeveloped parcel, while the parcel is not within the City of Escondido's sewer service, would likely require an on-site wastewater treatment system (septic). DEHQ reviews projects utilizing septic to ensure they meet the water basin plan standards set by the Regional Water Quality Control Board. The reliance on a septic system would likely constrain the potential dwelling units achievable within the undeveloped parcel. Preliminary estimates from DEHQ concluded that the site will be able to achieve one unit per ½ acre on a septic system, or approximately seven or eight dwelling units within the vacant parcel.

d. Environmental Constraints

Some of the area within NCM402 contains steep slopes. Approximately 5% of the project area consists of slopes at a grade greater than 25%. Given how the steep slopes are distributed through the project area, the design of future development within the project area would likely not be significantly limited by the steep slope design requirements set forth in the County's Resource Protection Ordinance.

There are no floodways or floodplains within the project area. Additionally, there are not any designated Environmentally Sensitive Areas within the project area.

e. Alternative Transportation Availability

The project area is approximately 1 mile south of the Escondido Transit Center, which offers regional bus, rapid transit, and rail services. NCM402 is not within ½ mile of any existing transit stops. The General Plan identifies ½ mile as the approximate walking distance of a property to a transit station or transit stop.

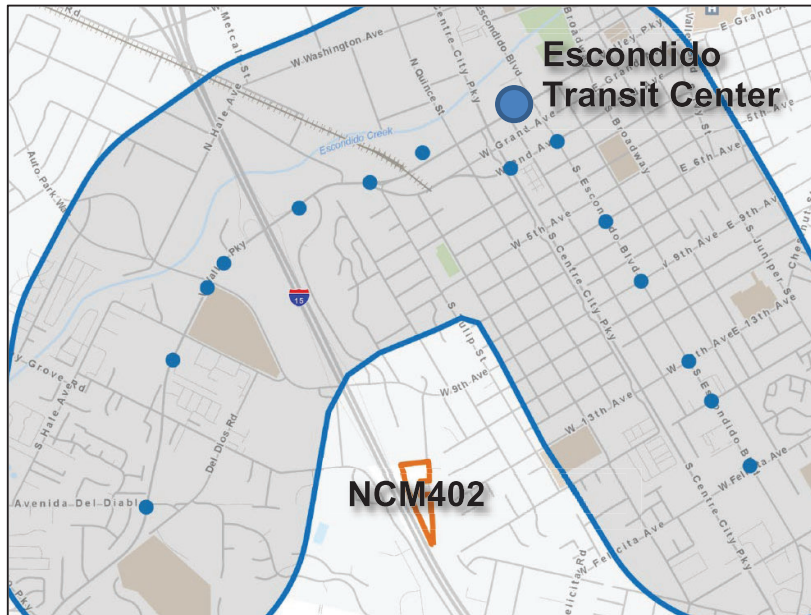


Figure 4: Existing transit stops near NCM402, shown with a 1/2 mile buffer around each stop.

f. Housing Law Requirements

In 2019, the California legislature approved Senate Bill 330 (SB 330), the Housing Crisis Act of 2019. SB 330 prohibits jurisdictions from reducing the density of a property within an “affected area” to less than what was in effect on January 1, 2018. Affected areas are “census designated places”, that are wholly located within the boundaries of an urbanized area. A “census designated place” is a delineated area defined by the census to be a densely settled concentration of population. In error, staff previously identified NCM402 as being within an affected area as defined by SB 330. While NCM402 is within the Escondido Urbanized Area boundary, it does not fall within the “Census designated place” boundary for the City of Escondido. Therefore, NCM402 is not within an affected area and SB 330 does not regulate any change in the development regulations of NCM402.

The County is also required by State law to not reduce a parcel’s residential density if it is included in the Housing Element sites inventory. In the Fifth Housing Element, approved in 2017, the vacant 3.7-acre parcel in NCM402 was designated as a Regional Housing Needs Allocation (RHNA) site, estimated to provide 44 units at a density of 15 dwelling units per acre. However, the County did not include the vacant parcel as part of the housing inventory in the Sixth Housing Element, which was approved by the Board of Supervisors on July 14, 2021. As the site was removed from the RHNA Site Inventory, development on this site is not necessary for the County to ensure the jurisdiction’s share of the regional housing need identified in the Housing Element inventory can be met and the County is not restricted from changing the density of the site.

3. General Plan Consistency

A review of the General Plan policies that are applicable to “stand-alone” General Plan Amendments (GPA)/Rezoning has been provided in Attachment D. Additionally, a map of surrounding General Plan Land Use Designations is provided in Attachment E.

Based upon a study of applicable General Plan policies and further analysis of NCM402, it was found that Village Residential 7.3 is the most appropriate Land Use Designation for the site. Staff's analysis found that this Land Use Designation balances the site characteristics that limit the feasibility of future development with the regional context of the site that makes it appropriate for residential development.

The policies within the County's General Plan dictate that the site is suitable for residential development. The General Plan states Land Use Designations should be assigned in accordance with the Community Development Model, which directs the intensity of development based on the location of existing services and community character. As determined by the Community Development Model, the site's proximity to an existing commercial center, developed transit services, and existing infrastructure makes the site appropriate for residential development. Furthermore, the absence of sensitive environmental resources or hazards on the site also makes NCM402 suitable for development.

The General Plan also dictates that Land Use Designations should be assigned in a manner which is consistent with existing community character and accurately reflects the development that could feasibly be achieved on the site. Through the analysis which was conducted as part of the Pinecrest Avenue General Plan Clean-Up, staff has identified several site characteristics which are anticipated to limit the feasibility of future development or affect future development's consistency with existing community character. As the overall scope of the Pinecrest General Plan Clean-Up is smaller than the 2011 General Plan Update or the 2019 General Plan Clean-Up, the analysis conducted for this project is at a greater level of detail than what would have been conducted as part of those previous efforts. Therefore, the analysis conducted for this project has identified potential project issues that would not have been identified as part of previous efforts.

Staff's review of the project site found that the existing community within and surrounding NCM402 is characterized by single-family homes on ¼- to 1-acre lots. High-density residential development would be inconsistent with this existing community character and land use patterns. Furthermore, the analysis of NCM402 found that there are site specific characteristics which are anticipated to limit the feasibility of future development at a high density, including the lack of existing sewer service and the exceedance of maximum road length for fire safety. These site characteristics would have to be addressed through the permit process before a project could move forward for consideration.

In balancing the site-specific constraints with the characteristics of the site that make it suitable for residential development, staff found that Village Residential 7.3 is the most appropriate Land Use Designation for the site.

#### **4. Zoning Ordinance Consistency**

Staff found that that all options to be considered by the Planning Commission are consistent with the Zoning Ordinance. Staff reviewed the options for consistency with the Compatibility Matrix in Zoning Ordinance Section 2050, which establishes which Zoning Use Regulations and General Plan Land Use Designations are consistent. A Use Regulation, when found to be consistent with a Land Use Designation, is considered consistent with the County's General Plan unless precluded by consideration given to terrain, access, hazards, community character, lot configuration, lot size, drainage, adjacent land use, traffic congestion, noise, air pollution, other factors affecting health, safety or welfare or any other relevant issue. A map of surrounding Zoning Use Regulations is provided in Attachment F.

#### **5. CEQA Compliance**

The Pinecrest Avenue General Plan Clean-Up was reviewed in compliance with CEQA, and it was

found that the project qualified for an Addendum to the General Plan Update Environmental Impact Report (EIR) under CEQA Section 15164. The Addendum is included in Attachment G.

The 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 Final EIR evaluated potentially significant effects for several environmental areas of potential concern. The changes to the General Plan's Land Use Map and Zoning regulations proposed as part of the Pinecrest General Plan Clean-Up will not result in increase in density or intensity over the current General Plan Land Use Map. As the development potential would not increase as part of the General Plan Clean-Up, the project would not result in additional impacts that were not identified in the 2011 General Plan Update. The mitigation measures identified in the 2011 General Plan Update Final EIR would still be required as part of any future development.

### **F. 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 conducted public outreach as 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. Proposed changes were posted on the General Plan Clean-Up web page.
- b. 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.
- c. In May of 2021, a mailed notification was sent to property owners within 1,500 feet of the parcels within NCM402. This notification included information regarding the 45-day public review period, with web links to documents outlining the analysis completed by staff.
- d. A public hearing notification was mailed to all interested stakeholders and property owners within 1,500 feet of the parcels within NCM402 10 days prior to today's public hearing.

#### **2. Web Page**

In May 2021, a web page was established for the proposed clean-up to provide the most current information as it progressed through the planning phases. The website is:

[https://www.sandiegocounty.gov/content/sdc/pds/Current\\_Protects/PinecrestCleanUp.html](https://www.sandiegocounty.gov/content/sdc/pds/Current_Protects/PinecrestCleanUp.html)

#### **3. Public and Agency Review**

In addition to the mailed notifications to property owners completed as part of the 2019 General

Plan Clean-Up, a mailed notification was sent on July 19, 2019 to agencies requiring General Plan Amendment (GPA) notification per California Government Code Section 65352, including affected cities, school districts, water districts, the San Diego Association of Governments (SANDAG), and the Local Agency Formation Commission (LAFCO). 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. No community planning or sponsor groups, or public agencies commented on NCM402.

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. Public review comments and other correspondence provided during the 2019 General Plan Clean-Up on this item can be found in Attachment I.

An additional Public Review period was conducted as part of the Pinecrest Avenue General Plan Clean-Up. On May 21, 2021, notices were sent to property owners with 1,500 feet of the project area. On June 24, 2021, notices were sent to agencies requiring General Plan Amendment (GPA) notification per California Government Code Section 65352, including the City of Escondido, SANDAG, the Escondido Fire Department, the North County Transit District, the Rincon del Diablo Water District, the Local Agency Formation Commission, and the Escondido School District. County staff also coordinated with staff from the City of Escondido and the Escondido Fire Department as part of the research for this report regarding fire access and sewer service availability.

During the 2021 Public Review period, staff received 22 comments on the proposed options. Public review comments and other correspondence provided during the Pinecrest Avenue General Plan Clean-Up can be found in Attachment I. 19 of the comments received were in opposition of any rezone for the site and requested that the Planning Commission recommend Option 1 to the Board of Supervisors. Many of the comments in opposition raised concerns that residents were not notified when the properties within NCM402 were designated as VR-15 during the 2011 General Plan Update. Comments also claimed that the traffic study conducted did not accurately address the existing Level of Service of Pinecrest Avenue and that any further residential development would decrease traffic safety and level of service on Pinecrest Avenue and at the intersection of 9<sup>th</sup> Avenue and Pinecrest. Residents also voiced concerns about fire safety and disputed that secondary access could be obtained in the future. Impacts to traffic safety and fire safety would be reviewed as part of the project review for any future discretionary permit application.

The comment received by the owner of the vacant parcel requested that the existing Village Residential VR-15 be maintained, and the Planning Commission recommend Option 5 to the Board of Supervisors. The letter states that the criteria which led to the site being designated as VR-15 during the 2011 General Plan Update should be used as rationale to maintain the existing Land Use Designation.

Two other comments were received as part of the 2021 Public Review Period that were not in support or opposition of any of the options. One comment was from the Agua Caliente Band of Cahuilla Indians, who identified that the project is not within their Traditional Use Area and deferred to the other tribes. The other letter was from the California Department of Transportation (CALTRANS), who found no impacts to Caltrans facilities or operations. CALTRANS also stated that any future development at this site should submit a VMT study and transportation analysis

to Caltrans, and that any future roadwork, striping, and traffic control encroaching within Caltrans right-of-way will require an approved Encroachment Permit.

On June 10, 2021, staff conducted a virtual meeting with community members on Pinecrest Avenue to discuss the potential changes to the properties prior to the Planning Commission Hearing. The meeting consisted of a presentation by staff, followed by comments and questions from approximately 20 members of the public. The comments raised by the community during the virtual meeting also raised concerns about increased levels of traffic, fire safety, and impacts to community character.

#### **4. Tribal Consultation**

All tribal governments in the San Diego region were notified of the changes proposed in the 2019 General Plan 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.

A request for tribal consultation, specific to NCM402, was sent on June 24, 2021. Notices were sent to 22 tribes. The Agua Caliente Band of Cahuilla Indians identified that the project is not within their Traditional Use Area and deferred to the other tribes. No other comments were received.

#### **5. Community Planning and Sponsor Group Outreach**

Staff coordinated with community planning and sponsor groups and offered presentations of the 2019 General Plan 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.

NCM402 is within the North County Metropolitan Subregional Plan area which is not represented by a Community Planning or Sponsor Group. PDS met with neighboring Escondido residents prior to the 2019 Planning Commission hearing to discuss concerns about maintaining the existing character of their street in relation to NCM402.

Staff conducted an additional virtual meeting with interested community members on June 10, 2021 to discuss the proposed options to be reviewed by the Planning Commission.

### **G. RECOMMENDATIONS**

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

- c. Adopt the Environmental Findings included in Attachment G, which conclude that an addendum to a previously certified Environmental Impact Report is adequate for this project, as no new significant impacts have been identified, in accordance with Section 15164 of the California Environmental Quality Act guidelines.
- d. Resolve the mapping error by adopting Option 4 for the five parcels, amending the General Plan Land Use Designation from Village Residential 15 (VR-15) to Village Residential 7.3 (VR-7.3)

and reclassifying the zone of the property from the Use Regulation of Rural Residential (RR) to Variable Residential (RV), through the following:

- a. A Resolution of the San Diego County Board of Supervisors Adopting the Pinecrest Avenue General Plan Clean-Up General Plan Amendment; GPA 21-004] (Attachment A), and
- b. AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF FIVE PARCELS IN THE NORTH COUNTY METRO SUBREGIONAL PLANNING AREA RELATED TO THE PINECREST AVENUE GENERAL PLAN CLEAN-UP [REZ-21-001] (Attachment B)

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**Report Prepared By:**

Nathan Kling, Project Manager  
619-323-5507

[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)

**Report Approved By:**

Kathleen Flannery, Acting Director  
858-694-2962

[Kathleen.Flannery@sdcounty.ca.gov](mailto:Kathleen.Flannery@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

p.p. 

KATHLEEN A. FLANNERY, ACTING DIRECTOR

**ATTACHMENTS**

- Attachment A – A Resolution of the San Diego County Board of Supervisors Adopting Pinecrest General Plan Clean-Up General Plan Amendment; GPA 21-003 (Staff Recommended Resolution)
- Attachment B – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PINECREST AVENUE GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA-21-003; REZ 21-001]
- Attachment C - NCM402 Traffic Analysis with Revised Table
- Attachment D – General Plan Conformance Review
- Attachment E - General Plan Designations Surrounding Pinecrest Analysis Area
- Attachment F - Existing Zoning Map Surrounding Pinecrest Analysis Area
- Attachment G – CEQA Documentation
- Attachment H – Public Comments Received During the 2019 General Plan Clean-Up
- Attachment I - Public Comments Received During the Pinecrest Avenue General Plan Clean-Up
- Attachment J – Density Visualizations
- Attachment K – Proposed Zoning Boxes



**Attachment A – A Resolution of the San Diego  
County Board of Supervisors Adopting The  
Pinecrest General Plan Clean-Up General Plan  
Amendment; GPA 21-003 (Staff Recommended  
Resolution)**

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE PINECREST AVENUE GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT; GPA 21-003

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 21-001 has been prepared, being the third amendment to the Land Use Element in the Calendar Year 2021; and

WHEREAS, GPA 21-003 has been filed by the County of San Diego consisting of an amendment to the Land Use 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 21-003; and

WHEREAS, on September 17, 2021, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 21-003; and

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

WHEREAS, on December 8, 2021, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 21-003; and

WHEREAS, on December 8, 2021, the Board of Supervisors has made findings pursuant to Attachment C, 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 21-003, which consists of an amendment to the Land Use Element, including the Land Use Map, as shown in Exhibit A of the Resolution,

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

**Attachment B – AN ORDINANCE CHANGING THE  
ZONING CLASSIFICATION OF CERTAIN  
PROPERTY WITHIN THE COUNTY OF SAN DIEGO  
RELATED TO THE PINECREST AVENUE  
GENERAL PLAN CLEAN-UP GENERAL PLAN  
AMENDMENT AND REZONE [GPA 21-003; REZ  
21-001]**

## **Form of Ordinance Zoning Classification**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN  
DIEGO RELATED TO THE PINECREST GENERAL PLAN  
CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE  
[GPA 21-003; REZ 21-001]

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

[https://www.sandiegocounty.gov/content/sdc/pds/Current Projects/PinecrestCleanUp.html](https://www.sandiegocounty.gov/content/sdc/pds/Current_Projcts/PinecrestCleanUp.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 PINECREST GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 21-003; REZ 21-001]**

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

**North County Metro**

**Section 1.** 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 8, 2021, 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 2.** 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 8, 2021, 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 3.** 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 8, 2021, 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	C	K

**Section 4.** 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 8, 2021, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Setback Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NCM-AR-402	B	K

**Section 5.** 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-AR-402 from the December 8, 2021, Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

#### Animal Regulation Changes

<b>Sub-Area No.</b>	<b>Old</b>	<b>New</b>
NCM-AR-402	J	Q

## **Attachment C – NCM402 Traffic Analysis**



January 31, 2020

Mr. Josh Menvielle  
Land Use/Environmental Planner  
County of San Diego Planning and Development Services  
5510 Overland Avenue, Suite 310  
San Diego, California 92123

SUBJECT: NCM402 LAND USE AND ZONING ASSESSMENT, COUNTY OF SAN DIEGO,  
CALIFORNIA (RICK ENGINEERING COMPANY JOB NUMBER 17536TC)

Dear Josh:

The following land use analysis has been prepared to provide a comparison of Average Daily Traffic (ADT) along Pinecrest Avenue just south of 9<sup>th</sup> Avenue. This comparison shall be done using various land uses as discussed in further detail below.

#### **PROJECT DESCRIPTION**

NCM402 area is located along Pinecrest Avenue just south of 11<sup>th</sup> Avenue. Per the County's current general plan, this area is designated as Village Residential (VR-15). Likewise, the *County of San Diego's North County Metro Community Planning Area* designates these parcels as Village Residential (VR-15). However, the *County of San Diego's PDS Zoning and Property Information* designates these parcels as Rural Residential. This analysis shall provide a comparison of various land uses and ADT's anticipated to be generated by those land uses. Furthermore, this comparison will allow County of San Diego staff to provide a residential density recommendation for these parcels and recommend a roadway classification change if required.

As part of this assessment the roadway capacity of Pinecrest Avenue will be evaluated based on tables 1 (Average Daily Vehicle Trips), 2A (County of San Diego – Public Road Standards Mobility Element Road Classification) and 2B (County of San Diego – Public Road Standards Non-Mobility Element Road Classification) of the *County of San Diego Department of Public Works Public Road Standards* document dated March 2012 (**Attachment A**).

Per the County of San Diego's *North County Metro Mobility Element Network* Pinecrest Avenue is an unclassified roadway that provides one travel lane in each direction. It is currently stop controlled at its intersection with 9<sup>th</sup> Avenue in both southbound and northbound travel directions. Sidewalks are provided along the west side Pinecrest Avenue from 9<sup>th</sup> Avenue to 11<sup>th</sup> Avenue. The roadway width varies from 32' at its intersection with 9<sup>th</sup> Avenue to 18' at its southern terminus. There is no posted speed limit. However, the prima facie speed limit of 25 MPH applies to this roadway due to its residential land uses. Signage indicating that Pinecrest Avenue is "Not a Through Street" are posted.

Turning movement counts were conducted on January 14, 2020 at the intersection of 9<sup>th</sup> Avenue and Pinecrest Avenue during the AM peak hour (7:00 – 9:00) and during the PM peak hour (4:00 – 6:00).



Mr. Menvielle  
January 31, 2020  
Page 2 of 2

**Exhibit 1** shows the project vicinity map and **Exhibit 2** shows the existing geometric conditions and peak hour turning volumes at the intersection of 9<sup>th</sup> Avenue and Pinecrest Avenue.

## ASSESSMENT

As previously mentioned, turning movement counts were conducted at the intersection of 9<sup>th</sup> Avenue and Pinecrest Avenue. A factor was applied to the PM turning movement counts to estimate the ADT's along Pinecrest Avenue. **Exhibit 2** also shows that approximately 360 vehicles currently travel along Pinecrest Avenue daily.

For the purposes of this assessment, a conservative trip generation rate of 10 vehicles per dwelling unit (Single Family Detached *(not so)* *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*) was assumed. **Table 1** shows the anticipated ADT generation for the various land uses for NCM 402 area and **Table 2** shows the anticipated ADT generation for the various land uses for the southern parcel only.

Based on the 52' of right-of-way along Pinecrest Avenue, shown on parcel map 235-10 (**Attachment B**) and Table 2B of the *County of San Diego Department of Public Works Public Road Standards*, Pinecrest Avenue would be classified as a Residential Cul-de-Sac with an ADT of 200 and a Level of Service (LOS) of C. However, this roadway currently functions as a rural residential collector. The *County of San Diego Department of Public Works Public Road Standards* document dated March 2012, states that rural residential collectors "are designed to accommodate local traffic volumes of between 1,500 and 4,500 average daily trips. Based on this it is anticipated that Pinecrest Avenue will provide adequate roadway capacity for either scenario.

It should be noted that a preliminary intersection level of service analysis was conducted at the intersection of 9<sup>th</sup> Avenue/Pinecrest Avenue for the AM and PM peak hours. The analysis shows that all the critical movements operate at an acceptable LOS of D or better during both the AM and PM peak hours with the exception of the following:

Northbound left turn LOS E during the PM peak hour  
Southbound left turn LOS F during the PM peak hour

It is anticipated that the addition of traffic will further degrade the LOS at this intersection.

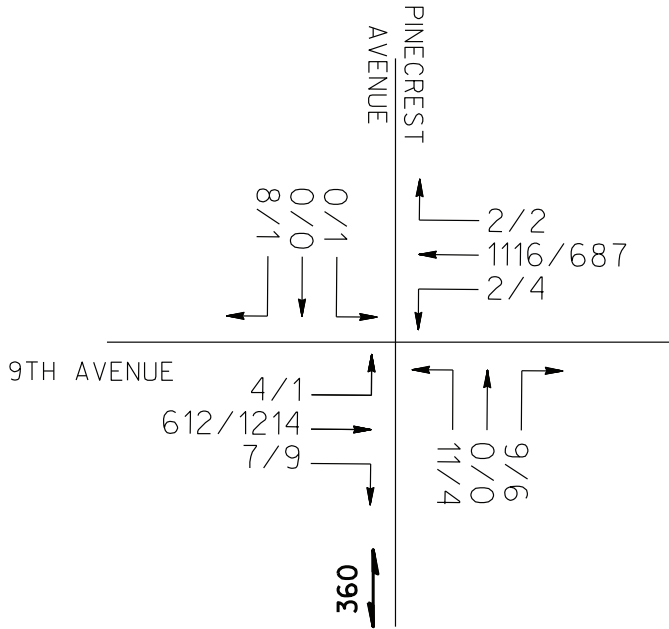
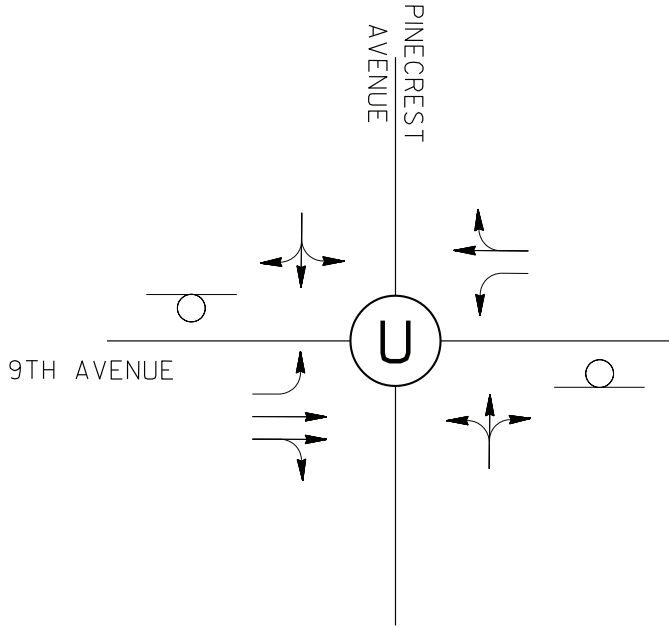
## CONCLUSIONS/RECOMMENDATIONS

Based on the assessment results above, Pinecrest Avenue is anticipated to provide adequate roadway capacity. Currently the paved cross section along Pinecrest Avenue varies from 32' to 18'. It is recommended that Pinecrest Avenue be paved to the County's recommended 32', therefore providing a cross section consistent with County standards along this roadway. It is further recommended that a more detailed analysis be conducted at the intersection of 9<sup>th</sup> Avenue/Pinecrest Avenue to determine any improvements necessary to improve the LOS.

Sincerely,  
RICK ENGINEERING COMPANY

Carlos C. Perez M., TE  
Assistant Project Engineer





NTS

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**EXHIBIT 2**  
 EXISTING CONDITIONS AND  
 TRAFFIC VOLUMES  
 NCM402 LAND USE AND  
 ZONING ASSESSMENT

LEGEND

- XXX/XXX = AM/PM PEAK HOUR
- X,XXX = AVERAGE DAILY TRAFFIC VOLUME
- = UNSIGNALIZED
- = STOP CONTROLLED

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**REVISED TABLE 1  
NCM402 LAND USE AND ZONING ASSESSMENT  
NCM402 AREA**



LAND USE	SIZE (AC)*	DWELLING UNITS**	EXISTING DWELLING UNITS	RATE***	EXISTING ADT****	ADT	ESTIMATED ALONG PINECREST AVENUE ADT	ANTICIPATED ADT
SR-0.5	6.70	3	3	10	30	30	360	360
SR-1	6.70	6	3	10	30	60	360	390
VR-2.9	6.70	19	3	10	30	190	360	520
VR-4.3	6.70	28	3	10	30	280	360	610
VR-7.3	6.70	48	3	10	30	480	360	810
<b>VR-10.9<sup>1</sup></b>	<b>6.70</b>	<b>73</b>	<b>3</b>	<b>10</b>	<b>30</b>	<b>730</b>	<b>360</b>	<b>1060</b>
VR-15	6.70	100	3	10	30	1000	360	1330

\*Acreage calculated based on development constraints such as steep slope

\*\*Factored in the County's policy of rounding down residential densities, if applicable

\*\*\*Trip rate for Single-Family Detached (average 3-6 DU/acre) from Sandag's (not so) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region

\*\*\*\*Deduct from estimated ADT

<sup>1</sup> Per county direction estimated number of dwelling units for land use VR-10.9. Revised 07/15/2020



**TABLE 2  
NCM402 LAND USE AND ZONING ASSESSMENT  
SOUTHERN PARCEL**



LAND USE	SIZE (AC)*	DWELLING UNITS**	RATE***	ADT	ESTIMATED ALONG PINECREST AVENUE ADT	ANTICIPATED ADT
SR-0.5	2.80	6	10	60	360	420
SR-1	2.80	3	10	30	360	390
VR-2.9	2.80	9	10	90	360	450
VR-4.3	2.80	13	10	130	360	490
VR-7.3	2.80	23	10	230	360	590
VR-15	2.80	48	10	480	360	840

\*Acreage calculated based on development constraints such as steep slope

\*\*Factored in the County's policy of rounding down residential densities, if applicable

\*\*\*Trip rate for Single Family Detached (average 3-6 DU/acre) from Sandag's (not so) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region

# **ATTACHMENT A**

**Table 1 (Average Daily Vehicle Trips)**

**Table 2A (County of San Diego-Public Roads Standards Mobility Element Road Classification)**

**Table 2B (County of San Diego-Public Roads Standards Non-Mobility Element Road Classification)**

<b>TABLE 1</b>							
<b>AVERAGE DAILY VEHICLE TRIPS*</b>							
<b>MOBILITY ELEMENT ROADS</b>			<b>LEVELS OF SERVICE</b>				
<b>Road Classification</b>		<b># of Travel Lanes</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Expressway (6.1)</b>		6	<36,000	<54,000	<70,000	<86,000	<108,000
<b>Prime Arterial (6.2)</b>		6	<22,200	<37,000	<44,600	<50,000	<57,000
<b>Major Road</b>	w/ Raised Median (4.1A)	4	<14,800	<24,700	<29,600	<33,400	<37,000
	w/ Intermittent Turn Lanes (4.1B)	4	<13,700	<22,800	<27,400	<30,800	<34,200
<b>Boulevard</b>	w/ Raised Median (4.2A)	4	<18,000	<21,000	<24,000	<27,000	<30,000
	w/ Intermittent Turn Lanes (4.2B)	4	<16,800	<19,600	<22,500	<25,000	<28,000
<b>Community Collector</b>	w/ Raised Median (2.1A)	2	<10,000	<11,700	<13,400	<15,000	<19,000
	w/ Continuous Left Turn Lane (2.1B)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	w/ Intermittent Turn Lane (2.1C)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	w/ Passing Lane (2.1D)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	No Median (2.1E)	2	<1,900	<4,100	<7,100	<10,900	<16,200
<b>Light Collector</b>	w/ Raised Median (2.2A)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	w/ Continuous Left Turn Lane (2.2B)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	w/ Intermittent Turn Lane (2.2C)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	w/ Passing Lane (2.2D)	2	<3,000	<6,000	<9,500	<13,500	<19,000
	No Median (2.2E)	2	<1,900	<4,100	<7,100	<10,900	<16,200
	w/ Reduced Shoulder (2.2F)	2	<5,800	<6,800	<7,800	<8,700	<9,700
<b>Minor Collector</b>	w/ Raised Median (2.3A)	2	<3,000	<6,000	<7,000	<8,000	<9,000
	w/ Intermittent Turn Lane (2.3B)	2	<3,000	<6,000	<7,000	<8,000	<9,000
	No Median (2.3C)	2	<1,900	<4,100	<6,000	<7,000	<8,000
<b>NON-MOBILITY ELEMENT ROADS**</b>			<b>LEVELS OF SERVICE</b>				
Residential Collector		2	-	-	<4,500	-	-
Rural Residential Collector***		2	-	-	<4,500	-	-
Residential Road		2	-	-	<1,500	-	-
Rural Residential Road***		2	-	-	<1,500	-	-
Residential Cul-de-Sac or Loop Road		2	-	-	<200	-	-
* The values shown are subject to adjustment based on the geometry of the roadway, side frictions, and other relevant factors as determined by the Director, Department of Public Works.							
** Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.							
*** Rural Residential Collectors and Rural Residential Roads are intended to serve areas with lot sizes of 2 acres or more which do not have a demand for on-street parking. On-street parking is not assured for these cross sections. Additional right-of-way is needed if on-street parking is in paved area.							
**** See Tables 2A and 2B for roadway surfacing and right-of-way widths.							

**TABLE 2A: COUNTY OF SAN DIEGO - PUBLIC ROAD STANDARDS**

<b>MOBILITY ELEMENT ROAD CLASSIFICATIONS</b>										
ROAD CLASSIFICATION	# LANES / LANE WIDTH	MEDIAN WIDTH	ROAD SURFACING WIDTH	R.O.W. WIDTH	PAVED SHOULDERS (# / WIDTH)	PARKWAY WIDTH	MIN. CURVE RADIUS	MAX. DESIRABLE GRADE	MIN. DESIGN SPEED (MPH)	
<b>Expressway (6.1)</b>	6 / 12'	34'	126'	146'	2 / 10'	10'	1,700'	6%	65	
<b>Prime Arterial (6.2)</b>	6 / 12'	14'	102'	122'	2 / 8'	10'	1,700'	6%	65	
<b>Major Road</b>										
With Raised Median (4.1A)	4 / 12'	14'	78'	98'	2 / 8'	10'	1,200'	7%	55	
With Intermittent Turn Lanes (4.1B)	4 / 12'	-	64' - 78'	84' - 98'	2 / 8'	10'	1,200'	7%	55	
<b>Boulevard</b>										
With Raised Median (4.2A)	4 / 12'	14'	78'	106'	2 / 8'	14'	500'	9%	40	
With Intermittent Turn Lanes (4.2B)	4 / 12'	-	64' - 78'	92' - 106'	2 / 8'	14'	500'	9%	40	
<b>Community Collector</b>										
With Raised Median (2.1A)	2 / 12'	14'	54'	74'	2 / 8'	10'	700'	9%	45	
With Continuous Left Turn Lane (2.1B)	2 / 12'	14'	54'	74'	2 / 8'	10'	700'	9%	45	
With Intermittent Turn Lanes (2.1C)	2 / 12'	-	40' - 54'	60' - 74'	2 / 8'	10'	700'	9%	45	
With Improvement Options (2.1D)	2 / 12'	-	40' - 54'	84'	2 / 8'	15' - 22'	700'	9%	45	
No Median (2.1E)	2 / 12'	-	40'	60'	2 / 8'	10'	700'	9%	45	
<b>Light Collector</b>										
With Raised Median (2.2A)	2 / 12'	14'	54'	78'	2 / 8'	12'	500'	9%	40	
With Continuous Left Turn Lane (2.2B)	2 / 12'	14'	54'	78'	2 / 8'	12'	500'	9%	40	
With Intermittent Turn Lanes (2.2C)	2 / 12'	-	40' - 54'	64' - 78'	2 / 8'	12'	500'	9%	40	
With Improvement Options (2.2D)	2 / 12'	-	40' - 54'	88'	2 / 8'	17' - 24'	500'	9%	40	
No Median (2.2E)	2 / 12'	-	40'	64'	2 / 8'	12'	500'	9%	40	
With Reduced Shoulder (2.2F)	2 / 12'	-	28'	52'	2 / 2'	12'	500'	9%	40	
<b>Minor Collector</b>										
With Raised Median (2.3A)	2 / 12'	14'	54'	82'	2 / 8'	14'	350'	12%	35	
With Intermittent Turn Lanes (2.3B)	2 / 12'	-	40' - 54'	68' - 82'	2 / 8'	14'	350'	12%	35	
No Median (2.3C)	2 / 12'	-	40'	68'	2 / 8'	14'	350'	12%	35	

**NOTES:**

- 1 Minimum longitudinal gradient shall be 1.0 percent for all road classifications shown above.
- 2 The maximum grade for a permanent cul-de-sac street turning area shall be 6 percent.
- 3 The maximum grade for a temporary cul-de-sac street turning area shall be that of the classification of the road being constructed.
- 4 For standards, see County Design Standard Drawing DS-2, DS-3, DS-4, and Section 4.5N of these Standards.
- 5 Additional pavement and ROW may be required for ME Boulevards / Community Collectors (4 feet) and Light Collectors (12 feet) in Industrial/Commercial Zones.
- 6 ME roads needing additional turn or passing lanes will require an additional 12 to 14 feet of pavement and ROW for each lane.
- 7 The maximum superlevation allowed on ME roads is 6%. Superlevation is not normally required on Non-ME roads.
- 8 ME roads designated with Bike Lanes will require an additional 10 feet of pavement and ROW. This may be increased to 12' for four-lane roads and above based upon the provisions in Section 7.3 of these standards.
- 9 The minimum curve radii, shown in the table above, are based on the design speed with 6% superlevation.
- 10 Interim roads are to be a minimum of 28 feet A.C. within a 40 feet graded roadbed. They may be larger if traffic volumes require more travel lanes.
- 11 Road surfacing widths include median width.



**TABLE 2B: COUNTY OF SAN DIEGO - PUBLIC ROAD STANDARDS**

NON-MOBILITY ELEMENT ROAD CLASSIFICATIONS										
ROAD CLASSIFICATION	# LANES / LANE WIDTH	MEDIAN WIDTH	ROAD SURFACING WIDTH	R.O.W. WIDTH	PAVED SHOULDERS (# / WIDTH)	PARKWAY WIDTH	MINIMUM CURVE RADIUS	MAXIMUM DESIRABLE GRADE	MINIMUM DESIGN SPEED (MPH)	
Residential Collector	2 / 12'	-	40'	60'	2 / 8'	10'	300'	12%	30	
Rural Residential Collector *	2 / 12'	-	28'	48'	2 / 2'	10'	300'	12%	30	
Residential Road	2 / 12'	-	36'	56'	2 / 6'	10'	200'	15%	30	
Rural Residential Road *	2 / 12'	-	28'	48'	2 / 2'	10'	200'	15%	30	
Residential Cul-de-sac	2 / 12'	-	32'	52'	2 / 4'	10'	200'	15%	30	
Residential Loop	2 / 12'	-	32'	52'	2 / 4'	10'	200'	15%	30	
Industrial/Commercial Collector	4 / 12'	-	68'	88'	2 / 10'	10'	300'	8%	30	
Industrial/Commercial	2 / 16'	-	52'	72'	2 / 10'	10'	200'	8%	30	
Industrial/Commercial Cul-de-sac	2 / 16'	-	52'	72'	2 / 10'	10'	200'	8%	30	
Frontage	2 / 12'	-	32' min	52' min	1 / 8'	10'	See above	See above	-	
Alley	2 / 10'	-	20-30'	20-30'	None	None	50'	12%	n/a	
Hillside Residential	See NOTE 4	-	-	-	-	-	-	-	-	

**NOTES:** 1 Minimum longitudinal gradient shall be 1.0 percent for all road classifications shown above.  
 2 The maximum grade for a permanent cul-de-sac street turning area shall be 6 percent.  
 3 The maximum grade for a temporary cul-de-sac street turning area shall be that of the classification of the road being constructed.  
 4 For standards, see County Design Standard Drawing DS-2, DS-3, DS-4, and Section 4.5N of these Standards.  
 5 The minimum curve radii, shown in the table above, are based on the design speed with 6% superelevation.  
 6 Interim roads are to be a minimum of 28 feet A.C. within a 40 feet graded roadbed. They may be larger if traffic volumes require more travel lanes.

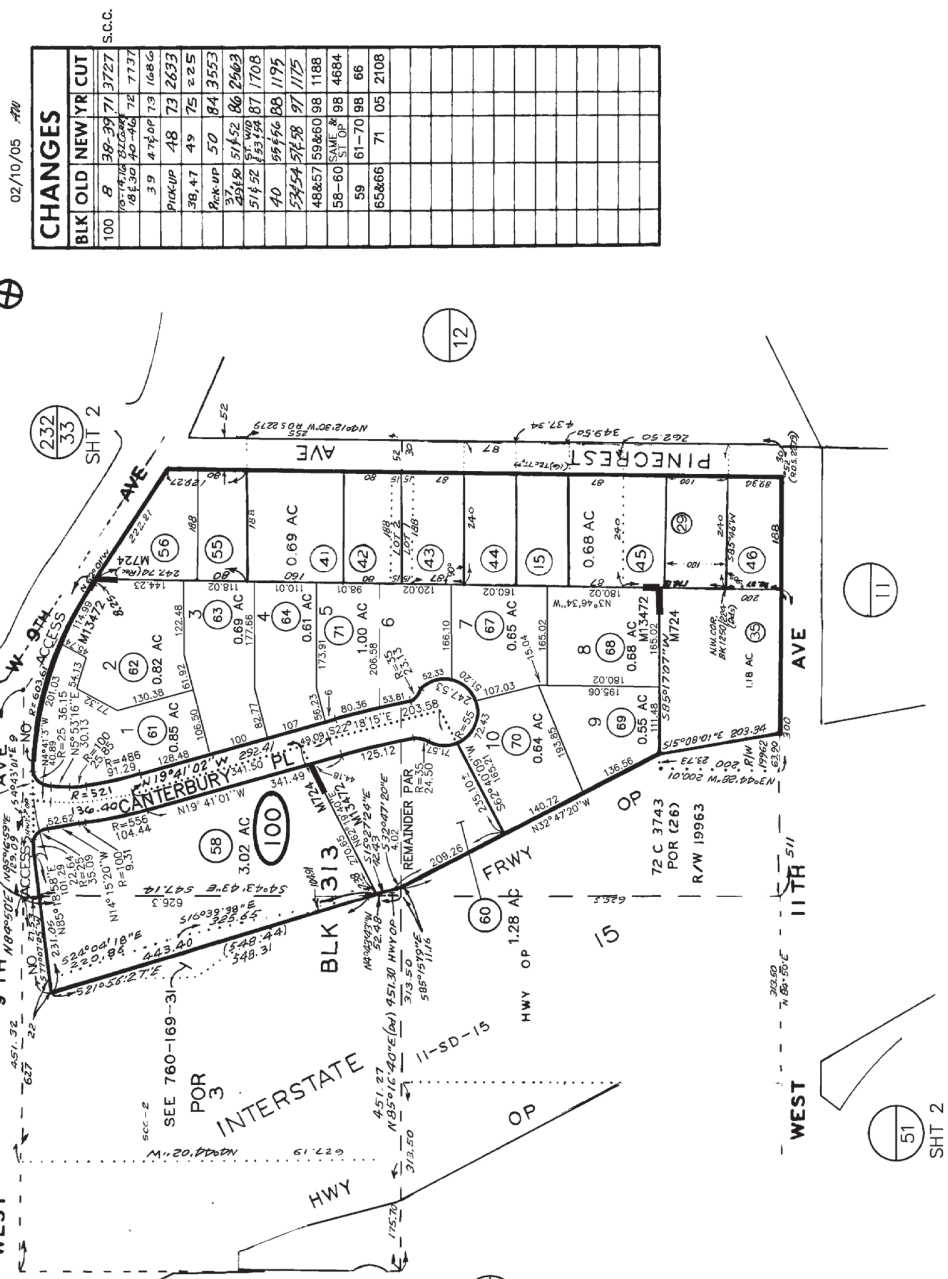
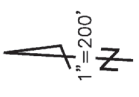
**LEGEND:** \* Serves lots > 2 acres in size w/ no demand for on-street parking

**ATTACHMENT B**

**APN Documents**

235-10

04



CHANGES		S.C.C.	
BLK	OLD NEW YR CUT		
100	8	30-39	71 3727
		10-14	73 1686
		39	47-07 73 1686
		48	73 2633
		49	75 225
		50	84 3553
		51	80 2563
		52	87 1706
		53	88 1175
		54	88 1175
		55	88 1175
		56	88 1175
		57	88 1175
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		86	88 1175

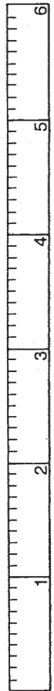
MAP 13472 - ESCONDIDO TCT NO 766-R  
 MAP 724 - RHO RINCON DEL DIABLO RESURVEY SHT B  
 ROS 2279, 12835

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

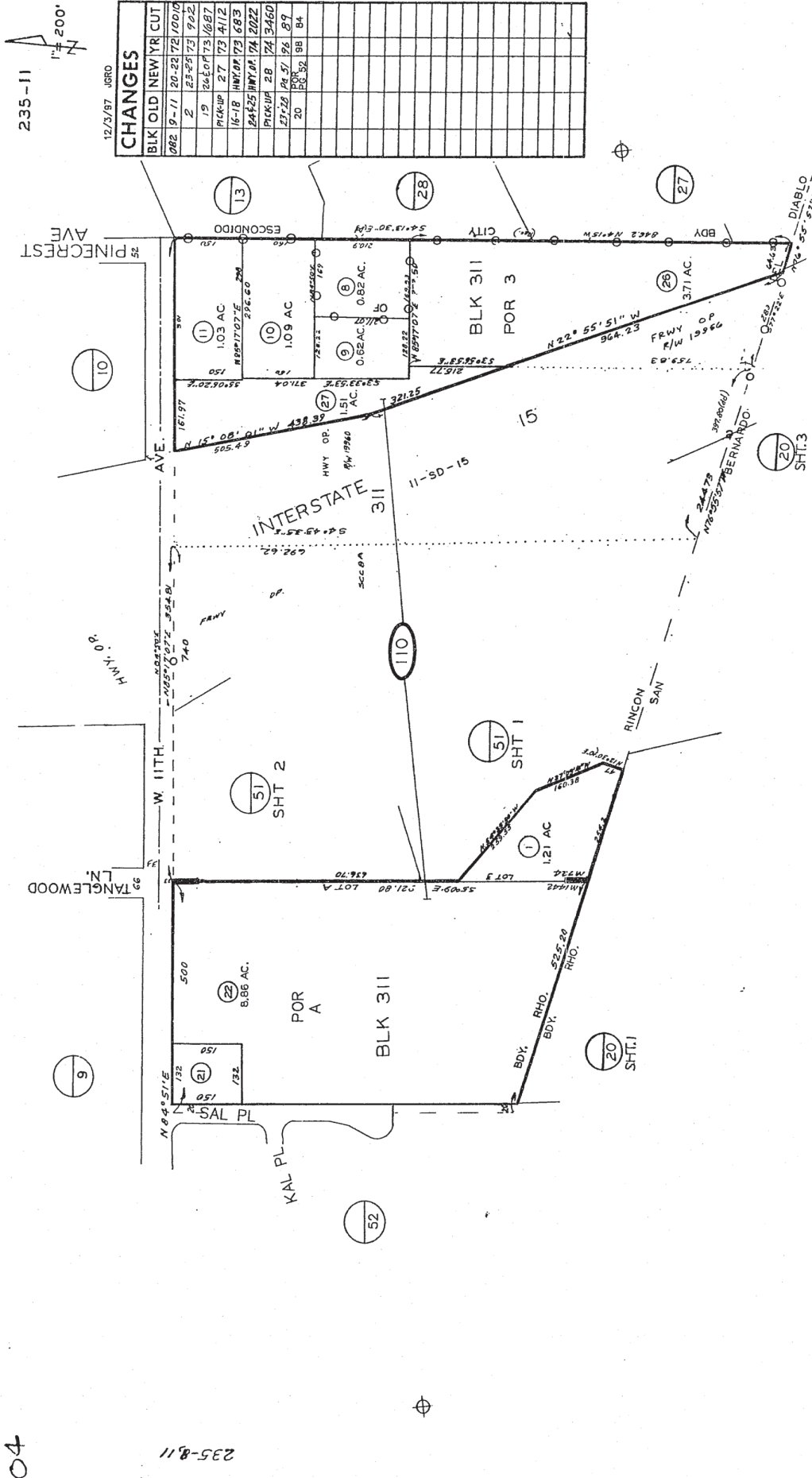
SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 235 PAGE 10

235-10

SCALE IN 1/10 OF AN INCH



1-800-345-7334



12/2/87 JGRD

CHANGES	BLK	OLD	NEW	YR	CUT
062	9-11	20-23	72	100	0
	2	23-25	73	902	5
	19	26-28	73	1087	
	PLK	UP	27	73	41/2
	14-18	HWY	OP	73	683
	24-25	HWY	OP	74	2022
	PLK	UP	28	74	3460
	27-28	PL	57	196	87
	20	58	52	198	84

JAN 07 1988

MAP 1442(724) - RESUB OF POR BLKS 310, 311, 325 OF RHO RINCON DEL DIABLO  
MAP 724 - RHO RINCON DEL DIABLO RESURVEY SHT B

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

25  
6-18-71

04

235-8/11

**Attachment D – General Plan Conformance  
Review**



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## Pinecrest Avenue General Plan Clean-Up NCM402 General Plan Conformance Analysis

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NCM402 includes 5 parcels over 7.56 acres in the eastern portion of the North County Metro Subregional Planning Area. NCM402 is a County Island surrounded by the jurisdiction of the City of Escondido on all sides. NCM402 was originally included in the 2019 General Plan Clean-Up, due to its inconsistent General Plan Land Use Designation (Village Residential, VR-15) and Zoning Designation (Rural Residential, RR). During the October 2019 Planning Commission meeting, the Commission requested that staff complete further analysis of the site due to the high level of public controversy.

### REVIEW OF GENERAL PLAN LAND USE POLICIES

Staff has prepared a review of the General Plan policies that are applicable to a “stand-alone” General Plan Amendment (GPA)/Rezone with no associated development applications or proposals. Policy findings should not be interpreted to conclude that any designation density in the subject area would be inconsistent with the General Plan. It is possible that project-specific mitigation and/or design considerations could be proposed to address any issues raised in this analysis.

In addition to other factors discussed, the policy consistency evaluations are considered within the context of a stand-alone GPA/Rezone with no specific development proposed. The review of these policies is made upon the potential extent of development that would be possible under the proposed designation. These findings are not made to reflect any specific development proposal, as a formal project application has not been submitted to the County.

Based upon a study of these General Plan policies and further analysis of NCM402, it has been found that Village Residential 7.3 is the most appropriate Land Use Designation for the site. Primarily, the site’s proximity to an existing commercial center, developed transit services, and existing infrastructure makes the site appropriate for residential development. This is outlined in the analysis of Policy LU-1.1, LU-9.6, LU-9.9, and H-1.3. Furthermore, the absence of sensitive environmental resources or hazards on the site makes NCM402 suitable for development, as outlined in the review of policy LU-6.2 and LU-6.11.

There are characteristics of the site which make it appropriate for medium-density residential development, rather than high-density. As outlined in the review of Policy LU-1.3, the existing community within and surrounding NCM402 is characterized by single-family homes on ¼- to 1-acre lots. High-density residential development would be inconsistent with existing community character and land use patterns. Furthermore, the analysis of NCM402 found that there are site specific characteristics which are anticipated to limit the feasibility of future development at high density, as outlined in the review of Policy LU-1.9. Two of the site-specific issues identified by staff, including the lack of existing sewer connections and the exceedance of maximum road length for fire safety, are anticipated to limit the maximum level of feasible development on the site.

In balancing the site-specific constraints with the characteristics of the site that make it suitable for high-density development, staff found that Village Residential 7.3 is the most appropriate Land Use Designation for the site.



## APPLICABLE LAND USE ELEMENT POLICIES

**LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

*Refer to Guiding Principle 2 for an explanation of the Community Development Model.*

In addition to addressing development patterns and Regional Categories, the Community Development Model (CDM) addresses locating growth near existing and planned infrastructure, services, and jobs. NCM402 is approximately 1.5 miles away from the geographic center of the City of Escondido, which is a major job center. In particular, the intersection of State Route 78 and Interstate 15 is an existing commercial core which hosts a variety of commercial services. The Community Development Model aims to surround existing commercial cores with medium-density residential land uses, single-family neighborhoods, as well as a broad range of commercial or industrial uses.

NCM402 is also adjacent to substantial developed infrastructure, including Interstate 15. The closest connection to the Interstate 15 is from 9th Avenue, which is approximately 0.2 miles north of NCM402. NCM402 is located within the North County Transit District (NCTD). The nearest bus stop is located approximately 1 mile north of NCM402 on Valley Center Parkway, between I-15 and La Terraza Boulevard. NCM402 is also located approximately 1 mile from the Escondido Transit Center, which provides rapid and regional transit options.

NCM402 has access to several critical public services. NCM402 is within the boundaries of the City of Escondido Fire Department and is estimated to be within the 5-minute travel time range. NCM402 is within the County Water Authority Boundary with water service available from the Rincon Del Diablo Municipal Water District.

Sewer service is not currently provided to all parcels within NCM402. According to the Escondido Wastewater Master Plan, the parcels within NCM402 are anticipated to be within a Future Sewer Service Area. Any moderate- density residential development within NCM402 would likely require establishing sewer easement, as any future development would likely otherwise have to be serviced by an onsite wastewater treatment system (septic). Issues with sewer service access is discussed further in the review of LU-1.9.

**LU-1.2 Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. *[See applicable community plan for possible relevant policies.]*

The purpose of Policy LU-1.2 limit the establishment of new Village designations and Regional Category where they don't already exist. NCM402 is currently within the Village Regional Category with a Village land use designation. All options to be considered by the Planning Commission would not establish a new Village Regional Category in a Semi-Rural or RL area and would either maintain the existing density or decrease the potential density with a lower density Village designation.



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

The land use patterns surrounding NCM402 are characterized by a mixture of single-family homes on ¼ acre to 1 acre as well as commercial uses. The density of surrounding residential uses ranges from 1 unit per acre to approximately 3 units per acre. The commercial uses to the northwest include a car dealership and commercial offices.

NCM402 is surrounded by the City of Escondido and is not contiguous with any other County lands. Policy LU-1.5 prohibits utilizing land use patterns in surrounding jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. The lack of contiguous lands under the jurisdiction of the County prohibits using land use patterns based on adjacent parcels as the primary justification for any land use designation within NCM402.

The County of San Diego General Plan Land Use Designations within ½-mile of the Area are Village Residential (VR-2.9) with a zoning designation of Rural Residential (RR), and Semi-Rural Residential (SR-1) with a zoning designation of Limited Agriculture (A70). NCM402's current Land Use Designation of VR-15 stands out from the other County lands within a 1-mile buffer as the most-dense designation in the area but is similar in density to other County Islands surrounded by the City of Escondido. Other County Islands surrounded by the City of Escondido range from VR-2.9 to VR-24.

**LU-1.4 Village Expansion.** Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding

- Potential Village development would be accommodated by the General Plan road network

- Public facilities and services can support the expansion without a reduction of services to other County residents

- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

Any Land Use Designation of Village Residential would not pose any inconsistencies with Policy LU-1.4, because NCM402 is already designated as Village on the Regional Categories Map.

**LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions.** Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

As discussed above, NCM402 is surrounded on all sides by the jurisdiction of the City of Escondido. In the analysis of the site, the surrounding land use patterns in adjacent jurisdictions were not used to make the primary justification for adjusting the density of the site.

**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.

With the current Land Use Designation of VR-15, NCM402 was estimated to yield a total of 100 potential dwelling units over the whole of the project area. After further staff analysis of the site, several limiting critical issues were identified that would significantly limit the potential dwelling units within NCM402.

As discussed in the review of Policy LU-1.1, a significant obstacle to increased residential development in NCM402 is the lack of existing public sewer services. Sewer service could be provided with an extension of the existing sewer facilities located within 15th Avenue to the east, but this would require establishing new easements and annexing the parcel to the City of Escondido. Therefore, any future residential development while under the County's jurisdiction would likely need to rely on an on-site wastewater treatment system. Preliminary estimates by staff from the Department of Environmental Health and Quality have found that the site will be able to achieve 2 units per acre on a septic system. As the exact number of dwelling units cannot be determined without a determination of septic capacity or sewer access, this current lack of sewer service was not utilized in determining the appropriate density designation for NCM402.

The potential dwelling units within NCM402 are also critically limited by existing issues with dead end road length. For any parcel with a minimum lot size smaller than 1 acre, the maximum dead-end road length is 800 feet. All five parcels in NCM402 currently exceed the dead-end road length. According to the Escondido Fire Protection District, the exceedance of maximum dead-end road length makes NCM402 unsuitable for high or hazardous occupancies. Additionally, a subdivision of land cannot be established for any parcel of land in exceedance of maximum dead-end road length. For further residential development to occur within NCM402, secondary access would need to be established.

**LU-2.3 Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

The review of Policy LU-1.3 provides information on the existing mapping pattern in this portion of the unincorporated community. As discussed in that the review, any density assigned to NCM402 should be consistent with the other land uses within nearby unincorporated lands.

The developed portion of NCM402 is characterized by single-family homes on lots which average around 1 acre in size. These lots have coverages ranging from 4.7% to 23.9%. The existing buildings within NCM402 are one to two stories, with a height of less than 35 feet.

**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.

NCM402 is within the central portion of the North County Metro Subregional Planning area. North County Metro is characterized by rapidly developing urbanized areas that have many basic urban services available. Surrounding land uses within the Subregional Plan include single family residential units and condominiums. Goals of the North County Metro Subregional Plan include accommodating urban development in appropriate locations, encouraging local city annexations, and protecting environmental resources.



The parcel is within the sphere of influence for the City of Escondido. Planning staff from the City of Escondido have indicated that annexing the parcels within NCM402 would likely require developing the existing roads to public road standards.

**LU-2.5 Greenbelts to Define Communities.** Identify and maintain greenbelts between communities to reinforce the identity of individual communities.

A greenbelt is a largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands. As NCM402 is surrounded by the City of Escondido and does not exist outside of an established individual community, it is not part of a greenbelt.

**LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

The entirety of NCM402 is classified as “non-native vegetation, developed areas, or unvegetated habitat. Additionally, the majority of the land surrounding NCM402 is classified as “urban/developed” with the majority of the area built out as residential uses. The southern portion of NCM402 and a portion east of NCM402 is currently undeveloped with some existing vegetation. There are no floodplains, floodways, or Environmentally Sensitive Areas within or surrounding the site.

An initial review of the undeveloped parcel within NCM402 was conducted as part of an Initial Consultation. Based on GIS data and aerial imagery, it was found that sensitive habitats could exist within the proposed project area. Sensitive species, including California gnatcatcher and burrowing owl, have been recorded within 1-mile of the site. Any potential impacts to sensitive species would be mitigated as part of the conditions of any future grading or discretionary permits.

**LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

Based on available data, the entirety of NCM402 is classified as “urban unzoned” in terms of Fire Hazard Severity Zones. There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within NCM402. The site was found to have an emergency response travel time of zero to five minutes. The site is currently accessed by an existing paved private road which varies from 16 feet to 30 feet in width.

As discussed in the review of S-1.1, the existing dead-end road length issue would make any high occupancy land use hazardous in terms of fire safety. Without any secondary access to NCM402, this hazard would likely be unmitigable.

**LU-7.1 Agricultural Land Development.** Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

Based on GIS data and aerial imagery, there are no existing agricultural uses within NCM402.

**LU-8.1 Density Relationship to Groundwater Sustainability.** Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.



NCM402 is serviced by the Rincon Del Diablo Municipal Water District, and therefore does not depend on groundwater supplies.

**LU-9.2 Density Relationship to Environmental Setting.** Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [*See applicable community plan for possible relevant policies.*]

The developed portion of NCM402 is characterized by single-family homes on lots which average around 1 acre in size. These lots have coverages ranging from 4.7% to 23.9%. The existing buildings within NCM402 are one to two stories, with a height of less than 35 feet.

NCM402 has some minor environmental constraints. A majority of the site has been developed, with one vacant 3.7-acre parcel at the southern end of NCM402. Approximately two-thirds of the site consists of slopes that are 15-25%. 5% of the site consists of slopes greater than 25%. The site does not contain any flood plains, wetlands, sensitive habitat, or agricultural lands.

**LU-9.5 Village Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

NCM402 is within a developed area which has access to concentrated job centers, commercial areas, varied transportation types, and a diverse mix of uses. NCM402 is approximately 1 mile south of the Escondido Sprinter Station, which provides regional bus and sprinter rail services. It is also near the intersection of Interstate 15 and State Route 78, which is a concentration of jobs and commercial services. Additionally, there is a wide variety of housing available in the nearby unincorporated areas, ranging from densities of 2.9 units per acre to 24 units per acre.

**LU-9.6 Town Center Uses.** Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

The General Plan defines Town Centers as focal points for commercial and civic life of Village areas, with a focus on a pedestrian-oriented commercial area, mixed-use development, higher-density residential developments, or community-serving private and public facilities. Due to the NCM402's limited access, the site is unsuitable for use as a Town Center. Therefore, NCM402 would not be consistent with commercial, office, civic uses, or higher-density residential land uses.

**LU-9.9 Residential Development Pattern.** Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.

The General Plan prioritizes residential growth in areas near infrastructure, services, and jobs centers. The NCM402 has close access to infrastructure through its proximity to Interstate 15 and is close to a job center within the incorporated City of Escondido. The site has access to many public services, including fire safety and municipal water. The site does not currently have public sewer service, which would greatly limit potential residential growth without gaining access to this service



**LU-10.3 Village Boundaries.** Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

NCM402 is currently within the Village Regional Category. The site is an unincorporated island surrounded by the City of Escondido and is not adjacent to any Rural Land Use designations. Therefore, this policy is not applicable.

**LU-10.4 Commercial and Industrial Development.** Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

NCM402 consists of single-family residences on small to medium-sized lots. As the site is used for residential uses and has limited access, it would not be suitable for the establishment of a commercial or industrial use.

**LU-11.1 Location and Connectivity.** Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

NCM402 has one point of access at the intersection of Pinecrest Avenue and 9<sup>th</sup> Avenue. This limited access limits the connectivity and accessibility of the site, which would make the site incompatible with commercial, office, or industrial development.

**LU-11.10 Integrity of Medium and High Impact Industrial Uses.** Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

The proposed change would be consistent with this policy because there are no Medium or High Impact Industrial areas in the vicinity of NCM402 (none within ½ mile).

## APPLICABLE CONSERVATION AND OPEN SPACE ELEMENT POLICIES

**COS-10.2 Protection of State-Classified or Designated Lands.** Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.

This policy is not applicable to NCM402 because it does not contain MRZ-2 or MRZ-3 lands.

**COS-12.1 Hillside and Ridgeline Development Density.** Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.

Approximately 5% of NCM402 consists of slopes greater than 25%. These slopes are equally distributed



throughout the site. As most of the site is not impacted by these steep hillsides, and no undeveloped ridgelines exist in the site, NCM402 was not considered for semi-rural or rural designations.

**COS-14.1 Land Use Development Form.** Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

NCM402 is within 1.5 miles of the City of Escondido, which is a major job center. Additionally, NCM402 is approximately 1.1 miles from a rapid-transit center. The proximity to a major job center and rapid transit are two factors which could reduce vehicular trips resulting from any increase in density or potential dwelling units within NCM402.

Utilizing the San Diego Association of Government's (SANDAG) model for Vehicle Miles Traveled (VMT), the site is not within a VMT efficient area.

## APPLICABLE HOUSING ELEMENT POLICIES

**H-1.3 Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

As discussed in the review of Policy LU-1.1, NCM402 has close proximity to a major job center, existing infrastructure, and diverse transportation modes, which makes it a good area to place housing.

## APPLICABLE SAFETY ELEMENT POLICIES

**S-1.1 Minimize Exposure to Hazards.** Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

As discussed in the review of Policy LU-1.9, dead-end road length creates a significant hazard for the population within NCM402. The maximum dead-end road length for NCM402 is 800 feet. The distance from the closest parcel in NCM402 to the intersection of Pinecrest Ave. & W. 9th Ave.—the first opportunity to egress in two separate directions— is approximately 1,000 feet. The distance from the furthest parcel within NCM402 to this intersection is approximately 1,800 feet. Any development of high or hazardous occupancies proposed in NCM402 would be required to obtain secondary access to reduce the risk caused by dead-end road length.

**S-6.4 Fire Protection Services for Development.** Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).

Per General Plan Table S-1, the maximum allowable emergency response travel time for Land Use Designations within the Village Regional Category is 5 minutes. Per the Escondido Fire Protection District, NCM402 would be within the 5-minute travel time range. Therefore, a consistency finding can be made at this programmatic land use designation mapping stage, given the current estimates for travel time.

**S-9.2 Development in Floodplains.** Limit development in designated floodplains to decrease the



potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

**S-9.4 Development in Villages.** Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.

**S-9.5 Development in the Floodplain Fringe.** Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single-family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.

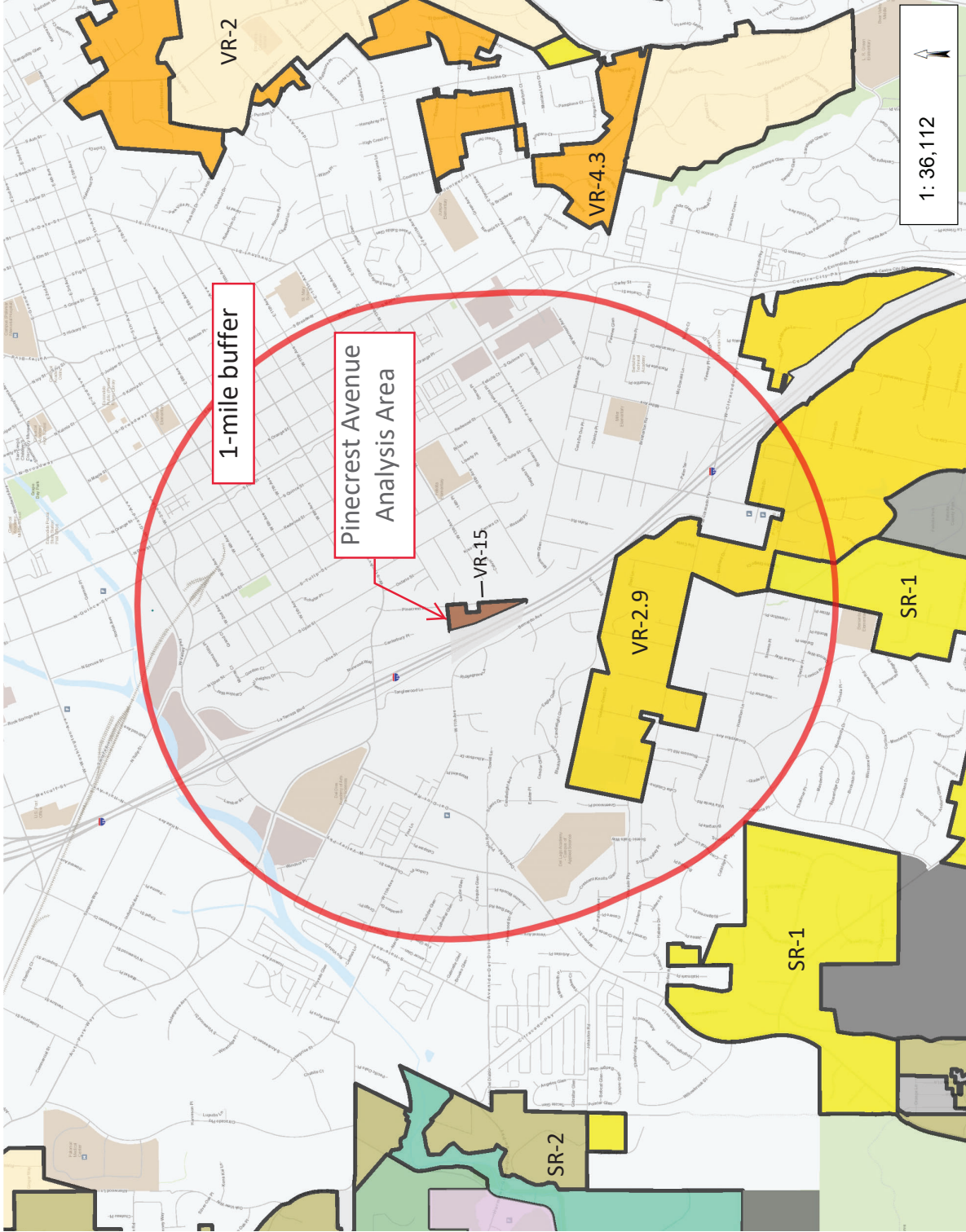
**S-9.6 Development in Dam Inundation Areas.** Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.

**S-10.1 Land Uses within Floodways.** Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.

Policies S-9.4, S-9.6 and S-10.1 are not applicable to NCM402 because it does not contain a floodway, it is not within a dam inundation zone, and it is not within Semi-Rural or Rural Lands regional categories.

**Attachment E – General Plan Designations  
Surrounding Pinecrest Analysis Area**

# Surrounding General Plan Designations Pinecrest Analysis Area



1-mile buffer

Pinecrest Avenue  
Analysis Area

1: 36,112

1.1 Miles

0.57

0

1.1

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

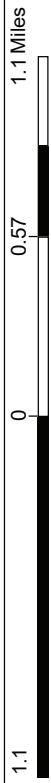
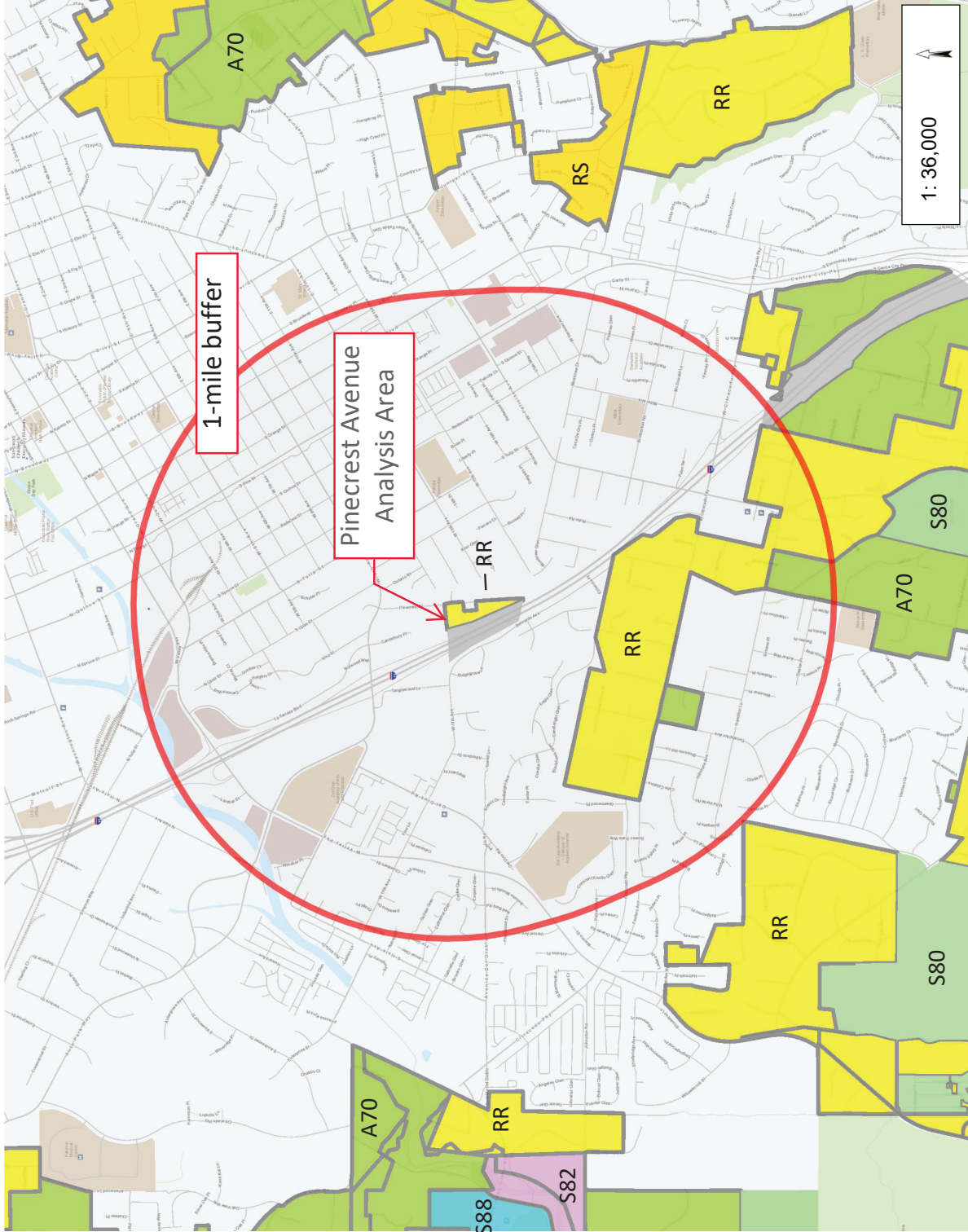
- General Plan**
- Village Residential (VR-30), 30 du/ac
  - Village Residential (VR-24), 24 du/ac
  - Village Residential (VR-20), 20 du/ac
  - Village Residential (VR-15), 15 du/ac
  - Village Residential (VR-10.9), 10.9 du/ac
  - Village Residential (VR-7.3), 7.3 du/ac
  - Village Residential (VR-4.3), 4.3 du/ac
  - Village Residential (VR-2.9), 2.9 du/ac
  - Village Residential (VR-2), 2 du/ac
  - Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
  - Semi-Rural Residential (SR-1), 1 du/1.24 ac
  - Semi-Rural Residential (SR-2), 1 du/2.48 ac
  - Semi-Rural Residential (SR-4), 1 du/4.816 ac
  - Semi-Rural Residential (SR-10), 1 du/10.20 ac
  - Rural Lands (RL-20), 1 du/20 ac
  - Rural Lands (RL-40), 1 du/40 ac
  - Rural Lands (RL-80), 1 du/80 ac
  - Specific Plan Area (residential densities in italics)
  - Office Professional
  - Neighborhood Commercial
  - General Commercial
  - Rural Commercial
  - Limited Impact Industrial
  - Medium Impact Industrial
  - High Impact Industrial

## Notes

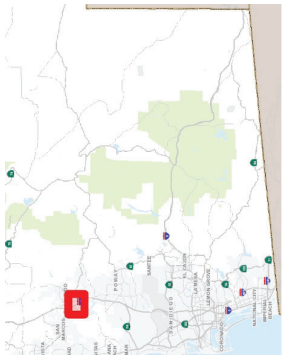


**Attachment F – Existing Zoning Map Surrounding  
Pinecrest Analysis Area**

# Surrounding Zoning Map (Existing) Pinecrest Analysis Area



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Notes

1: 36,000

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Planning and Development Services

**Attachment G – CEQA Documentation**



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes  
(858) 565-5920 Building Services  
www.SDCPDS.org

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

**September 17, 2021**

**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 PINECREST GENERAL PLAN CLEAN-UP  
GPA 21-004; REZ 21-001; ER LOG NO. PDS2021-ER-##-###**

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

### **Background**

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

Staff and the Board of Supervisors anticipated that unforeseen inconsistencies and mapping errors, along with changed circumstances, would emerge during plan implementation that would require correction. For minor changes, efficiencies can be achieved by grouping the changes and processing them in a batch. By adopting a formal approach to such a review, certainties and assurances can also be achieved in the process. Therefore, at the time of the adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a General Plan Amendment.

During the 2019 General Plan Clean-Up, the Planning Commission voted to refer one item, designated as NCM402, back to staff for further analysis. NCM402 was included in the 2019 General Plan Clean-Up due to a mapping error which occurred during the 2011 General Plan Update, where five properties were designated with a General Plan Land Use Designation and Zoning that are inconsistent. The Pinecrest Avenue General Plan Clean-Up will bring this item back to the Planning Commission and Board of Supervisors to resolve the error.

### **Project Changes**

This proposed Clean-Up includes changes to Land Use Map and Zoning designations for five properties in the North County Metro Planning Area. The project location is an unincorporated County Island surrounded by the City of Escondido, approximately one-quarter mile south of the intersection of 9<sup>th</sup> Avenue and Pinecrest Avenue. The project area is surrounded by single-family residences, a commercial development to the north-east, and Interstate 15 to the east. The five properties total 7.56 acres. The five properties are proposed to have a change in Land Use Designation from Village Residential 15 to Village Residential 7.3.

### **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 Pinecrest Avenue 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 17, 2021

**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 Pinecrest Avenue General Plan Clean-Up; GPA 21-003;  
REZ 21-001;  
ER Log No. PDS2021-ER-21-00-005**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the 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 is available at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>.

2. Lead agency name and address:  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123
- a. Contact: Nathan Kling, Project Manager
  - b. Phone number: (619) 323-5507
  - c. E-mail: [nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov)

3. Project applicant's name and address:  
County of San Diego  
Planning & Development Services  
5510 Overland Ave., Suite 310  
San Diego, CA 92123

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

YES

NO

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a GPA. General Plan Clean-Ups are 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 project will bring forward an item from the 2019 General Plan Clean-Up, after the County Planning Commission voted to refer the item back to staff for further analysis.

The Pinecrest General Plan Clean-Up (Project) is the fifth Clean-Up processed since the adoption of the General Plan Update in 2011. This Project includes changes to the: Land Use Map and Zoning designations set forth in the 2011 General Plan Update.

The changes to the General Plan's Land Use Map and/or Zoning regulations are meant to resolve a mapping error which was made during the 2011 General Plan Update. During the General Plan Update, the properties within the project area were designated with zoning regulations that are inconsistent with the assigned General Plan Land Use Designation. The Project will resolve this mapping error by changing 7.56 acres in the North County Metro Planning Area from the current designation of Village Residential 15 (15 d/u per acre) to Village Residential-7.3 (7.3 d/u per acre). The proposed change will result in a reduction in density or intensity over the current General Plan Land Use Map.

5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE**

**IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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



**DETERMINATION:**

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

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

	<b>September 17, 2021</b>
Signature	Date
<b>Nathan Kling</b>	<b>Project Manager</b>
Printed Name	Title

## INTRODUCTION

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

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

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

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

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

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

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

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

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

YES

NO

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

When compared to the project analyzed in the General Plan Final Program EIR, the Project would result in a reduction in development potential. The reduction in development potential would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR. Furthermore, the project location is not within the viewshed for any recreational areas, scenic vistas or highways, or trails within an adopted County or State trail system. Any future development would be required to mitigate visual impacts in accordance with the mitigation identified in the Final EIR.

Impacts would still be considered potentially significant and the mitigation identified in the Final EIR would be required. Regarding the sub-categories of visual character or quality and light or glare, although impacts would not be greater than those analyzed in the General Plan EIR, project impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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

YES

NO

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 Project 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. The proposed change in Land Use Designation would not result in any further conversion of agricultural resources than what was identified in the General Plan EIR. Furthermore, the project site is not on or within one mile of an active agricultural operation or land under a Williamson Act Contract. Regarding the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

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.

Overall, the Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. This reduction in development potential would reduce impacts to air quality. Thus, the Project would not result in an increase in criteria pollutant emission or potential impacts to air quality, compared to what was identified 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. 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 Project would not result in additional significant impacts or substantially more severe environmental effects to air quality, beyond those analyzed in the General Plan EIR. Regarding the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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

YES

NO

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 Project would reduce the development potential of the site, therefore reducing the impacts to biological resources beyond what was identified in the General Plan EIR. Furthermore, the project site does not contain and is not within one mile of any identified critical habitats, wetlands, or riparian habitats. Future development on the site would be required to mitigate for any impacts to special status species and show conformance with local policies, ordinances, and adopted plans in accordance with the mitigation identified in the General Plan EIR. f

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. Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife corridors and nursery sites, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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

YES

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 Project would reduce the overall estimated potential dwelling units associated with the properties would be reduced by 58 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. Additionally, any future development would be required to mitigate for impacts to cultural resources as part of any future grading.

Changes proposed in the Project would not result in additional significant impacts or substantially more severe environmental effects to cultural and paleontological resources,

beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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, wastewater disposal systems, and unique geologic features were less than significant with mitigation.

As discussed previously, the Project would reduce overall densities and intensity of allowed uses, resulting in less development and reduced impacts to geology and soils. Furthermore, the project site is not within any fault zones or potential liquefaction zones and does not contain expansive soils. Any future development utilizing a wastewater disposal system will be required to meet the County's requirements for septic systems.

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

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

YES

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 Project would result in a net decrease of 58 dwelling units. This decrease in potential dwelling units would result in a decrease in GHG emissions. Thus, the Project 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.

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

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

YES

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.

Overall, the Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the Project 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. Furthermore, the Project site is not within an adopted Airport Land Use Compatibility Plan, 2 miles of any existing public airport, 1 mile of a private airport, and would not conflict with FAA regulations. Furthermore, the Project would not permit the handling of any hazardous substance and is not expected to contain any existing onsite contamination.

Changes proposed in the Project 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. 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.

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

YES

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 Project would reduce the estimated potential dwelling units by 58 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. Furthermore, the Project area is not groundwater dependent and is not within an identified Floodplain or Floodway

When compared to the existing General Plan Land Use Map, the Project 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, including compliance with Regional Water Quality Control Board standards and the Stormwater Standards Manual. 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.

As a result, changes proposed in the Project 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.

Overall, the Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The change in Land Use Designation would not result in the physical division of an established community. The change in Land Use Designation was found to conform with the policies of the adopted General Plan, Zoning Ordinance, and other adopted land use policies. Therefore, the reduction in density in the project site was found not to cause a significant environmental impact because of any conflicts with existing land use policies.

Changes proposed in the Project 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

NO

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

The Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The proposed Land Use Map/Zoning changes would not impact the availability of Mineral Resources beyond what was identified in the General Plan EIR. The entirety of the Project Site is on land classified as MRZ-3. As such, the General Plan EIR identified that the impact to mineral resource availability on this site would be significant and unavoidable. As the Project Site will remain as a residential land use designation, the impact to mineral resource availability would remain significant and unavoidable.

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

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

YES

NO

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 Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the Project

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 Project would result in an overall reduction in noise impacts compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

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

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

YES

NO

The General Plan Program Final EIR identified population and housing impacts as less than significant.

The Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The reduction in density in the Project Site would reduce any potential for population growth in the area. Furthermore, the proposed Land Use Map/Zoning changes would not result in the future construction of any structures or uses that would displace existing housing or people. The impacts to population and housing remain less than significant.

Changes proposed in the Project 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.

The Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. By reducing the total potential dwelling units, the Project would result in an overall reduction in impacts to public services compared to the existing General Plan. 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 Project would not result in additional significant impacts or substantially more severe public service impacts beyond those analyzed in the General Plan EIR.

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

YES

NO

The General Plan Program Final EIR identified recreation impacts as less than significant with mitigation.

The Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The reduction in potential dwelling units would not result in the increased use of existing neighborhood and regional parks. Furthermore, the Project Site would not include any recreational facilities or require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment. Therefore, the Project would result in an overall reduction in impacts to recreation compared to the existing General Plan. Although impacts to recreation would be decreased, mitigation identified in the EIR would still be required.

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

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

YES

NO

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.

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 Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The reduction in overall densities and intensity of allowed uses would result in an overall reduction in impacts to transportation and traffic compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to traffic, LOS standards, and rural road safety, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

Changes proposed in the Project 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 June 24, 2021. A total of 25 tribes (Agua Caliente, Barona, Campo, Ewiiapaayp, Inaja, Jamul, Kwaaymii, La Jolla, La Posta, Los Coyotes, Manzanita Mesa Grande, Morongo, Pala, Pauma, Pechanga, Ramona, Rincon, San Luis Rey, San Pasqual, Santa Rosa, Santa Ysabel, Soboba, Sycuan and Viejas) were contacted for SB-18 consultation. Responses were received from one tribe (Agua Caliente). Agua Caliente identified that the project is not within their Traditional Use Area and deferred to the other tribes. No other correspondence was received.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

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 Project would reduce overall densities and intensity of allowed uses. The Project would reduce the estimated potential dwelling units by 58 units as compared to the existing yield. The reduction of density would reduce the Project Site's impact on water treatment infrastructure, water supplies, wastewater treatment capacity and solid waste generation. Therefore, the Project 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 Project would not result in additional significant impacts or substantially more severe utilities and service system impacts beyond those analyzed in the General Plan EIR.

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

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

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

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

YES

NO

As discussed previously, the Project would result in a reduction in development potential, compared to the existing General Plan. Potential overall density would be reduced by 58 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 Project 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.

**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

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

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

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

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

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

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

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

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

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

County of San Diego Zoning Ordinance

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

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

**Attachment H – Public Comments Received  
During the 2019 General Plan Clean-Up**

**Do, Lina**

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**From:** Richard Inga <rich.inga@att.net>  
**Sent:** Monday, August 5, 2019 3:53 PM  
**To:** Menvielle, Joshua  
**Subject:** Re: 2019 General Plan Clean-up General Plan Amendment and Rezone

Maybe the problem 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:

Hi Richard,

You are correct, multifamily dwelling units are allowed in VR-15/RV.

Thanks,

**Josh Menvielle**

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

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

Office: (858) 495-5451

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**From:** Richard Inga <rich.inga@att.net>  
**Sent:** Monday, August 05, 2019 2:48 PM  
**To:** Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>  
**Subject:** Re: 2019 General Plan Clean-up General Plan Amendment and Rezone

Josh:

Thank you for the quick response.

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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?

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.

On Monday, August 5, 2019, 11:21:35 AM PDT, Menvielle, Joshua <[Joshua.Menvielle@sdcounty.ca.gov](mailto:Joshua.Menvielle@sdcounty.ca.gov)> wrote:

Hi Richard,

It looks like you already have a good understanding of what is being proposed, however I will try to clarify something for you.

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.

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.

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.

Thanks,

**Josh Menvielle**

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

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

Office: (858) 495-5451

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**From:** Richard Inga <[rich.inga@att.net](mailto:rich.inga@att.net)>  
**Sent:** Monday, August 05, 2019 10:28 AM  
**To:** Menvielle, Joshua <[Joshua.Menvielle@sdcounty.ca.gov](mailto: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 - 79

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

**Do, Lina**

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**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. Escondido 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 nose 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



**Do, Lina**

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**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

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**Do, Lina**

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**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."

**Do, Lina**

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**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

**Do, Lina**

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**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 re-zoned 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 9<sup>th</sup> 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 9<sup>th</sup> 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 - 85

The risk of car accidents at 9<sup>th</sup> Avenue and Pinecrest will definitely increase. There is a hill on 9<sup>th</sup> 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 5<sup>th</sup> 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

**Do, Lina**

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**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

**Do, Lina**

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**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 - 88

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



**Do, Lina**

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**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 re-zoning. 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

**Do, Lina**

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**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>

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 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](mailto:julesviaemail@gmail.com)

**Do, Lina**

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**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



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**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](mailto:robert.efird@sdcounty.ca.gov)

**From:** Julie Myers <[julesviaemail@gmail.com](mailto:julesviaemail@gmail.com)>  
**Sent:** Wednesday, August 28, 2019 10:55 PM  
**To:** Efird, Robert <[Robert.Efird@sdcounty.ca.gov](mailto:Robert.Efird@sdcounty.ca.gov)>; Menvielle, Joshua <[Joshua.Menvielle@sdcounty.ca.gov](mailto:Joshua.Menvielle@sdcounty.ca.gov)>  
**Cc:** MaryR Hill <[maryrhill@hotmail.com](mailto:maryrhill@hotmail.com)>; Jack Myers <[jmyers@ogaracoach.com](mailto: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](mailto: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](mailto:joshua.menvielle@sdcounty.ca.gov)>  
Cc: Jack Myers <[jmyers@ogaracoach.com](mailto: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](mailto:julesviaemail@gmail.com)

**Do, Lina**

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**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



**Do, Lina**

---

**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.

**Do, Lina**

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**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

2 - 99

TO: Josh Menvielle, Project MANAGER Pg 1  
FROM: Dr. Roy "Pat" ARCHER  
@ 1155 Pinecrest Ave,  
ESCONDIDO, CA 92025

RE: NCM 402 Rezoning RR/RV

I have already emailed you, but I am following up with this letter

I've lived @ 1155 Pinecrest Ave, ESCONDIDO, CA 92025 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. as 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 use Pinecrest Ave. as a shortcut.

Pinecrest Ave. is also a historical street with street lights from the 1930's.

Rezoning Pinecrest Ave. would depreciate my land and property. The noise level and traffic would deteriorate the neighborhood. Safety is another factor as well as the traffic jams that would build up from Pinecrest Ave to 9th Ave.

I am opposed to extending Pinecrest Ave. as well as rezoning it from RR/RV.

Sincerely  
Roy R Archer  
Dr. Roy "Pat" Archer

**Do, Lina**

---

**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

**Do, Lina**

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**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

**Do, Lina**

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**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



**Attachment I – Public Comments Received  
During the Pinecrest Avenue General Plan Clean-  
Up**

**From:** [Lindsey Ellis](#)  
**To:** [Kling, Nathan](#)  
**Subject:** Pinecrest Avenue General Plan Clean-Up  
**Date:** Sunday, June 6, 2021 9:43:13 PM

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Hi Nathan,

I am writing concerning the Pinecrest Avenue General plan clean-up. I own and currently reside at 997 Pinecrest Avenue. I have reviewed the staff analysis and traffic analysis performed by the county of SD. After this review, I can only see option 1 and 2 being viable due to the fire safety and sewer concerns expressed by the county. I strongly suggest we go with option 1 as I can't see a developer gaining access to 15<sup>th</sup> Ave to add another ingress/egress for higher density.

My neighbors, Rick and Mary Hill requested the public hearing be moved from 6/10 to later when we could meet in person. Was this request considered? Or is the meeting still set for 6/10 @ 5:30pm?

Thank you for your help with this!

Best,

Lindsey Ellis

**From:** [Chris Van Kesteren](#)  
**To:** [Kling, Nathan](#)  
**Cc:** ["Ardie Burrows"](#); ["Jeff & Helen Jackson"](#); ["Josh Kohut"](#); ["Mary R AAHill"](#); ["Rich Inga"](#); ["Sandy Wilson"](#); [Eddie David](#); [Lindsey Ellis](#); [Julie Myers](#); [Richard Hill](#)  
**Subject:** Pinecrest Avenue Zoning  
**Date:** Monday, June 7, 2021 6:07:23 PM

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Hi Nathan –

I am going to be out of town on 6/10 and may not be back in time to attend the virtual meeting regarding the Pinecrest Avenue zoning. As such, I am sending you a copy of the e-mail I sent to Josh Menvielle at the County of San Diego back on 8/20/19 as our feelings about this issue remain unchanged.

My father, (Daniel Jankowski), and I respectfully request that the County of San Diego correct the mapping error that occurred in the 2011 General Plan Update and return the zoning back to SR-1, RR, 1 acre, (aka Option 1 in your 5/21/21 Notice of Proposed Change of Zone Classifications and/or General Plan Land Use Designations letter).

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

He is 82 years old and has been living in this house since he and my Mom purchased it in 1987 – 34 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 was re-zoned in error 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).

## 2 - 108

Allowing the vacant property at the end of Pinecrest to remain zoned as VR-15 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 9<sup>th</sup> 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 9<sup>th</sup> 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.

The risk of car accidents at 9<sup>th</sup> Avenue and Pinecrest will definitely increase. There is a hill on 9<sup>th</sup> 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 returning the zoning to SR-1, RR, 1 Acre which would not allow 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 5<sup>th</sup> 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 the zoning back 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 (daughter of Daniel Jankowski, property owner @ 940 Pinecrest Avenue)

(818)299-0030

**From:** [Julie Myers](#)  
**To:** [Kling, Nathan](#); [castillo debbie](#); [Richard Hill](#); [Anjuli Paschall](#); [Ardie Burrows](#); [Chris Van Kestewen](#); [Dan Jankowski](#); [Eddie](#); [Jeff & Helen Jackson](#); [Josh Kohut](#); [Mary R AAHill](#); [Rich Inga](#); [Sandy Wilson](#); [Jack Myers](#); [tate myers](#); [wtscriv@gmail.com](mailto:wtscriv@gmail.com)  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting  
**Date:** Monday, June 7, 2021 2:02:57 PM

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Good Afternoon Nathan,

Thank you for sending the access information for the virtual meeting on June 10th at 5:30pm.

Please note the Myers Family, residents located at 901 **Pinecrest** Ave. Escondido, CA, 92025 **vote to return the zoning back to RR SR-1, 1 acre**, prior to 2011 San Diego County mapping zoning error stated in the link below and based on the following reasons:

[https://www.sandiegocounty.gov/content/sdc/pds/Current\\_Projects/PinecrestCleanUp.html](https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/PinecrestCleanUp.html)

1. “During the 2011 **GPU**, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance.”

The residents of the properties referenced in the above link received no notification to propose a zoning change. We believe if notification was received we would have opposed any property zone changes back in 2011 as we are currently doing today.

We appreciate the further analysis and after further review it appears mostly positive in our favor. Here are our findings on why we believe it is right to return the zoning back to RR SR-1 Acre:

2. The remaining parcels in question have no current dwelling and the request to consider keeping the zoning at **VR-15** is not in favor of the majority of the zoning on the street (City of Escondido residents) of **Pinecrest** Ave.

3. If the County of San Diego approves anything other than RR SR-1 per Acre, what is the cost to taxpayers and disruption to residents on **Pinecrest** Ave?

Comply with Fire / Safety / Utilities, widening the streets, sewer concerns, (or septic) resulting in the City of Escondido supporting the County of San Diego decision to encroach on all of our properties to meet the zoning for a parcel that has no current dwelling does not make sense nor is it consistent with the other parcels zoned on **Pinecrest** Ave.

4. There are several other areas in the City of Escondido that do support **VR-15** + and San Diego County's goal to increase dwellings. I think they are doing a great job with consistent development of **VR** + in Escondido for example Rowan Apartments is a newer development right across from the Escondido Sprinter Station and in closer proximity than **Pinecrest** Ave. They currently have availability to house multiple families in the City of Escondido. They are not at 100% occupancy. Escondido is continuing to develop VR properties to support San Diego County plans to increase dwellings for families to live.

I work in Senior Living here in Escondido and all the Senior Living communities in Escondido are in the 70-80's% occupancy with an occasional outlier according to my

Escondido competitive analysis completed in May 2021 supporting we have not maximized on current opportunity to house people in need. There is still availability and places to live.

5. We reviewed the Traffic study by Rick Engineering and we disagree with the findings for the following reasons:

We are located on the corner of 9th and **Pinecrest** Ave. Two households 901 and 911 **Pinecrest** Ave. share a driveway with currently 7 cars. If there are two cars at the stop sign in front of our driveway on **Pinecrest** Ave. and 9th waiting to drive out on the busy street of 9th Ave. we will not be able to get out of our driveway. Not to mention the fast right turns into our street because of the speed of traffic on 9th Ave. which is already a safety hazard.

How is increasing the dwellings which increases the amount of cars on our street going to help the current challenges we have now?

The next option other than RR SR-1, 1 acre that is being reviewed is **VR-2** .5 acre which is 4 dwellings per acre x 3+ acres that is 12-16 units, multiply that by 2-3 cars and you are looking at approx. 32+ additional cars to our street. How can that not become a traffic and safety issue re: the study below? It would significantly impact all of us.

“ TRAFFIC

In response to public concerns about potential increases to traffic volumes resulting from new residential development, a traffic impact study was conducted to analyze the possible impact of new dwelling units within NCM402. The study conducted by Rick Engineering found that an increase in average daily trips (**ADT**) caused by new residential development would not significantly affect the traffic flow, also known as Level of Service (LOS), of **Pinecrest** Avenue. The study states that this roadway currently functions as a rural residential collector, with an acceptable LOS of 1,500 - 4,500 **ADT**. Under all options presented to the Planning Commission, the potential **ADT** generated by any development within the vacant parcel would not exceed 1,500 **ADT**.

The study did not provide a conclusion about impacts to the nearby intersection of 9th Avenue and **Pinecrest** Avenue. The study included a preliminary analysis for that intersection for the morning and afternoon peak hours. This study found that two “critical movements” were below County standards: the Northbound left turn onto 9th Avenue during the PM peak hour, and the Southbound left turn onto 9th Avenue during the PM peak hour. It is anticipated that an increase in **ADT** within NCM402 will further degrade the LOS at this intersection.”

6. Fire & safety plan does not support moving forward with a **VR** zoning noted the following cited from the link provided above:

“ FIRE SAFETY

The five parcels within NCM402 have a singular means of access from **Pinecrest** Avenue. This limited access creates issues related to dead-end road length and fire safety. A dead-end road is a road that has only one point of vehicular ingress/egress, including **cul-de-sacs** and looped roads. The length of a dead-end road is assessed as part of a determination of a proposed development’s compliance with the County Fire Code. Projects proposed on a site in **exceedance** of dead-end road length standards are required to provide a secondary access to comply with fire safety standards.

The distance from the furthest parcel in NCM402 to the intersection of **Pinecrest** Ave. & W. 9th Ave.—the first opportunity to egress in two separate directions—is approximately 1,800

feet from the vacant parcel. All of the proposed options to be considered by the Planning Commission would result in an **exceedance** of the maximum dead-end road length standard (800 feet) set forth in the Section 503.2.5.1 of the 2020 Consolidated Fire Code. Therefore, no development could be achieved on the parcels within NCM402 without a secondary access for fire safety reasons.

The County Fire District states the only mitigation for any development on parcels within NCM402 in **exceedance** of dead-end road length is to establish a secondary access route for the development site. Due to the location of existing structures and the topography of area surrounding NCM402, it is unlikely that secondary access could be established. Additionally, the Escondido Fire Protection District has stated that the **exceedance** of maximum dead-end road length makes the Analysis Area unsuitable for high or hazardous occupancies, including uses for assembly, business groups, and educational facilities. A subdivision of land would not be permitted without a secondary access. As a result of the inability to meet dead-end road length at this site, the Escondido Fire Protection District does not support any further residential development within NCM402.”

It is our belief that the residents of **Pinecrest Ave.** continue to have the same stand of **returning the zoning back to RR SR-1, 1 acre.**

At this time I would like to invite our neighbors cc'd on this email to respond to the email and agree or add any other concerns that were not mentioned if you have not already voiced your stand.

I also encourage everyone to forward this email to any other neighbors affected by this decision that are not included on this email. It takes time and energy out of our lives to challenge this.

Nathan, please confirm you received this email and thank you in advance for supporting the constituents of Pinecrest Ave. concerns on this matter. We appreciate you providing the information and look forward to the meeting on Thursday, June 10th at 5:30pm.

Warm regards,

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

On Mon, Jun 7, 2021 at 9:38 AM Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)> wrote:

Good morning,

As part of the public review process for the Pinecrest Avenue General Plan Clean-Up, staff from the County's Planning and Development Services will be holding a virtual meeting on **June 10<sup>th</sup> at 5:30pm** to discuss the project.

The virtual meeting will consist of a 15 minute presentation by staff, followed by



approximately 45 minutes for public comments and questions.

There are two ways to participate in the virtual meeting:

## **1. Call into the meeting on your computer via Microsoft Teams.**

- At the time of the meeting, please join by clicking on this link ([Click here to join the meeting](#))
- We highly encourage that you use Microsoft Teams to attend the meeting, so that you may see staff's presentation.
- At the start of the meeting, staff will provide instructions on how to participate in the question and comment portion of the meeting.
- If you do not have a Microsoft Teams account, please go to this website for more information about how to join the meeting without an account (<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>)

## **2. Call into the meeting by phone.**

- To call into the meeting, please dial +1 619-343-2539.
- When you are prompted for the conference ID, please enter the following ID number: 556-788-150, then press #.
- During the comment and question period of the meeting, you will be called upon by the last four digits of your phone number and asked if you would like to provide a question or comment. At that time, please unmute your line by pressing \*6 and state your question, comment, or say you do not wish to provide one.

Thank you for your patience with the virtual meeting format. If you have any questions or concerns about how to participate in the virtual meeting, please let me know.

Best regards,

**Nate Kling**

Junior Land Use / Environmental Planner

County of San Diego - Planning & Development Services

[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

|

**From:** [Mary Hill](#)  
**To:** [Kling, Nathan](#)  
**Cc:** [Julie Myers](#)  
**Subject:** Pinecrest Avenue General Plan Clean-Up  
**Date:** Monday, June 7, 2021 5:19:48 PM

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Dear Nate Kling,

Thank you for the phone call this morning advising us of your attempt to have a face to face meeting with us Pinecrest residents. I understand that in view of the fact that some Covid restrictions have not yet been lifted, you and we Pinecrest Avenue residents were denied that possibility of a face to face meeting.

I just finished reading Julie Myers' email. Julie and I had spoken about a week ago about many of the pertinent details that she discussed in her email. She has composed a well written and thoughtful letter with which both my husband and I strongly agree. I want my husband and I to be on record as being in favor of the Option1, that is keeping the zoning of RR in place and changing the error made by the County of San Diego on the General Plan Land Use Designation back to SR-1, that is semi-rural 1 unit per 1,2,4 gross acres.

I have composed my own email, but I wanted to reread some of the other information to recheck facts before I sent it on.

This is Mary Hill writing this email in conjunction with my husband Rick Hill. We have lived at 944 Pinecrest Avenue, Escondido, California 92025 for over 47 years. Respectfully submitted,  
Mary R. Hill  
Rick W. Hill

**From:** [Richard Inga](#)  
**To:** [Kling, Nathan](#)  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Public Review Period  
**Date:** Tuesday, June 8, 2021 11:50:00 AM

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Nathan:

I am a resident of the affected area. I will be out of town on June 10 and unable to participate in the virtual meeting. Therefore, I wanted to submit my comments to you prior to the meeting.

My address is 1240 Pinecrest Ave., which is located directly adjacent to the 3.7 acre vacant parcel. I have previously commented on the proposed General Plan Clean-Up, Amendment and Zone Reclassification. My comments then are consistent with the current comments of my neighbors on Pinecrest. The only acceptable Land Use Designation and Zoning Classification for the vacant parcel is RR SR-1.

The RR SR-1 designation would ensure development (if that should occur in the future) is compatible with the surrounding land uses, and would not appreciably impact traffic and environmental concerns for the neighborhood. The fire safety issue remains a major concern with any proposed development, especially for our property located directly adjacent to the vacant parcel.

While I appreciate the need to provide additional multi-family housing, this site is clearly not the place to provide it. Again, the only reasonable option as far as the Pinecrest residents are concerned is RR SR-1.

Richard Inga

On Monday, May 24, 2021, 08:39:59 AM PDT, Kling, Nathan <nathan.kling@sdcountry.ca.gov> wrote:

Good morning,

You are receiving this email because you previously commented on the 2019 General Plan Clean-Up, where the County proposed changes to the General Plan and/or Zoning of five properties on Pinecrest Avenue. After further analysis, County staff is preparing to bring this item back to the Planning Commission for consideration to recommend one of the following options to the Board of Supervisors:

<b>Options for General Plan and/or Zoning Changes</b>						
<b>Type</b>	<b>Current</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>
<b>General Plan Land Use Designation</b>	<b>VR-15</b>	<b>SR-1</b>	<b>VR-2</b>	<b>VR-4.3</b>	<b>VR-7.3</b>	<b>VR-15</b>
<b>Zoning</b>	<b>RR</b>	<b>RR</b>	<b>RR</b>	<b>RS</b>	<b>RV</b>	<b>RV</b>
<b>Minimum Lot Size</b>	<b>1 Acre</b>	<b>1 Acre</b>	<b>0.5 Acres</b>	<b>10,000 SF</b>	<b>6,000 SF</b>	<b>6,000 SF</b>

We are soliciting public comments on the County's proposed options to change the General Plan and/or Zoning for the properties located on Pinecrest Avenue. More information about the proposed changes, as well as the analysis conducted by staff, can be found at the link below:

[Pinecrest Avenue General Plan Clean-Up \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

As a reminder of the background of this project, the Pinecrest Avenue General Plan Clean-Up is intended to resolve a mapping error which occurred in the 2011 General Plan Update. During the 2011 Update, the properties on Pinecrest Avenue under the County's jurisdiction (also known as NCM402) were designated with a General Plan Land Use Designator and Zoning Use Regulation that are inconsistent. To resolve this inconsistency, as is required by California Government Code, this item was originally brought to the Planning Commission as part of the 2019 General Plan Clean-Up back in October 2019. Due to the significant level of public comment, the Planning Commission voted to refer NCM402 back to staff for further analysis.

As staff prepares to bring this item back to the Planning Commission, we welcome your comments about the proposed options and the analysis conducted by staff. Additionally, the County will be organizing a **Virtual Meeting on June 10<sup>th</sup> at 5:30 PM** with members of the public who would like to learn more about the project. I will be sending out an additional email with more details in the weeks leading up to the meeting.

I am available to answer any questions that you may have about the project process. You may reach me by responding to this email or by phone at 619-323-5507.

Thank you,

**Nate Kling**

Junior Land Use / Environmental Planner

County of San Diego - Planning & Development Services

[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

## Kling, Nathan

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**From:** a33pooka@aol.com  
**Sent:** Thursday, June 10, 2021 11:25 AM  
**To:** Kling, Nathan  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Hello, Nate,

Can you please acknowledged that you have received my email. Thank you.

Sincerely,

Laura Lei Strain  
Strain Family Trust

-----Original Message-----

From: a33pooka@aol.com  
To: Nathan.Kling@sdcounty.ca.gov <Nathan.Kling@sdcounty.ca.gov>  
Sent: Thu, Jun 10, 2021 11:16 am  
Subject: Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Hello, Nate King,

I intent to participate at this meeting tonight by phone. I missed the deadline for comments, but intend to submit one after this meeting tonight. For the record, I support Option 1 which is what was in place before changes were made to the Land Use Designation prior to 2011 without notification to the affected residences. The original proposal by your department would have destroyed our neighborhood. It would have allowed contractors/developers to build apartment complexes between residential homes. The impact of additional traffic would be a nightmare. This has been an extremely stressful situation that has been hanging over our heads. It appears that at any time your department can change a zone without notifying affected residence to line the pockets of contractors/developers. How would you like this to happen to your neighborhood. Thank you for at least this time in contacting us.

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

-----Original Message-----

From: Kling, Nathan <Nathan.Kling@sdcounty.ca.gov>  
Sent: Mon, Jun 7, 2021 9:38 am  
Subject: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Good morning,

As part of the public review process for the Pinecrest Avenue General Plan Clean-Up, staff from the County's Planning and Development Services will be holding a virtual meeting on **June 10<sup>th</sup> at 5:30pm** to discuss the project.

The virtual meeting will consist of a 15 minute presentation by staff, followed by approximately 45 minutes for public comments and questions.

There are two ways to participate in the virtual meeting:

**1. Call into the meeting on your computer via Microsoft Teams.**

## 2 - 119

- At the time of the meeting, please join by clicking on this link ([Click here to join the meeting](#))
- We highly encourage that you use Microsoft Teams to attend the meeting, so that you may see staff's presentation.
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- If you do not have a Microsoft Teams account, please go to this website for more information about how to join the meeting without an account (<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>)

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Thank you for your patience with the virtual meeting format. If you have any questions or concerns about how to participate in the virtual meeting, please let me know.

Best regards,

#### **Nate Kling**

Junior Land Use / Environmental Planner  
County of San Diego - Planning & Development Services  
[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

**Kling, Nathan**

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**From:** Jack Myers <jmyers@ogaracoach.com>  
**Sent:** Wednesday, June 16, 2021 10:28 AM  
**To:** Kling, Nathan  
**Cc:** Julie Myers  
**Subject:** Good day to you Nathan RE: Pinecrest Avenue General Plan Clean-up

*Good day to you Nathan,*

*Thank you for the opportunity to speak on behalf of our street Pinecrest Avenue. As you can tell, we are all very passionate about the future of the street. I am sure you have minutes from the meeting, but I wanted to supply in writing what I attempted to convey in the meeting.*

We would like to mention as the owner of 901 Pinecrest (1<sup>st</sup> home on the street) that we personally deal with issues of a shared driveway every day. There are 7 cars at any given time coming up and down the driveway and only one car may use the driveway at a time.

**When turning left from our driveway (Pinecrest) to turn left on 9<sup>th</sup> Avenue:**

Depending on the size of vehicle such as a truck, we must wait for the previous vehicle to turn on 9<sup>th</sup> avenue to leave our driveway. I drive a truck and I am unable to leave the driveway or risk partially blocking Pinecrest which is unsafe. It is very often that two cars are waiting and there is no chance of leaving the driveway to turn. As there is no stoplight or turn lane on 9<sup>th</sup> avenue, this can take some time as 9<sup>th</sup> avenue has become very crowded. With more housing, this situation will only increase.

**If our neighbor is using the driveway to leave and we are approaching the driveway:**

We must pass our driveway and seek a safe area to turn around which is 11<sup>th</sup> avenue. Many of the driveways are at steep angles and do not allow for a quick solution to this issue.



**Has commercial vehicle use been considered in the traffic study:**

There is constant use of delivery vehicles in our neighborhood which will only increase with more development. Amazon, UPS, Fed-EX are a few that frequent the use of Pinecrest avenue.

**Heading east on 9<sup>th</sup> avenue to turn right on Pinecrest:**

When the city removed the turn lane (9<sup>th</sup> Ave) it created a safety issue. The speeds of vehicles on 9<sup>th</sup> avenue have severely increased and anyone can attest that we are constantly worried about being rear ended when turning right on Pinecrest. The other option is that a wider turn must be taken to avoid the circumstance. That wide turn is into the opposite lane which is a hazard.

There are certainly many other items to speak of such as sewers, road width, curbs and sidewalks that will need complete reconstruction if a plan is accepted.

*Again, we certainly understand that you have a job to do however we do not approve of any large scale changes as it will severely affect our day to day and the quality of life on our street. Our recommendation is RR-SR1 based on the plans provided however we believe any additional residences will impact the street in a negative manner.*

*All my best,*



Jack Myers, Service Manager  
O'Gara San Diego  
Phone (858) 350-1393  
Email [jmyers@ogaracoach.com](mailto:jmyers@ogaracoach.com) | Website [www.ogaracoachsandiego.com](http://www.ogaracoachsandiego.com)

**BENTLEY BUGATTI**

*Lamborghini*

**McLaren**

**ROLLS-ROYCE**

Confidentiality Notice This email is intended only for the use of the party to which it is addressed and may contain information that is privileged, confidential, or protected by law. Internet communications are not assured to be secure or clear of inaccuracies as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore we do not accept responsibility for any errors or omissions that are present in this email, or any attachment, that have arisen as a result of e-mail transmission.



La Vona Koretke, Deputy Fire Marshal  
Escondido Fire Department  
1163 N Centre City Parkway, Escondido, CA 92026  
Phone: 760-839-5415

June 25, 2021

Nate Kling  
County of San Diego  
Planning & Development

We have reviewed the property owners request to revise the zoning designation, the minimum lot size and the building type designator on the property located at the southern end of Pinecrest Avenue, Escondido. The current General Plan Land Use Designation is V-15. The current Zoning is Rural Residential with a 1-acre minimum lot size, and the building type only allows for single-family residences. We strongly recommend that the zoning remains as is because there is a major concern changing the zoning that would allow the owner to propose a more dense development on this property.

The 2020 Consolidated Fire Code requires a maximum dead-end road length of 800 feet for any parcel zoned less than one acre. There is only one possible access point to this property and the dead-end road length exceeds 800 feet from 9<sup>th</sup> Avenue. No multi-family housing project or subdivision can be approved that exceeds the maximum dead-end road length.

The maximum dead-end road length requirements are strictly enforced on all projects to allow people time to evacuate during an emergency event, such as a fire, and to allow first responders quick access to the property. Past events have proven that lives and property can be put in harm's way if adequate access is not provided.

If the zoning is changed to a higher density and a development is proposed, we would recommend denial of the application for exceeded dead-end road length. To avoid the property owner going through the planning process only to be told that their project can't be supported, it is best to maintain the current zoning. No project will be supported and there's no mitigation for exceeded the maximum dead-end road length.

Even if the zoning remains as is (1 acre), the maximum dead-end road length is 1,320 feet will be enforced and Pinecrest Avenue would have to be improved to a minimum 24 feet in width.

In conclusion, we strongly recommend not increasing the allowed density on this property.

Sincerely,

A handwritten signature in black ink, appearing to read "La Vona Koretke", written over a horizontal line.

La Vona Koretke  
Deputy Fire Marshal

**PETERSON & PRICE**

A PROFESSIONAL CORPORATION

LAWYERS

MARSHAL A. SCARR  
MATTHEW A. PETERSON  
AMY STRIDER HARLEMAN  
TRACY BERGER

402 West Broadway, Suite 960  
San Diego, CA 92101-3542  
Telephone (619) 234-0361  
Fax (619) 234-4786  
[www.petersonprice.com](http://www.petersonprice.com)

PAUL A. PETERSON  
1928 - 2021

SOL PRICE  
1916 - 2009

July 1, 2021

File No. 8363.001

Nathan Kling  
Junior Land/Environmental Planner  
County of San Diego  
Planning and Development Services  
5510 Overland Ave  
San Diego, CA 92123

***Via Email and USPS***

Re: Pinecrest Avenue General Plan and Rezone

Dear Mr. Kling:

Thank you for the opportunity for us to review and comment on the above referenced matter. We represent Bijan Eftekari with regard to his 3.71 acres of vacant land within NCM402 ("Pinecrest Properties").

It is our understanding that the Pinecrest Properties were designated with a General Plan land-use designator of Village Residential 15 ("VR-15") during the 2011 General Plan update. We also understand that the property was, and still is zoned Rural Residential ("RR"). The staff report mentioned a mapping error but we have not been provided with any evidence that there was an "error" in the Land Use designated mapping of the subject site. If there was a mapping error in the County Zoning Map back in 2011, then that map and the zoning use designation needs to be corrected to be consistent with the VR-15.

Government Code Section 65860 requires that County zoning ordinances be consistent with the General Plan. When a zoning ordinance becomes inconsistent due to

Nathan Kling  
County of San Diego – Planning & Development Services  
July 1, 2021  
Page 2 of 5

a General Plan Update (“GPU”) the County must enact a consistent zoning ordinance within a “reasonable time.” (Government Code Section 65860(c).)

We believe that the only item that should be before the Planning Commission and the County Board of Supervisors is the required rezoning of the subject property to Variable Residential (“RV”) to achieve State Mandated consistency with the existing General Plan designation of VR-15. While there is no time limit within Government Code Section 65860 (c), a 10 year delay in implementing the required zoning likely far exceeds what would be considered “reasonable”.

The residential density of NCM402 was increased during the 2011 GPU because the site met numerous criteria which would warrant higher density. None of those factors have changed in the ensuing years. In fact, there is currently even more justification and need to support the VR-15 designation and the required RV Zone.

Recognizing that the same rationale for the increased density associated with the 2011 GPU still exists today, staff recommended rezoning to five parcels within NCM4022 to RV during the October 2019 Planning Commission hearing. This State Mandated rezoning would have resolved the inconsistency, in compliance with Government Code Section 65860.

We have reviewed the latest staff analysis and offer the following comments:

### **FIRE SAFETY**

While the Pinecrest Properties are not within a designated Fire Hazard Area, and the Fire Station is approximately 1 mile away (less than 5 minutes), our client understands that

Nathan Kling  
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secondary emergency access may be required. He is actively pursuing secondary emergency fire access from an adjacent property owner.

### **TRAFFIC**

The Pinecrest Properties are within 2/10<sup>th</sup> of a mile to the closest ramps to I-15 and within 1 mile (a 20 minute walk) to the closest bus stop. The traffic study indicates that there are adequate roadways within the vicinity, but that Pinecrest Avenue may need to be widened.

### **AVAILABILITY OF PUBLIC SERVICES**

There is available water service from the Rincon Water District via an existing 12" water main. Our client has already commissioned a study and has determined that on-site wastewater treatment system (septic) is feasible and can be utilized. Our client acknowledges that he may not be able to achieve the maximum density on his site (allowed by the VR-15 and RV Zone) as a result of utilizing septic.

### **2017 HOUSING ELEMENT**

As staff has indicated, Pinecrest Properties have been designated as a Regional Housing Needs Assessment site with the density associated with VR- 15. Government Section 65863 supports the current VR-15 and the zoning clean up to RV (or such other compatible zone) which must take place to assure no loss of residential density. Additionally, Escondido is a short 1.5 miles away and it is only a 20 minute walk to Escondido Promenade Shopping Center.

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## **ENVIRONMENTAL & HABITAT CONSIDERATION**

Our client's site consists of non-native vegetation, developed areas and/or un-vegetated habit. The site is also not within a designated Greenbelt, there are no wetlands or riparian habitat on the site, and there is no critical habitat within a mile of the site.

## **STATUTORY REQUIREMENTS**

The statutory requirements and sets forth on page 6 of the staff analysis are extremely important.

We disagreed with the staff conclusion that the County must either, a) amend the General Plan, or b) amend the zoning ordinance to comply with the Government Code 65860. Government Code Section 66300 (b) (1) (A) specifically prohibits the County from reducing density from that which was in effect as of January 1, 2018. Further, Senate Bill 330 combined with Government Code Section 65860 make it clear that the zoning must be modified to achieve consistency with the existing VR-15 General Plan designation. Modifying the General Plan Land Use designator for the Pinecrest Properties to reduce density would be a violation of multiple State laws.

## **CONCLUSION**

The rezone of the Pinecrest Properties to RV complies with multiple County Land Use and Community Character Policies and would resolve the statutory requirements.

Nathan Kling  
County of San Diego – Planning & Development Services  
July 1, 2021  
Page 5 of 5

We would urge the staff and the County of San Diego to comply with all of the various Government Code sections and State laws and proceed with the appropriate and legally mandated rezoning of the Pinecrest Properties to RV.

Sincerely,

PETERSON & PRICE  
A Professional Corporation

  
Matthew A. Peterson

cc: Bijan Eftekari  
Doug Logan

**Kling, Nathan**

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**From:** Mary Hill <maryrhill@hotmail.com>  
**Sent:** Thursday, July 1, 2021 7:24 PM  
**To:** Kling, Nathan  
**Subject:** Fwd: General plan cleanup, general plan amendment and rezone

Dear Nate Kling and entire staff,

I want to resubmit my letter of 2019 to you and the County Planning Commission. I want you to understand a little better the history of this street over the last 65 years and the sacrifices that have been put upon us. In spite of this, Pinecrest Avenue is a lovely street on which to live. There are many people from surrounding streets that love to come up and walk on our street. They tell me that they love to come up here and walk on this peaceful pretty street. We have now owned our home for more than 47 years. As it happens, because of the quality of this unique street and neighborhood, many residents have chosen to stay for a long time. I intend to submit another email but I just want you to have my letter of 2019 on the record.

Respectfully submitted, July1, 2021

Mary R. Hill

944 Pinecrest Avenue, Escondido, CA 92025-3851 home phone 760-743-1283

> Begin forwarded message:

>  
>  
>  
>  
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>

>>>

>>> 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 west 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 west 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.

>>>

>>> 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

>>

>

## Kling, Nathan

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**From:** Mary Hill <maryrhill@hotmail.com>  
**Sent:** Thursday, July 1, 2021 11:15 PM  
**To:** Kling, Nathan  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Dear Nathan Kling, supervisor Denise and County Planning Commission,

Thank you for the virtual meeting a month ago. I want to make several points with you. I want you to know and understand why it makes sense to choose Option1 and go back to SR-1, keeping the RR zoning and minimum lot size of 1acre.

1.Please know and understand that the so called "County island within Escondido" was created by a transplanted freeway known as Interstate 15 transversing through the west part of Escondido. Pinecrest Avenue was part of a lovely neighborhood which extended down 11th avenue to many beautiful rural custom homes. Those homes were eradicated to use the land for Interstate 15. This was one of the many sacrifices the West side of Escondido has been asked to make.

2.Please know and understand that the city street known as Pinecrest Avenue is a city street until after crossing 11th Avenue. At that point the road is owned by 3 separate homeowners, Mr.and Mrs. Steve Jacobs, Mr.and Mrs.Roy Archer and Mr.and Mrs.Peterson. Jacobs and Archers are county properties. Petersons are in the city of Escondido. There are 9 homes that must use this private road to enter and exit their individual properties.

3.Please know and understand that in this "County Island", there are 4 properties which have homes built on them, some homes have been there for at least 70 years, the newest about 48 years. In 2011 when the general plan Land Use Designation was changed, none of these homeowners was ever contacted to be appraised or consulted of this land use designation change.

4.After reading the information given to us by your office, there appears to be a projected problem for a sewer hook up with the city of Escondido. This seems highly incompatible with the present land use designation.

5.Again after reading your information, the fire department expressed opposition to being able to service homes on this vacant property with this land use designation.

6.With an increase of homes and traffic, the stop sign at the end of Pinecrest and Ninth Avenue would have to be substituted with a traffic light. I remind you that we have a relocated interstate freeway, better known as Interstate 15 in our neighborhood and an offramp from the interstate which is now a heavily travelled connector road known as Ninth Avenue-Auto Park Way. It is up to the city, county and state to keep its residents safe and that may require a traffic light.

7.Your office seems to believe that the transit depot is 1 mile away. In fact it is 2 miles from the vacant property.

8.The actual present width of Pinecrest Avenue, I have been told by one of our researching residents, is inadequate for more residents and more traffic and would require a large financial investment to widen it. Property owners would have to relinquish land in front of their homes for such a project. As you go down Pinecrest Avenue and cross over the 11th Avenue, the roadway which I mentioned is privately owned becomes even more narrow. In order to widen the roadway, these 3 homeowners would be required to relinquish part of their front yards and private ownership of the roadway? How would they be compensated?

Every property owner on Pinecrest Avenue is opposed to this poor decision made in 2011 by a county employee who did not do his or her job well. Whoever put an VR-15 on this county land was too lazy to take the time to fully understand what he or she was doing and to understand to whom it was being done. We sincerely hope that you can muster up the common sense, care and compassion to help and encourage the survival of nice neighborhoods in the city of Escondido and elsewhere in San Diego County.

As the land in question is a west facing slope, like the flower fields in Carlsbad, isn't that ideal for agriculture? Why not a farmhouse with some kind of agriculture, making a beautiful experience passing through Escondido.

Please choose Option 1.

Respectfully Submitted, on this day of July1,2021  
Richard W. Hill and Mary R.Hill  
944 Pinecrest Avenue, Escondido, CA 92025-3851  
phone 760-743-1283

On Jun 9, 2021, at 4:20 PM, Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)> wrote:s

Good afternoon everyone,

Thank you again for your patience with the virtual meeting format – I know that it can be difficult to participate in this virtual setting, so please do not hesitate to reach out if you require any assistance before tomorrow's meeting.

I have attached a copy of the presentation that will be provided during tomorrow's meeting. If you will be joining the meeting by phone, please consider printing out a copy of the presentation so you may follow along as we go through it. I will call out what slide we are on as we go through the presentation.

Please reach out to me if I can do anything else to assist you with participating in tomorrow's meeting, or if you have any other questions about this project that I can address.

Thank you,

**Nate Kling**

Junior Land Use / Environmental Planner  
County of San Diego - Planning & Development Services  
[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

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**From:** Julie Myers <[julesviaemail@gmail.com](mailto:julesviaemail@gmail.com)>

**Sent:** Wednesday, June 9, 2021 12:03 AM

**To:** Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)>

**Cc:** castillo debbie <[mcasti212@yahoo.com](mailto:mcasti212@yahoo.com)>; Richard Hill <[hillrichrad@outlook.com](mailto:hillrichrad@outlook.com)>; Anjuli Paschall <[anjulipuschall@gmail.com](mailto:anjulipuschall@gmail.com)>; Ardie Burrows <[ardieburrows@gmail.com](mailto:ardieburrows@gmail.com)>; Chris Van Kestewen <[chrsvk7@gmail.com](mailto:chrsvk7@gmail.com)>; Dan Jankowski <[danjankowski@sbcglobal.net](mailto:danjankowski@sbcglobal.net)>; Eddie <[edavid@edi-engineers.com](mailto:edavid@edi-engineers.com)>; Jeff & Helen Jackson <[jtjaxun@gmail.com](mailto:jtjaxun@gmail.com)>; Josh Kohut <[printertechdirect@yahoo.com](mailto:printertechdirect@yahoo.com)>; Mary R AAHill <[maryrhill@hotmail.com](mailto:maryrhill@hotmail.com)>; Rich Inga <[rich.inga@att.net](mailto:rich.inga@att.net)>; Sandy Wilson <[twwilson999@gmail.com](mailto:twwilson999@gmail.com)>; Jack Myers <[jmyers@ogaracoach.com](mailto:jmyers@ogaracoach.com)>; tate myers <[tatea\\_myers@yahoo.com](mailto:tatea_myers@yahoo.com)>; [wtscriv@gmail.com](mailto:wtscriv@gmail.com)

**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Hello Nathan,

I cut and pasted your comments below from another email you responded to. Is it possible for you to send all of us the copy of the presentation in advance? I am going to try to make it but I know how easily my work is in need even at 5:30pm serving seniors.

“I also see that you are not able to attend the virtual meeting on June 10<sup>th</sup>. I am happy to send you, and other residents that are interested, a copy of the presentation that will be shown at this meeting so you may see the information that will be presented. “

Thank you!

Julie Myers

On Jun 8, 2021, at 4:29 PM, Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)> wrote:

Go everyone,

I wanted to re-send the information from my original email, as it appears that there were some folks on this email that were not sent information about how to access the virtual meeting. Please see below for more information:

As part of the public review process for the Pinecrest Avenue General Plan Clean-Up, staff from the County’s Planning and Development Services will be holding a virtual meeting on **June 10<sup>th</sup> at 5:30pm** to discuss the project.

The virtual meeting will consist of a 15 minute presentation by staff, followed by approximately 45 minutes for public comments and questions.

There are two ways to participate in the virtual meeting:

**1. Call into the meeting on your computer via Microsoft Teams.**

- At the time of the meeting, please join by clicking on this link ([Click here to join the meeting](#))
- We highly encourage that you use Microsoft Teams to attend the meeting, so that you may see staff’s presentation.
- At the start of the meeting, staff will provide instructions on how to participate in the question and comment portion of the meeting.
- If you do not have a Microsoft Teams account, please go to this website for more information about how to join the meeting without an account (<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>)

**2. Call into the meeting by phone.**

- To call into the meeting, please dial +1 619-343-2539.
- When you are prompted for the conference ID, please enter the following ID number: 556-788-150, then press #.
- During the comment and question period of the meeting, you will be called upon by the last four digits of your phone number and asked if you would like to provide a question or comment. At that time, please unmute your line by

pressing \*6 and state your question, comment, or say you do not wish to provide one.

Thank you for your patience with the virtual meeting format. If you have any questions or concerns about how to participate in the virtual meeting, please let me know.

Best regards,

**Nate Kling**

Junior Land Use / Environmental Planner  
County of San Diego - Planning & Development Services  
[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

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**From:** Julie Myers <[julesviaemail@gmail.com](mailto:julesviaemail@gmail.com)>

**Sent:** Monday, June 7, 2021 2:02 PM

**To:** Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)>; castillo debbie <[mcasti212@yahoo.com](mailto:mcasti212@yahoo.com)>; Richard Hill <[hillrichrad@outlook.com](mailto:hillrichrad@outlook.com)>; Anjuli Paschall <[anjulipuschall@gmail.com](mailto:anjulipuschall@gmail.com)>; Ardie Burrows <[ardieburrows@gmail.com](mailto:ardieburrows@gmail.com)>; Chris Van Kestewen <[chrsvk7@gmail.com](mailto:chrsvk7@gmail.com)>; Dan Jankowski <[danjankowski@sbcglobal.net](mailto:danjankowski@sbcglobal.net)>; Eddie <[edavid@edi-engineers.com](mailto:edavid@edi-engineers.com)>; Jeff & Helen Jackson <[jtjaxun@gmail.com](mailto:jtjaxun@gmail.com)>; Josh Kohut <[printertechdirect@yahoo.com](mailto:printertechdirect@yahoo.com)>; Mary R AAHill <[maryrhill@hotmail.com](mailto:maryrhill@hotmail.com)>; Rich Inga <[rich.inga@att.net](mailto:rich.inga@att.net)>; Sandy Wilson <[twwilson999@gmail.com](mailto:twwilson999@gmail.com)>; Jack Myers <[jmyers@ogaracoach.com](mailto:jmyers@ogaracoach.com)>; tate myers <[tatea\\_myers@yahoo.com](mailto:tatea_myers@yahoo.com)>; [wtscriv@gmail.com](mailto:wtscriv@gmail.com)

**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Good Afternoon Nathan,

Thank you for sending the access information for the virtual meeting on June 10th at 5:30pm.

Please note the Myers Family, residents located at 901 Pinecrest Ave. Escondido, CA, 92025 **vote to return the zoning back to RR SR-1, 1 acre**, prior to 2011 San Diego County mapping zoning error stated in the link below and based on the following reasons:

[https://www.sandiegocounty.gov/content/sdc/pds/Current\\_Projects/PinecrestCleanUp.html](https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/PinecrestCleanUp.html)

1. "During the 2011 GPU, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance."

The residents of the properties referenced in the above link received no notification to propose a zoning change. We believe if notification was received we would have opposed any property zone changes back in 2011 as we are currently doing today.

We appreciate the further analysis and after further review it appears mostly positive in our favor. Here are our findings on why we believe it is right to return the zoning back to RR SR-1 Acre:

2. The remaining parcels in question have no current dwelling and the request to consider keeping the zoning at VR-15 is not in favor of the majority of the zoning on the street (City of Escondido residents) of Pinecrest Ave.

3. If the County of San Diego approves anything other than RR SR-1 per Acre, what is the cost to taxpayers and disruption to residents on Pinecrest Ave?

Comply with Fire / Safety / Utilities, widening the streets, sewer concerns, (or septic) resulting in the City of Escondido supporting the County of San Diego decision to encroach on all of our properties to meet the zoning for a parcel that has no current dwelling does not make sense nor is it consistent with the other parcels zoned on Pinecrest Ave.

4. There are several other areas in the City of Escondido that do support VR-15 + and San Diego County's goal to increase dwellings. I think they are doing a great job with consistent development of VR + in Escondido for example Rowan Apartments is a newer development right across from the Escondido Sprinter Station and in closer proximity than Pinecrest Ave. They currently have availability to house multiple families in the City of Escondido. They are not at 100% occupancy. Escondido is continuing to develop VR properties to support San Diego County plans to increase dwellings for families to live.

I work in Senior Living here in Escondido and all the Senior Living communities in Escondido are in the 70-80's% occupancy with an occasional outlier according to my Escondido competitive analysis completed in May 2021 supporting we have not maximized on current opportunity to house people in need. There is still availability and places to live.

5. We reviewed the Traffic study by Rick Engineering and we disagree with the findings for the following reasons:

We are located on the corner of 9th and Pinecrest Ave. Two households 901 and 911 Pinecrest Ave. share a driveway with currently 7 cars. If there are two cars at the stop sign in front of our driveway on Pinecrest Ave. and 9th waiting to drive out on the busy street of 9th Ave. we will not be able to get out of our driveway. Not to mention the fast right turns into our street because of the speed of traffic on 9th Ave. which is already a safety hazard.

How is increasing the dwellings which increases the amount of cars on our street going to help the current challenges we have now?

The next option other than RR SR-1, 1 acre that is being reviewed is VR-2 .5 acre which is 4 dwellings per acre x 3+ acres that is 12-16 units, multiply that by 2-3 cars and you are looking at approx. 32+ additional cars to our street. How can that not become a traffic and safety issue re: the study below? It would significantly impact all of us.

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In response to public concerns about potential increases to traffic volumes resulting from new residential development, a traffic impact study was conducted to analyze the possible impact of new dwelling units within NCM402. The study conducted by Rick Engineering found that an increase in average daily trips (ADT) caused by new residential development would not significantly affect the traffic flow, also known as Level of Service (LOS), of Pinecrest Avenue. The study states that this roadway currently functions as a rural residential collector, with an acceptable LOS of 1,500 - 4,500 ADT. Under all options presented to the Planning Commission, the potential ADT generated by any development within the vacant parcel would not exceed 1,500 ADT.

The study did not provide a conclusion about impacts to the nearby intersection of 9th Avenue and Pinecrest Avenue. The study included a preliminary analysis for that intersection for the morning and afternoon peak hours. This study found that two “critical movements” were below County standards: the Northbound left turn onto 9th Avenue during the PM peak hour, and the Southbound left turn onto 9th Avenue during the PM peak hour. It is anticipated that an increase in ADT within NCM402 will further degrade the LOS at this intersection.”

6. Fire & safety plan does not support moving forward with a VR zoning noted the following cited from the link provided above:

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The five parcels within NCM402 have a singular means of access from Pinecrest Avenue. This limited access creates issues related to dead-end road length and fire safety. A dead-end road is a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads. The length of a dead-end road is assessed as part of a determination of a proposed development’s compliance with the County Fire Code. Projects proposed on a site in exceedance of dead-end road length standards are required to provide a secondary access to comply with fire safety standards.

The distance from the furthest parcel in NCM402 to the intersection of Pinecrest Ave. & W. 9th Ave.—the first opportunity to egress in two separate directions—is approximately 1,800 feet from the vacant parcel. All of the proposed options to be considered by the Planning Commission would result in an exceedance of the maximum dead-end road length standard (800 feet) set forth in the Section 503.2.5.1 of the 2020 Consolidated Fire Code. Therefore, no development could be achieved on the parcels within NCM402 without a secondary access for fire safety reasons.

The County Fire District states the only mitigation for any development on parcels within NCM402 in exceedance of dead-end road length is to establish a secondary access route for the development site. Due to the location of existing structures and the topography of area surrounding NCM402, it is unlikely that secondary access could be established. Additionally, the Escondido Fire Protection District has stated that the exceedance of maximum dead-end road length makes the Analysis Area unsuitable for high or hazardous occupancies, including uses for assembly, business groups, and educational facilities. A subdivision of land would not be permitted without a secondary access. As a result of the inability to meet dead-end road length at this site, the Escondido Fire Protection District does not support any further residential development within NCM402.”

It is our belief that the residents of Pinecrest Ave. continue to have the same stand of **returning the zoning back to RR SR-1, 1 acre.**

At this time I would like to invite our neighbors cc’d on this email to respond to the email and agree or add any other concerns that were not mentioned if you have not already voiced your stand.

I also encourage everyone to forward this email to any other neighbors affected by this decision that are not included on this email. It takes time and energy out of our lives to challenge this.

Nathan, please confirm you received this email and thank you in advance for supporting the constituents of Pinecrest Ave. concerns on this matter. We appreciate you providing the information and look forward to the meeting on Thursday, June 10th at 5:30pm.

Warm regards,

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

On Mon, Jun 7, 2021 at 9:38 AM Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)> wrote:

Good morning,

As part of the public review process for the Pinecrest Avenue General Plan Clean-Up, staff from the County's Planning and Development Services will be holding a virtual meeting on **June 10<sup>th</sup> at 5:30pm** to discuss the project.

The virtual meeting will consist of a 15 minute presentation by staff, followed by approximately 45 minutes for public comments and questions.

There are two ways to participate in the virtual meeting:

**1. Call into the meeting on your computer via Microsoft Teams.**

- At the time of the meeting, please join by clicking on this link ([Click here to join the meeting](#))
- We highly encourage that you use Microsoft Teams to attend the meeting, so that you may see staff's presentation.
- At the start of the meeting, staff will provide instructions on how to participate in the question and comment portion of the meeting.
- If you do not have a Microsoft Teams account, please go to this website for more information about how to join the meeting without an account (<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>)

**2. Call into the meeting by phone.**

- To call into the meeting, please dial +1 619-343-2539.
- When you are prompted for the conference ID, please enter the following ID number: 556-788-150, then press #.
- During the comment and question period of the meeting, you will be called upon by the last four digits of your phone number and asked if you would like to provide a question or comment. At that time, please unmute your line by pressing \*6 and state your question, comment, or say you do not wish to provide one.

Thank you for your patience with the virtual meeting format. If you have any questions or concerns about how to participate in the virtual meeting, please let me know.

Best regards,

**Nate Kling**

Junior Land Use / Environmental Planner  
County of San Diego - Planning & Development Services  
[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507



<Pinecrest General Plan Clean-Up - Virtual Public Meeting Slides.pdf>

**Kling, Nathan**

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**From:** Gonzalez Romero, Arysa (TRBL) <aromero@aguacaliente.net>  
**Sent:** Friday, July 2, 2021 2:49 PM  
**To:** Kling, Nathan  
**Subject:** Prinecrest Avenue General Plan Clean-Up General Plan Amendment and Rezone

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

**Arysa Gonzalez Romero, M.S., RPA.**  
*Historic Preservation Technician*  
Agua Caliente Band of Cahuilla Indians  
Tribal Historic Preservation Office  
Main (760)-883-1327 | Cell (760)-831-2484



**Kling, Nathan**

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**From:** Chris Van Kesteren <chrisvk7@gmail.com>  
**Sent:** Friday, July 2, 2021 11:53 AM  
**To:** Kling, Nathan; Julie Myers  
**Cc:** 'castillo debbie'; 'Richard Hill'; 'Anjuli Paschall'; 'Ardie Burrows'; 'Dan Jankowski'; 'Eddie'; 'Jeff & Helen Jackson'; 'Josh Kohut'; 'Mary R AAHill'; 'Rich Inga'; 'Sandy Wilson'; 'Jack Myers'; 'tate myers'; wtscriv@gmail.com; thayer6@sbcglobal.net; Ttscrivfam@gmail.com; mcbventures@gmail.com; bradleysbecker@gmail.com; 'Kathy Velaquez'  
**Subject:** RE: READ TODAY JULY 2, 2021: Pinecrest Ave. Zoning Recommendation

Hi Nathan –

I hope this e-mail finds you well.

I couldn't agree more with what Julie said in her e-mail below. She was very clear and through in her writing and touched on every point that my father, our Pinecrest neighbors, and I are requesting as a resolution to this zoning matter.

I too would like to thank you for hosting the virtual meeting on 6/10/21. Unfortunately, I was not able to participate as I had prior work appointments in Los Angeles that I was not able to reschedule.

I pray the board will do the right thing by **correcting the zoning error and returning it back to RR R-1, 1 acre for the parcels in question.**

Thank you so much for your time.

Kindest regards,

Daniel Jankowski & Chris Van Kesteren, (daughter)  
940 Pinecrest Avenue  
Escondido, CA 92025  
(818)299-0030

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**From:** Julie Myers <julesviaemail@gmail.com>  
**Sent:** Friday, July 2, 2021 11:11 AM  
**To:** Kling, Nathan <Nathan.Kling@sdcounty.ca.gov>; castillo debbie <mcasti212@yahoo.com>; Richard Hill <hillrichrad@outlook.com>; Anjuli Paschall <anjulipuschall@gmail.com>; Ardie Burrows <ardieburrows@gmail.com>; Chris Van Kestewen <chrisvk7@gmail.com>; Dan Jankowski <danjankowski@sbcglobal.net>; Eddie <edavid@edi-engineers.com>; Jeff & Helen Jackson <jtjaxun@gmail.com>; Josh Kohut <printertechdirect@yahoo.com>; Mary R AAHill <maryrhill@hotmail.com>; Rich Inga <rich.inga@att.net>; Sandy Wilson <twwilson999@gmail.com>; Jack Myers <jmyers@ogaracoach.com>; tate myers <tatea\_myers@yahoo.com>; wtscriv@gmail.com; thayer6@sbcglobal.net; Ttscrivfam@gmail.com; mcbventures@gmail.com; bradleysbecker@gmail.com; Kathy Velaquez <kstrm@yahoo.com>  
**Subject:** Re: READ TODAY JULY 2, 2021: Pinecrest Ave. Zoning Recommendation

Good Morning Nathan,

As we go into a Holiday weekend celebrating the 4th of July, I wanted to follow up and thank you for hosting the virtual meeting on June 10th, 2021 at 5:30pm. We appreciate you taking the time and hearing all of our concerns. Unfortunately not everyone on Pinecrest Ave. could attend the meeting. We hope that it was clear on what you heard that we, the **Residents of Pinecrest Ave., Escondido, CA 92025, feel strongly about our parcels and keeping it the way it is and returning the zoning back to RR R-1, 1 acre for the parcels in question.** It is rare to see neighbors come together in unity to voice their mutual concerns in today's hectic world we live in. I stand proud to have the neighbors we do, hardworking families that care about each other, and take pride in protecting our families, children playing in the street, walking our dogs, feeling safe, and that we know when a car drives down our street that we don't recognize, **we are all watching.**

As you may or may not be aware, we have been involved in this debacle since over a year ago when we were first made aware of the zone change. We've spent several hours and days communicating with each other and several of us residents took time off work to go to the San Diego County hearing re: this opposition and was able to fight for the right to investigate further on this issue.

We understand that July 6th you will be making your recommendations. I appreciate and thank you for acknowledging and confirming in our virtual meeting on June 10th that in 2011 no letter or notification was ever sent out to the residents in association with the parcel zone change on Pinecrest Ave. and 11th St. and this was a mistake and oversight on San Diego County's part. If we would have been made aware back in 2011, I think we would have been able to address our concerns immediately and resolve vs. 10 yrs. later.

The other area I thought was unclear in the meeting is that the several options presented often made no sense realistically and seemed to do the opposite, convoluted and add confusion in what should be the best options to consider? Isn't it in the best interest to do what is right and support the unanimous request of the constituents on Pinecrest Ave and for the tax-payers who pay your wages?

When we asked why there were new options presented that didn't make sense in the equation, the response was the board wanted more options. Don't you think it is more important to present the best options vs. several options that are moot?

We understand the need to support housing growth in San Diego County. Realistically, the "sliver of an island" of parcels we are referring to surrounded by RR SR-1 properties (and the adjacent parcels that the zones were changed without notifying the residents) on Pinecrest Ave. is not the best location to consider fulfilling San Diego County's housing plan. There are several other options as I presented one of them in my previous email, a housing complex with open availability across the street from the transit station and also easily accessible land the further east you go.

The amount of disruption to the residents on our street I think would create an even larger challenge and problem for San Diego County, the City of Escondido, and the Developer who would ever consider building a multi-unit option on Pinecrest Ave.

### **Key points:**

1. Confirmed in June 10th meeting, SD County did not inform residents of Pinecrest Ave re: parcel zone change to VR-15+ in 2011 as they quoted: "During the 2011 GPU, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance." therefore we were not able to voice our concerns at that time and stop the change.
2. There are better options and locations to build in other areas to support SD County housing growth plan, than this location.
3. Fire & Emergency Safety and Crime concerns increasing housing on Pinecrest Ave. a dead end street

4. Increased traffic (We reviewed the Traffic study by Rick Engineering and highly recommend you omit this study because based on our location on the corner of 9th and Pinecrest Ave., this study is malarkey. It doesn't take an engineer to see the obvious issues if you sit on the corner of 9th and Pinecrest Ave. for a day. Simple math, high pedestrian crossing on 9th Ave & Pinecrest Ave cross street, speeding cars on 9th Ave., more housing, more people, more cars, more traffic, more accidents, more frustrated people, more crime.)

5. Devalue of our properties

6. Disruption to current residents if new construction is permitted.

Thank you again, Nathan, for hearing us. We look forward to seeing what the recommendation will be. If you could please forward the final recommendation that will be presented on July 6th and the person we can follow up with, would be greatly appreciated.

Enjoy your 4th of July weekend!

Warm regards,

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

On Mon, Jun 7, 2021 at 2:01 PM Julie Myers <[julesviaemail@gmail.com](mailto:julesviaemail@gmail.com)> wrote:

Good Afternoon Nathan,

Thank you for sending the access information for the virtual meeting on June 10th at 5:30pm.

Please note the Myers Family, residents located at 901 Pinecrest Ave. Escondido, CA, 92025 **vote to return the zoning back to RR SR-1, 1 acre**, prior to 2011 San Diego County mapping zoning error stated in the link below and based on the following reasons:

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1. "During the 2011 GPU, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance."

The residents of the properties referenced in the above link received no notification to propose a zoning change. We believe if notification was received we would have opposed any property zone changes back in 2011 as we are currently doing today.

We appreciate the further analysis and after further review it appears mostly positive in our favor. Here are our findings on why we believe it is right to return the zoning back to RR SR-1 Acre:

2. The remaining parcels in question have no current dwelling and the request to consider keeping the zoning at VR-15 is not in favor of the majority of the zoning on the street (City of Escondido residents) of Pinecrest Ave.

3. If the County of San Diego approves anything other than RR SR-1 per Acre, what is the cost to taxpayers and disruption to residents on Pinecrest Ave?

Comply with Fire / Safety / Utilities, widening the streets, sewer concerns, (or septic) resulting in the City of Escondido supporting the County of San Diego decision to encroach on all of our properties to meet the zoning for a parcel that has no current dwelling does not make sense nor is it consistent with the other parcels zoned on Pinecrest Ave.

4. There are several other areas in the City of Escondido that do support VR-15 + and San Diego County's goal to increase dwellings. I think they are doing a great job with consistent development of VR + in Escondido for example Rowan Apartments is a newer development right across from the Escondido Sprinter Station and in closer proximity than Pinecrest Ave. They currently have availability to house multiple families in the City of Escondido. They are not at 100% occupancy. Escondido is continuing to develop VR properties to support San Diego County plans to increase dwellings for families to live.

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We are located on the corner of 9th and Pinecrest Ave. Two households 901 and 911 Pinecrest Ave. share a driveway with currently 7 cars. If there are two cars at the stop sign in front of our driveway on Pinecrest Ave. and 9th waiting to drive out on the busy street of 9th Ave. we will not be able to get out of our driveway. Not to mention the fast right turns into our street because of the speed of traffic on 9th Ave. which is already a safety hazard.

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Nathan, please confirm you received this email and thank you in advance for supporting the constituents of Pinecrest Ave. concerns on this matter. We appreciate you providing the information and look forward to the meeting on Thursday, June 10th at 5:30pm.

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

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## Kling, Nathan

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**From:** Julie Myers <julesviaemail@gmail.com>  
**Sent:** Friday, July 2, 2021 11:11 AM  
**To:** Kling, Nathan; castillo debbie; Richard Hill; Anjuli Paschall; Ardie Burrows; Chris Van Kestewen; Dan Jankowski; Eddie; Jeff & Helen Jackson; Josh Kohut; Mary R AAHill; Rich Inga; Sandy Wilson; Jack Myers; tate myers; wtscriv@gmail.com; thayer6@sbcglobal.net; Ttscrivfam@gmail.com; mcbventures@gmail.com; bradleysbecker@gmail.com; Kathy Velaquez  
**Subject:** Re: READ TODAY JULY 2, 2021: Pinecrest Ave. Zoning Recommendation

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We are located on the corner of 9th and Pinecrest Ave. Two households 901 and 911 Pinecrest Ave. share a driveway with currently 7 cars. If there are two cars at the stop sign in front of our driveway on Pinecrest Ave. and 9th waiting to drive out on the busy street of 9th Ave. we will not be able to get out of our driveway. Not to mention the fast right turns into our street because of the speed of traffic on 9th Ave. which is already a safety hazard.

How is increasing the dwellings which increases the amount of cars on our street going to help the current challenges we have now?

The next option other than RR SR-1, 1 acre that is being reviewed is VR-2 .5 acre which is 4 dwellings per acre x 3+ acres that is 12-16 units, multiply that by 2-3 cars and you are looking at approx. 32+ additional cars to our street. How can that not become a traffic and safety issue re: the study below? It would significantly impact all of us.

“ TRAFFIC

In response to public concerns about potential increases to traffic volumes resulting from new residential development, a traffic impact study was conducted to analyze the possible impact of new dwelling units within NCM402. The study conducted by Rick Engineering found that an increase in average daily trips (ADT) caused by new residential development would not significantly affect the traffic flow, also known as Level of Service (LOS), of Pinecrest Avenue. The study states that this roadway currently functions as a rural residential collector, with an acceptable LOS of 1,500 - 4,500 ADT. Under all options presented to the Planning Commission, the potential ADT generated by any development within the vacant parcel would not exceed 1,500 ADT.

The study did not provide a conclusion about impacts to the nearby intersection of 9th Avenue and Pinecrest Avenue. The study included a preliminary analysis for that intersection for the morning and afternoon peak hours. This study found that two “critical movements” were below County standards: the Northbound left turn onto 9th Avenue during the PM peak hour, and the Southbound left turn onto 9th Avenue during the PM peak hour. It is anticipated that an increase in ADT within NCM402 will further degrade the LOS at this intersection.”

6. Fire & safety plan does not support moving forward with a VR zoning noted the following cited from the link provided above:

#### “ FIRE SAFETY

The five parcels within NCM402 have a singular means of access from Pinecrest Avenue. This limited access creates issues related to dead-end road length and fire safety. A dead-end road is a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads. The length of a dead-end road is assessed as part of a determination of a proposed development’s compliance with the County Fire Code. Projects proposed on a site in exceedance of dead-end road length standards are required to provide a secondary access to comply with fire safety standards.

The distance from the furthest parcel in NCM402 to the intersection of Pinecrest Ave. & W. 9th Ave.—the first opportunity to egress in two separate directions—is approximately 1,800 feet from the vacant parcel. All of the proposed options to be considered by the Planning Commission would result in an exceedance of the maximum dead-end road length standard (800 feet) set forth in the Section 503.2.5.1 of the 2020 Consolidated Fire Code. Therefore, no development could be achieved on the parcels within NCM402 without a secondary access for fire safety reasons.

The County Fire District states the only mitigation for any development on parcels within NCM402 in exceedance of dead-end road length is to establish a secondary access route for the development site. Due to the location of existing structures and the topography of area surrounding NCM402, it is unlikely that secondary access could be established. Additionally, the Escondido Fire Protection District has stated that the exceedance of maximum dead-end road length makes the Analysis Area unsuitable for high or hazardous occupancies, including uses for assembly, business groups, and educational facilities. A subdivision of land would not be permitted without a secondary access. As a result of the inability to meet dead-end road length at this site, the Escondido Fire Protection District does not support any further residential development within NCM402.”

It is our belief that the residents of Pinecrest Ave. continue to have the same stand of **returning the zoning back to RR SR-1, 1 acre.**

At this time I would like to invite our neighbors cc’d on this email to respond to the email and agree or add any other concerns that were not mentioned if you have not already voiced your stand.

I also encourage everyone to forward this email to any other neighbors affected by this decision that are not included on this email. It takes time and energy out of our lives to challenge this.

Nathan, please confirm you received this email and thank you in advance for supporting the constituents of Pinecrest Ave. concerns on this matter. We appreciate you providing the information and look forward to the meeting on Thursday, June 10th at 5:30pm.

Warm regards,

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

On Mon, Jun 7, 2021 at 9:38 AM Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)> wrote:

**Kling, Nathan**

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**From:** kat burritt <katburritt@yahoo.com>  
**Sent:** Monday, July 5, 2021 10:19 AM  
**To:** Kling, Nathan  
**Subject:** NCM402 Pinecrest Avenue General Plan Clean-Up General Plan Amendment and Rezone

Hi Nathan,

Casey Heitchew and myself attended the virtual meeting on June 10th. We are homeowners at 952 Ontario Street.

We would like to submit a formal comment on the proposed changes for Pinecrest Avenue.

We request that Option 1 be selected for the changes to the included lots on Pinecrest. Option 1 being General Plan Land Use Designation SR-1, Zoning RR, and Minimum Lot Size of 1 Acre.

Thank you for your service and the consideration of the Planning Commission.

Sincerely,

Katrina Burritt  
Casey Heitchew

## Kling, Nathan

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**From:** Mary Hill <maryrhill@hotmail.com>  
**Sent:** Monday, July 5, 2021 11:00 AM  
**To:** Kling, Nathan  
**Cc:** Julie Myers; rich.inga@att.net; Eddie David; Ardith Burrows; Chris Van Kesteren; mcasti212@yahoo.com; twwilson999@gmail.com  
**Subject:** Pinecrest Avenue General Plan Issue

Dear Nathan Kling, Supervisor Denise and Members of the Planning Commission,

I hope that you received my and my husband's email letter sent on July2,2021. I had resubmitted my email of 2019 on July1,2021. I just reread the second email letter sent by Julie Myers. And we would like to endorse her second email letter as we did her first one. Speaking for the neighborhood of Pinecrest Avenue, it is in unanimous support of Option 1. Please get rid of the foolish VR-15 and return to 1acre lots as in Option 1.

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

**Kling, Nathan**

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**From:** Ardith Burrows <ardie.burrows@gmail.com>  
**Sent:** Tuesday, July 6, 2021 7:34 AM  
**To:** Kling, Nathan  
**Subject:** Fwd: proposed change of zone use designations/ Pinecrest Ave escondid Ca.

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

From: **Julie Burrows** <[tennisjab@sbcglobal.net](mailto:tennisjab@sbcglobal.net)>  
Date: Mon, Jul 5, 2021 at 10:41 PM  
Subject: Re: proposed change of zone use designations/ Pinecrest Ave escondid Ca.  
To: Ardith <[ardieburrows@gmail.com](mailto:ardieburrows@gmail.com)>

On Jul 5, 2021, at 11:39 AM, Julie Burrows <[tennisjab@sbcglobal.net](mailto:tennisjab@sbcglobal.net)> wrote:

On Jul 5, 2021, at 11:00 AM, Ardith Burrows  
<[ardie.burrows@gmail.com](mailto:ardie.burrows@gmail.com)> wrote:

Nathan,

Thank you for respectfully listening to the concerns of the Pinecrest residents during the virtual meeting on June 10, 2021. Unfortunately, I was unable to participate, but I want to make my concerns known.

I am hoping that we can find some common ground in meeting your objective in satisfying the need for additional housing in San Diego and our objective of preserving our historical neighborhood on Pinecrest avenue in Escondido. I have no objection to zoning for additional single family homes in my area but I do have an objection to multi-family unit housing that will bring an unreasonable amount of traffic in an already concentrated area in my neighborhood. I also have an objection to using Pinecrest avenue as an

access road to additional housing (single family or multi-family) when there are other viable alternatives that will be less disruptive to the area.

It is my understanding that the rezoning to multi-family unit housing was a clerical error that was made at the county office. If that is the case, I would hope that this error could be easily addressed and the zoning would be corrected to single family housing. If that is not the case and there is another reason that this error has not been addressed to date, I think the residents of Pinecrest avenue should be made aware of these details so we can effectively respond.

I look forward to working with you to resolve this issue

Regards

Ardith Burrows 1118 Pinecrest Ave  
Escondido, Ca 92025

To Whom it May Concern:

The general plan use designation for parcels within NCM402 on Pinecrest Avenue should be changed to match the current zoning for that area. The current zoning is Rural Residential (RR) and should have a general use designation of SR-1.

The current general plan use designation was changed to VR-15 in 2011 without the public's knowledge. At a meeting in October, 2019, staff recommended changing the zoning label to match that of the general use plan. This would have a significant negative impact on the street, the people currently living here, and the resale value of our homes. Changing the general use plan back to match that of the current zoning (RR) makes the most sense, and is the desire of the residents of Pinecrest Avenue.

The county conducted an analysis to look at fire safety, traffic, availability of public services, environmental constraints, and statutory requirements. This analysis uncovered significant problems with changing the current general use plan/zoning to allow for more than 1 to 2 dwellings per acre lot. After reading the analysis, changing the general use plan back to match the zoning of Rural Residential is clearly the only acceptable option.

Fire safety is a critical concern that was noted in the analysis report. The 5 units within NCM402 currently have a singular means of access (entering and exiting from 9th Avenue). All of the parcels within NCM402 are in exceedance of the maximum dead end road length (800 ft). According to the report, substantial residential development within any of those parcels would be required to create an additional road to access the property. Development of an additional road is not feasible due to the terrain in this area. Therefore, the Escondido Fire Protection District does not support any further residential development within that area. We believe that this violation that exceeds dead-end road length is a safety concern and this violation alone is sufficient to conclude that further development is not feasible.

Another concern noted in the report includes the ability to turn onto Pinecrest Ave from 9th, and vice versa during peak traffic hours. The time that it takes to turn at this location is already below county standards. Adding additional housing would only further degrade the Level of Service at this intersection, and further increase the risk of traffic accidents.

Further, public sewer service is not available to the undeveloped parcel within NCM402. Under county jurisdiction a septic system would need to be used. Each septic system could only accommodate for 2 dwellings per acre lot. Sewer service could possibly be provided by annexing the land to the city of Escondido and establishing easements. Annexing existing property and establishing easements is another obstacle that is highly likely to cause public pushback and outrage.

We propose changing the general plan use designation to SR-1 which is compatible with the current zoning of RR. This is the option that is the most fair to the residents of Pinecrest Avenue as well as the plan that makes the most sense considering that the Escondido Fire Protection District does not support further residential development in NCM402 due to the inability to meet fire code.

Thank you for your time.

Dr. Brian Grierson  
950 Pinecrest Ave.  
Escondido, CA 92025





## Kling, Nathan

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**From:** a33pooka@aol.com  
**Sent:** Tuesday, July 6, 2021 9:38 PM  
**To:** Kling, Nathan  
**Cc:** Phyliss Strain; Tina Martinez  
**Subject:** RE: Pinecrest Avenue General Plan Clean-Up - Comments

Hello, Nate Kling,

I never received the "slide" information from the meeting on June 10th as I requested from you. I could only call in to listen to this meeting and did not have visual capabilities.

The following are my comments from this meeting.

OPTION 1 SHOULD BE THE ONLY ONE UNDER CONSIDERATION.

1. This whole frustrating, stressful situation is due to the Land Use/Environmental Planner, County of San Diego - Planning and Development Services staff members (PDS) who decided to submit a change in the land use of properties in our neighborhood WITHOUT INFORMING THE PROPERTY OWNERS OF THIS CHANGE. Consequently, we only found out about this "land use change" when the PDS sent us a letter, July 19, 2019 that they were please to announce the 2019 General Plan Clean-Up that would change our properties to RV. We are NOT pleased.

PDS is constantly stating that they are only trying to correct the zoning to match the land use that they changed in 2011 WITHOUT HAVING THE COMMON COURTESY TO NOTIFY THE AFFECTED PROPERTY OWNERS OF THIS CHANGE.

This whole meeting sound like they were just trying to make a correction to the zoning. THE PDS DOES NOT TAKE ACCOUNTABILITY OR ACKNOWLEDGE THAT THEY INAPPROPRIATE CHANGED THE DESIGNATED LAND USE WITHOUT NOTIFYING THE PROPERTY OWNERS. IT IS OBVIOUS THAT THE PDS DID NOT SEND OUT NOTIFICATIONS SINCE THERE WOULD HAVE BEEN OPPOSITION.

As a tax payer, the PDS should have sent out notification to us when they changed the land use. The gut reaction to all of this is though the PDS is working with land developers and contractors. It seems that PDS could care less about the community they serve. How would YOU like it if this was happening in your neighborhood.

2. It was brought up at the meeting that the PDS had a traffic study done. WE ARE JUST STARTING TO GET OVER A PANDEMIC. TRAFFIC IS LIGHT COMPARED TO PRE-PANDEMIC. Those of us who have lived in this area prior to the freeway being built, can tell you how heavy traffic (and speeders) is on 9th Avenue.

3. It was stated by PDS that our neighborhood was close to the Metro. There are no bus service here. The walk would be on busy streets.If you are driving, you could be waiting 5 minutes or more to make a left turn. TRAFFIC is heavy making a right turn too. Have wait until there is a red light at the top of the hill. With added vehicles on Pinecrest, the wait would be long. I suggest that the PDS map the route by walking or by vehicle.

4. The PDS told us at this meeting that feedback regarding road widening that it wasn't feasible.

5. The PDS told us at this meeting that the feedback regarding sewage was also not feasible. That it was only allowable to have a septic system per 1/2 acre.

6. The PDS, even based on #3 & #4, still intends to provide the Planning Commission with Options 3, 4, and 5. What other conclusion can we make other than the PDS could care less about our neighborhood. THE PDS OWN FEEDBACKS DOES NOT SUPPORT THESE OPTIONS, BUT THEY WILL PRESENT THEM ANYWAY. In any business you don't waste time presenting options that are not feasible.

OPTION 1 IS THE CORRECT OPTION.

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

[Sent from the all new AOL app for Android](#)

On Thu, Jun 10, 2021 at 11:57 AM, Kling, Nathan  
<Nathan.Kling@sdcounty.ca.gov> wrote:

Hello Laura Lei,

Thank you for your email. I can confirm that I have received it and that it will be included as part of our written report to the Planning Commission.

The deadline for comments is not until July 6<sup>th</sup> – if you have any additional comments that you would like to make about this project, please send them to me so I may ensure they are included as part of our report to the Commission.

If I can answer any questions you have about the project, please let me know.

Best,

**Nate Kling**

Junior Land Use / Environmental Planner

County of San Diego - Planning & Development Services

[nathan.kling@sdcounty.ca.gov](mailto:nathan.kling@sdcounty.ca.gov) | 619-323-5507

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**From:** a33pooka@aol.com <a33pooka@aol.com>  
**Sent:** Thursday, June 10, 2021 11:25 AM  
**To:** Kling, Nathan <Nathan.Kling@sdcounty.ca.gov>  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Hello, Nate,

Can you please acknowledged that you have received my email. Thank you.

Sincerely,

Laura Lei Strain

Strain Family Trust

-----Original Message-----

**From:** [a33pooka@aol.com](mailto:a33pooka@aol.com)  
**To:** [Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov) <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)>  
**Sent:** Thu, Jun 10, 2021 11:16 am  
**Subject:** Re: Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

Hello, Nate King,

I intent to participate at this meeting tonight by phone. I missed the deadline for comments, but intend to submit one after this meeting tonight. For the record, I support Option 1 which is what was in place before changes were made to the Land Use Designation prior to 2011 without notification to the affected residences. The original proposal by your department would have destroyed our neighborhood. It would have allowed contractors/developers to build apartment complexes between residential homes. The impact of additional traffic would be a nightmare. This has been an extremely stressful situation that has been hanging over our heads. It appears that at any time your department can change a zone without notifying affected residence to line the pockets of contractors/developers. How would you like this to happen to your neighborhood. Thank you for at least this time in contacting us.

Laura Lei Strain

Strain Family Trust

1325 West 11th Avenue

Escondido, California 92025/

-----Original Message-----

**From:** Kling, Nathan <[Nathan.Kling@sdcounty.ca.gov](mailto:Nathan.Kling@sdcounty.ca.gov)>  
**Sent:** Mon, Jun 7, 2021 9:38 am  
**Subject:** Pinecrest Avenue General Plan Clean-Up - Virtual Meeting

To Whom it May Concern:

The general plan use designation for parcels within NCM402 on Pinecrest Avenue should be changed to match the current zoning for that area. The current zoning is Rural Residential (RR) and should have a general use designation of SR-1.

The current general plan use designation was changed to VR-15 in 2011 without the public's knowledge. At a meeting in October, 2019, staff recommended changing the zoning label to match that of the general use plan. This would have a significant impact on the street, the people currently living here, and the resale value of our homes. Changing the general use plan back to match that of the current zoning (RR) makes more sense, and is the wish of the residents of Pinecrest Avenue.

The county conducted an analysis to look at fire safety, traffic, availability of public services, environmental constraints, and statutory requirements. This analysis uncovered significant problems with changing the current general use plan/zoning to allow for more than 1 to 2 dwellings per acre lot. After reading the analysis, changing the general use plan back to match the zoning of Rural Residential is clearly the only acceptable option.

Fire safety is a huge concern that was noted in the analysis report. The 5 units within NCM402 currently have a singular means of access (entering and exiting from 9th Avenue). All of the parcels within NCM402 are in exceedance of the maximum dead end road length (800 ft) and according to the report, residential development within any of those parcels would be required to create an additional road to access the property. The development of an additional road is not feasible due to the terrain in this area. Therefore, the Escondido Fire Protection District does not support any further residential development within that area.

Another concern noted in the report includes the ability to turn onto Pinecrest Ave from 9th, and vice versa during peak traffic hours. The time that it takes to turn at this location is already below county standards. Adding additional housing would only further degrade the Level of Service at this intersection.

Also, public sewer service is not available to the undeveloped parcel within NCM402. Under county jurisdiction a septic system would need to be used which would only be able to accommodate for 2 dwellings per acre lot. Sewer service could possibly be provided with annexing the land to the city of Escondido and establishing easements -which is another obstacle of it's own that is likely to cause public pushback.

I propose changing the general plan use designation to SR-1 which is compatible with the current zoning of RR. This is the option that is the most fair to the residents of Pinecrest Avenue as well as the plan that makes the most sense considering that the Escondido Fire Protection District does not support further residential development in NCM402 due to the inability to meet fire code.

Thank you for your time.



Michele Grierson

## Kling, Nathan

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**From:** Tim S <ttscrivfam@gmail.com>  
**Sent:** Tuesday, July 6, 2021 9:50 PM  
**To:** Kling, Nathan  
**Subject:** READ TODAY JULY 6, 2021: Pinecrest Ave. Zoning Recommendation

Nathan Kling,

I also was unable to attend the June 10th virtual meeting regarding the Pinecrest Zoning but wanted to share my input. I have resided at 911 Pinecrest Avenue since 2007 and share a driveway with our neighbor Julie Myers. I would like it noted that I second all of Ms. Meyers' points regarding these zoning questions as do many of the neighbors my wife and I have spoken to about this.

**My wife and I feel very strongly about keeping these parcels the way they are and returning the zoning back to RR R-1, 1 acre for the parcels in question.**

It really seems unconscionable to me that the zoning was able to be changed back in 2011 without notice to the residents. I can't understand how the city can allow something like that to happen. I hope actions are being taken to prevent anything like this happening again in the future.

I cannot imagine how this section of land would be the answer to San Diego County's housing plan.

I agree with the following Key Points voiced in separate email by Julie Myers (with my own additions in bold):

### Key points:

1. Confirmed in June 10th meeting, SD County did not inform residents of Pinecrest Ave re: parcel zone change to VR-15+ in 2011 as they quoted: "During the 2011 GPU, notifications were sent to all properties which had a proposed change in Zoning Use Regulation, as required by Section 7605.a of the County Zoning Ordinance." therefore we were not able to voice our concerns at that time and stop the change. **This lack of notification is unacceptable and measures should be put in place to prevent this from happening again in the future.**
2. There are better options and locations to build in other areas to support SD County housing growth plan, than this location. **This is not going to be a cost-effective use of taxpayer dollars.**
3. Fire & Emergency Safety and Crime concerns increasing housing on Pinecrest Ave. a dead end street. **Strongly agree.**
4. Increased traffic (We reviewed the Traffic study by Rick Engineering and highly recommend you omit this study because based on our location on the corner of 9th and Pinecrest Ave., this study is malarkey. It doesn't take an engineer to see the obvious issues if you sit on the corner of 9th and Pinecrest Ave. for a day. Simple math, high pedestrian crossing on 9th Ave & Pinecrest Ave cross street, speeding cars on 9th Ave., more housing, more people, more cars, more traffic, more accidents, more frustrated people, more crime.) **I feel very strongly that this supposed traffic study should be completely dismissed. Turning either from Ninth onto Pinecrest or from Pinecrest onto Ninth is already very dangerous as the vast majority of vehicles travel significantly over the speed limit. This is particularly dangerous for cars cresting the hill and we have seen many accidents as a result as it stands now. All of this was made much worse by the city some years ago when they added another travel line on Ninth at Pinecrest. The noise levels alone (due to additional speeding vehicles) from this change have significantly decreased our quality of life. Please don't make it worse by adding even more traffic. Did you factor in the school children crossing the street here every school day? I didn't see that in the traffic study. As Julie Myers mentioned, if you add a backup of several cars**

## 2 - 158

**attempting to turn from Pinecrest onto Ninth, we will not even be able to get out of our driveway (we are the first driveway on the street).**

5. Devalue of our properties. **Where is the study on how much the existing properties on Pinecrest will be devalued by? How does this not get factored in when making these decisions?**

6. Disruption to current residents if new construction is permitted. **Agree here as well.**

Thank you, Nathan, for listening to our concerns and passing them along with the decision makers.

Timothy Scrivner  
911 Pinecrest Ave.  
Escondido, CA 92025  
C: 760-532-4103  
[ttscrivfam@gmail.com](mailto:ttscrivfam@gmail.com)

**From:** [Mccumsey, Mark@DOT](mailto:Mccumsey, Mark@DOT)  
**To:** [Kling, Nathan](mailto:Kling, Nathan)  
**Subject:** [External] Pinecrest Avenue Zone Change - I-15 - Escondido  
**Date:** Thursday, August 5, 2021 2:48:54 PM

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Hi Nathan,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Pinecrest Avenue Zone Change Notice. We found no impacts to Caltrans facilities or operations. The proposed re-zoned area at Pinecrest Avenue is adjacent to northbound Interstate 15 (I-15) and connects to West 9<sup>th</sup> Avenue, outside of Caltrans Right-of-Way (R/W).

Caltrans has the following comments:

- Any future development at this site should submit a proper vehicle miles traveled (VMT) study and transportation analysis to Caltrans. Any future roadwork, striping, and traffic control encroaching within Caltrans R/W will require an approved Encroachment Permit.

If you have any questions, please contact me at (619) 985-4957 or by email at [mark.mccumsey@dot.ca.gov](mailto:mark.mccumsey@dot.ca.gov).

Sincerely,

## **Mark McCumsey**

Associate Transportation Planner  
Caltrans District 11 LD-IGR Branch  
4050 Taylor Street., MS 240  
San Diego, CA 92110

[Mark.McCumsey@dot.ca.gov](mailto:Mark.McCumsey@dot.ca.gov)

Cell: (619) 985-4957 (NEW PHONE NUMBER)

*(Currently Teleworking, M-F, Some Fridays off)*



## **Attachment J – Density Visualizations**





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## Pinecrest Avenue General Plan Clean-Up

### Density Visualizations

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To assist in the decision-making process, staff has provided examples of development at densities which are comparable to the options to be considered by the Planning Commission.

#### Village Residential 15 (VR-15)

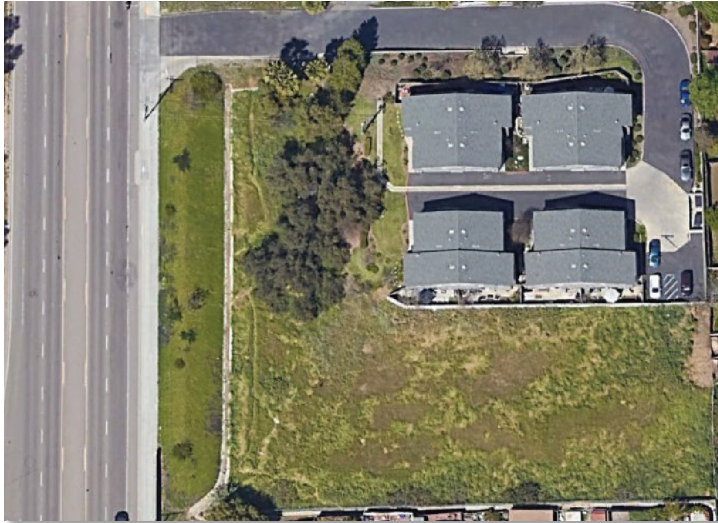
Wasatch Advantage (aka Level15 Condominiums) - PDS2004-3100-5382; PDS2008-3500-08-023





### Village Residential 7.3 (VR-7.3)

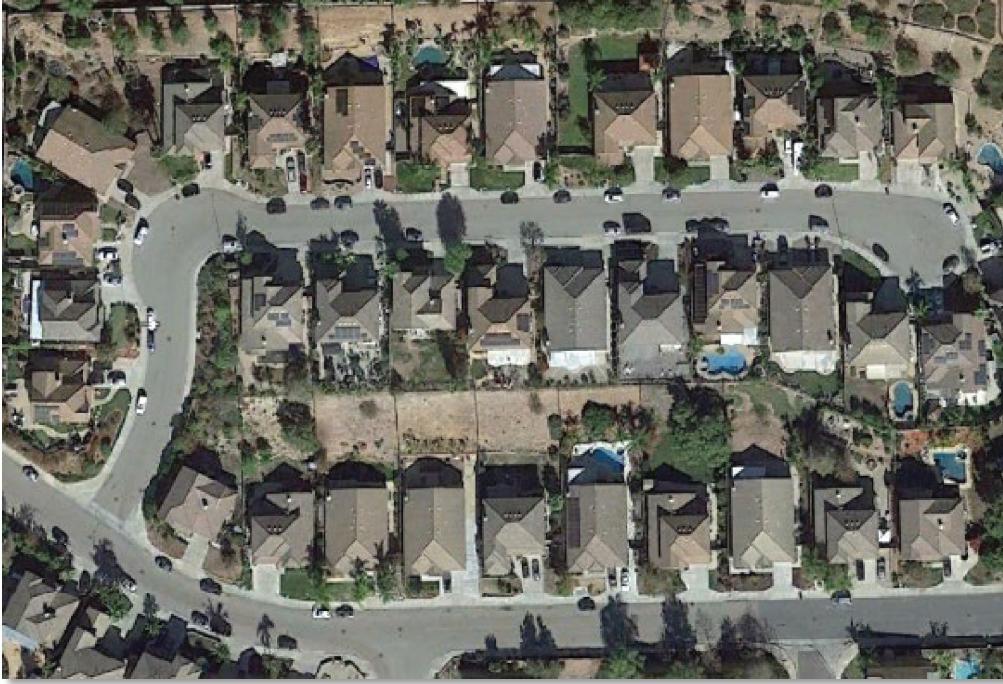
Agua Dule Terrace Condominiums - PDS2014-TM-5586





### Village Residential 4.3 (VR 4.3)

El Norte Tentative Map (PDS2000-3100-5169)





## Village Residential 2 (VR-2)

Trinity Meadows (PDS2014-TM-5593)





**Semi Rural 1 (SR-1)**

Rancho del Dios Tentative Map (PDS2010-3100-3387)



**Attachment K– Proposed Zoning Boxes**

Designator	Existing	Option 1	Option 2	Option 3	Option 4	Option 5
General Plan Designation	VR-15	SR-1	VR-2	VR-4.3	VR-7.3	VR-15
Zoning Use Designation	RR	RR	RR	RS	RV	RV
Animal Regulations	J	J	Q	Q	Q	Q
Density	-	-	-	-	-	-
Lot Size	1 acre	1 acre	0.5 AC	10000	6000	6000
Building Type	C	C	C	C	K	K
Max. Floor Area	-	-	-	-	-	-
Floor Area Ratio	-	-	-	-	-	-
Height	G (35')	G (35')	G (35')	G (35')	G (35')	G (35')
Lot Coverage	-	-	-	-	-	-
Setback	B	B	H	H	H	H
Open Space	-	-	-	-	-	-
Special Area Regulations	-	-	-	-	-	-

The Animal Regulations affect the regulations related to the keeping of animals on a property. Generally, the animal designators to be considered by the Commission include the following limitations:

- J – Keeping of up to three horses, raising of up to 25 small animals, two large animals other than horses, and other animal use types upon the approval of an Administrative or Use Permit.
- Q- Raising of up to 25 small animals and two large animals other than horses.

The Building Type Designator affects what types of structures can be built on the property. The Building Type designators included in the five options above correspond to the following residential building types:

- C Designator: Single Detached (one dwelling per lot)
- K Designator: Single Detached (One dwelling unit per lot); Semi-Detached (one dwelling unit per lot); Duplex or Double Detached; Stacked (same lot); Triplex, Three Unit Multiple (same lot); Attached, Three to Eight Dwelling Units (separate lots, i.e. Condominiums); Multi-Dwelling (same lot, i.e. Apartments)

The Setback designator establishes how far structures must be set back from property lines. The Setback designators to be considered by the Commission include the following:

- B – Front Yard: 60 feet, Interior Side Yard: 15 feet, Exterior Side Yard: 35 feet, Rear Yard: 50 feet.
- H – Front Yard: 50 feet, Interior Side Yard: 10 feet, Exterior Side Yard: 35 feet, Rear Yard: 25 feet.