Appendix B-1 – Analysis of Proposed Land Use Map Changes

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AL101

Proposed Change: Limited Impact Industrial to Rural Commercial (C-4)

Basis for Change: CPG Recommended Change

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Lyle Morton Family Trust and Curtis Blodgett
Property Size:
2 parcels (1.5 acres)
Location/Description:
Adjacent to I-8, just east of Dunbar Lane; accessed via Chocolate Summit Drive; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Limited Impact Industrial (I-1)	0
Proposed Change	Rural Commercial (C-4)	2
GP Update Analyzed	I-1	0

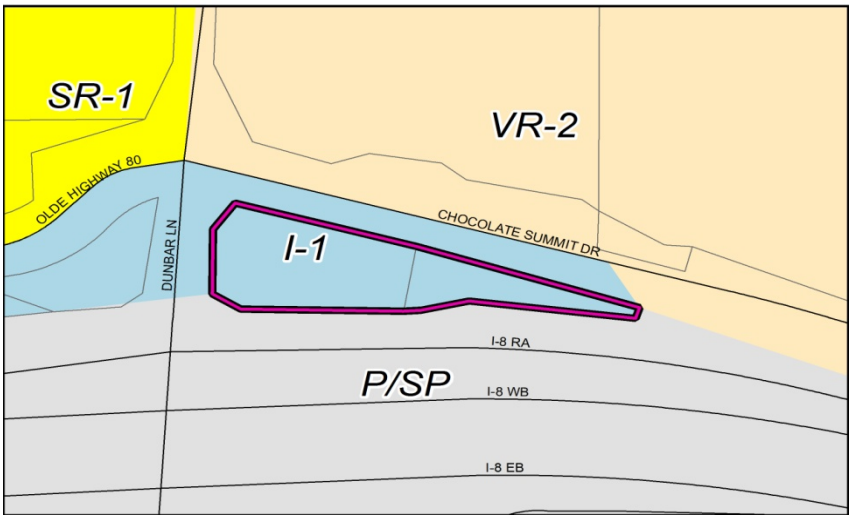
Zoning

Scenario	Designation	Min. Lot Size
Existing	M52	None
Proposed	C40	None

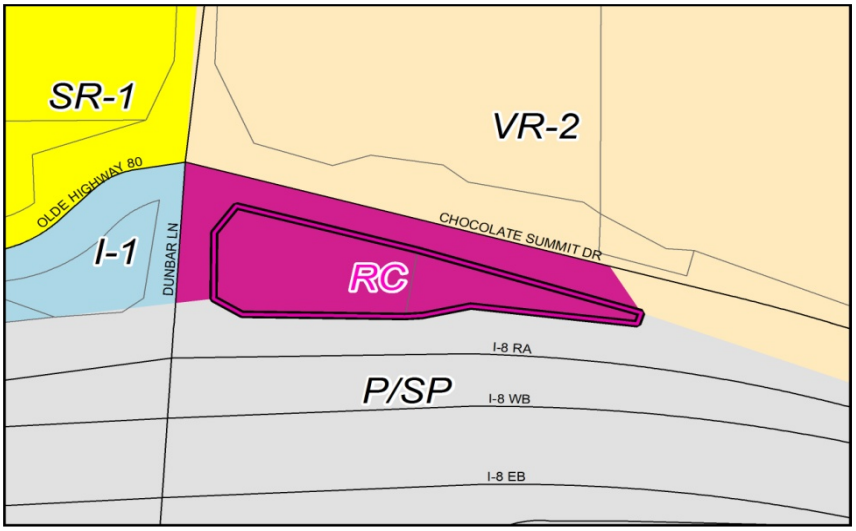
Note:
[1] Alpine CPG Minutes of March 22, 2012 and April 25, 2013 (attached)



Aerial Photo

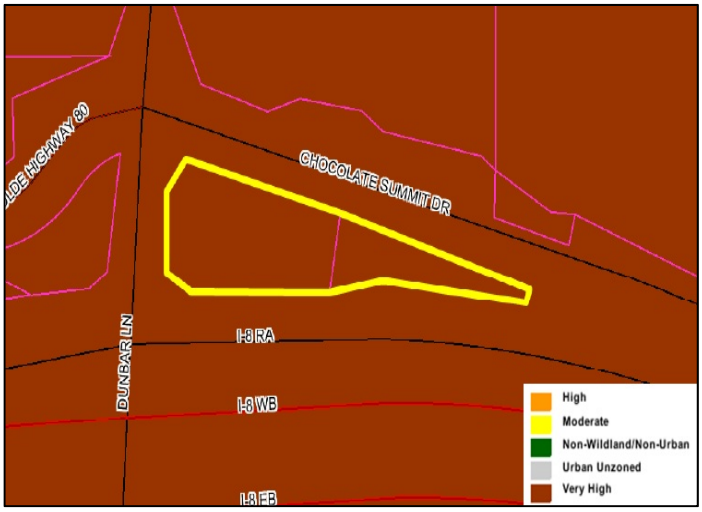


General Plan



Staff Recommendation

AL101



Fire Hazard Severity Zones

Context

These two parcels, located northeast of the Dunbar Lane interchange with I-8, are currently developed with single family residences that are located less than 50 feet from the interstate off-ramp. A middle school site is located less than 500 feet to the north. Physical constraints on the property are minimal because the site is relatively flat and surrounded by developed properties. While the I-1 designation was ultimately adopted, the community now supports a Rural Commercial designation.

General Plan Consistency

Policy 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.*

The Rural Commercial designation is consistent with policy LU-1.1 because the proposed change is adjacent to Village Residential densities and Village Regional category land uses.

Policy 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.*

The Rural Commercial designation is consistent with policy LU-11.1 based on the following:

- Excellent access at the Interstate 8 interchange with Dunbar Lane;
- Located adjacent to Village Residential densities; and
- Good connectivity to adjacent residential area.

APNs

4022012800 and 4022013300

Alpine Community Planning Group Minutes

Minutes

County of San Diego - Alpine Community Planning Group

P.O. Box 819
Alpine, CA 91903-0819
www.AlpineCPG.org

Meeting Minutes

Thursday, March 22, 2012, 6:02 P.M.
Alpine Community Center
1830 Alpine Boulevard, Alpine, CA 91901

6. Sharmin Self, Planning Group Subcommittee Chair for Major Public Policy and Utilites, and the property owner, presented a possible reclassification of APN 402-201-28-00 (located at the intersection of Dunbar Lane and Chocolate Summit Dr) from Limited Industrial to Rural Commercial.
   Jim Archer motions to change the zoning, second by George Barnett.

Motion passes with 11 yes votes, and 4 absent

MINUTES

Alpine Community Planning Group

P.O. Box 1419
Alpine, CA 91901-1419

NOTICE OF REGULAR MEETING

Thursday, April 25th, 2013 @ 6:00 P.M., Alpine Community Center, 1830 Alpine Boulevard, Alpine, CA 91901

E. Organized / Special Presentations:

1. The County of San Diego is requesting comments regarding the Draft 2013 General Plan Clean-Up General Plan Amendment (GPA 12-007). The 2013 Clean-Up is the first to be processed since the adoption of the updated General Plan. The Draft Clean-Up Plan proposes changes to the land use map, policy documents, Mobility Element network, and certain community and sub regional plans. Also, for convenience, four very low complexity General Plan property specific requests are being processed concurrently as GPA 12-012. The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional significant environmental impacts. The Draft 2013 General Plan Clean-Up GPA is available at:

http://www.sdcounty.ca.gov/pds/advance/2013GPBiAnnualClnUp.html. Public comments are due by the close of business Monday, May 20th, 2013.

Presentation, Discussion and Action.

Travis Lyon spoke regarding this matter. No representative from the county was able to be present. Kevin Johnston with the County of San Diego is the person handling this clean up, but had a prior engagement and could not make the meeting. He asked that the ACPG conduct the meeting and gather comments and make a recommendation to the county. Public comment: Sharon Haven spoke on behalf of Mr. Lyle Morton. His property is currently zoned limited impact industrial and he is requesting that it be changed to rural commercial. This is a land use designation change.

Jim Archer	Y	Travis Lyon	Y	Lou Russo	Y
George Barnett	Y	Nicole McDonough	Y	Richard Saldano	E
Aaron Dabbs	Y	Mike Milligan	Y	Sharmin Self	Y
Jim Easterling	Y	Tom Myers	Y	Kippy Thomas	A
Roger Garay	Y	Leslie Perricone	Y	John Whalen	Y
Y=Yes N=No		**E=Excused A=Absent**		**Ab = Abstain**	

Motion: John Whalen. Confirm the ACPG prior recommendation of these two parcels as we presented them prior.

2nd: Mike Milligan

Motion Passes

CM101

Proposed Change: Rural Lands 80/Office Professional to Open Space-Conservation

Basis for Change: Open Space Acquisition

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
3 parcels (40.5 acres)
Location/Description:
Approximately 1/4 mile north of Interstate 8, just east of Old Highway 80

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

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

Land Use

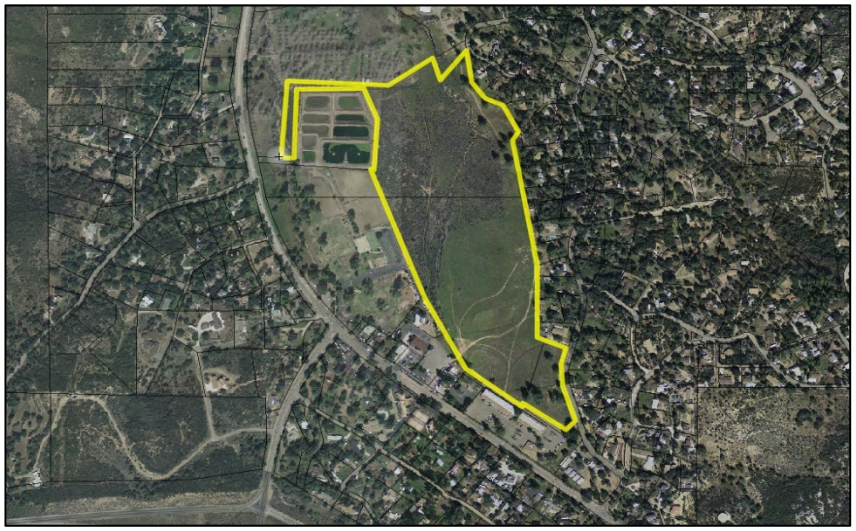
General Plan

Scenario	Designation	DU's
Existing General Plan	RL-80/Office Professional	3
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40/RL-80/Office Professional	3[2]

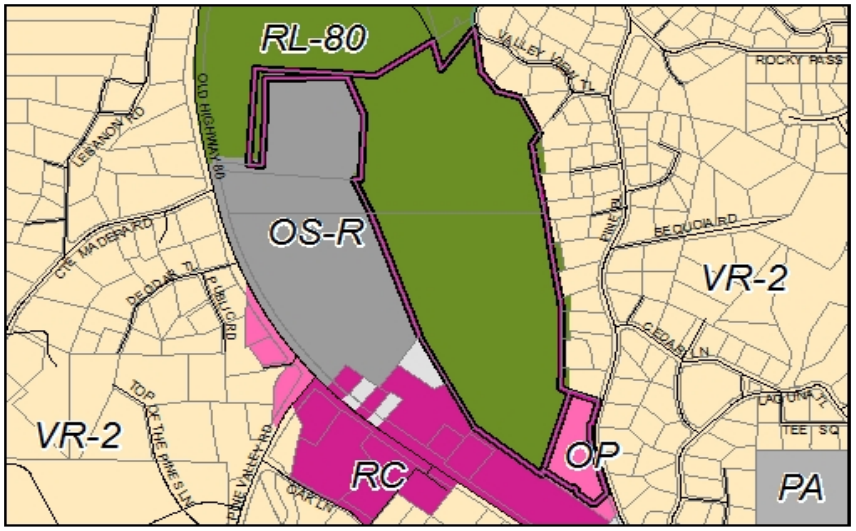
Zoning

Scenario	Designation	Min. Lot Size
Existing	RR (Rural Residential)	8 acres
Proposed	S-80 (Open Space)	8 acres

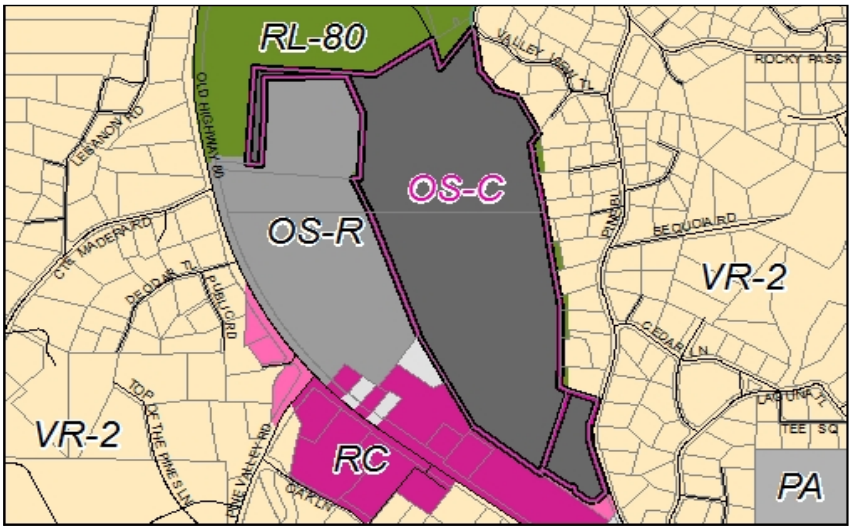
Note:
[1] Pine Valley CPG minutes of May 14, 2013 (attached)
[2] Based on most intensive designations analyzed



Aerial Photo

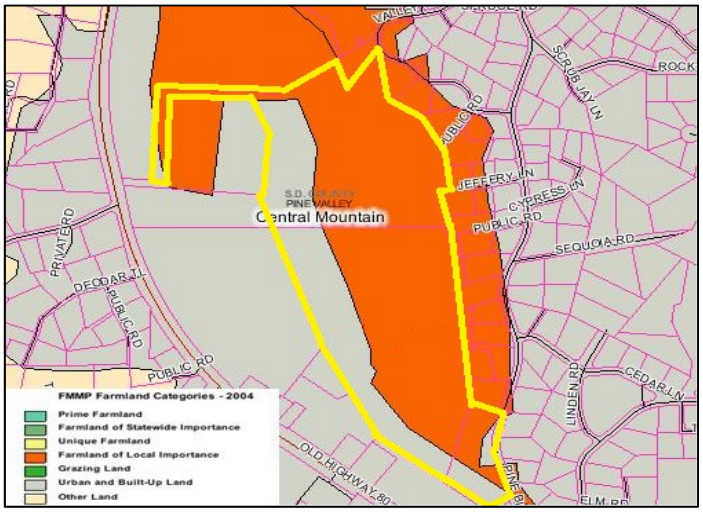


General Plan

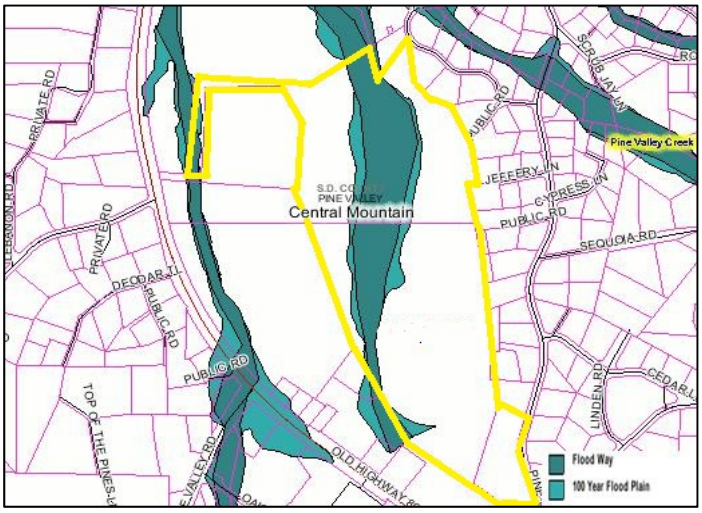


Staff Recommendation

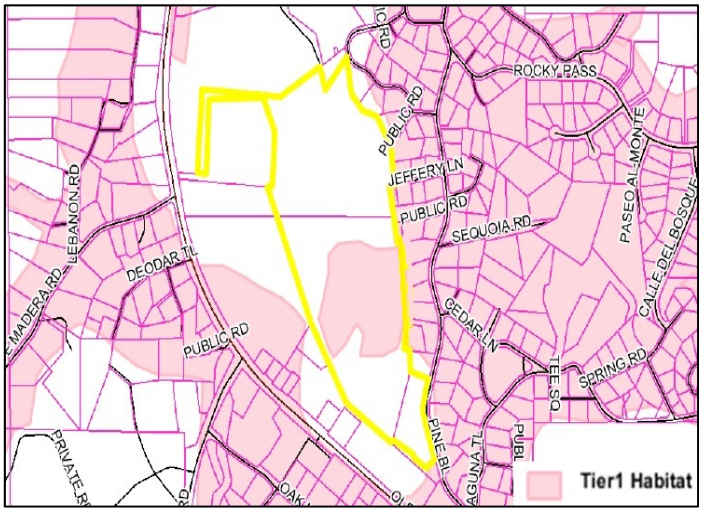
CM101



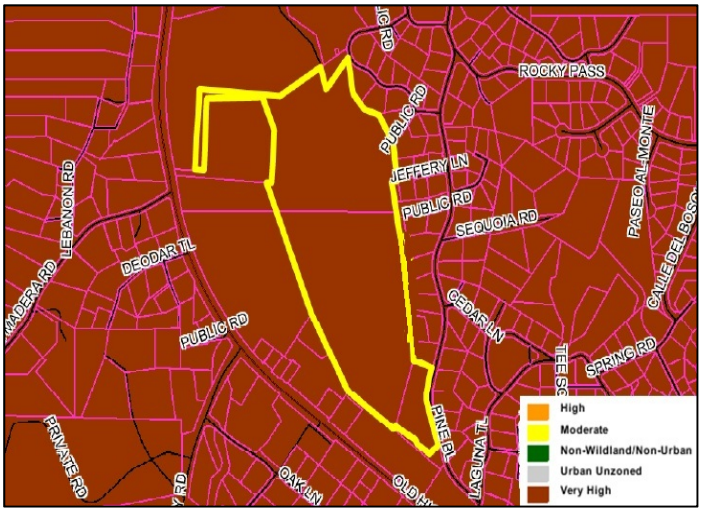
Agriculture



Floodplain/Floodway



Tier 1 Habitat



Fire Hazard Severity Zones

Context

CM101 consists of 3 parcels totaling 40.5 acres that were recently purchased by the County Department of Parks and Recreation for open space. The proposal is to change the designations of the parcels from Rural Lands-80 and Office/Professional to Open Space-Conservation. This acquisition adds additional acreage to the existing Pine Valley County Park, with the intent of limiting the new area to passive recreation and open space.

General Plan Consistency

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

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

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

APNs

4100603400, 4101204000, and 4101203900

Pine Valley Community Planning Group Minutes

REGULAR MEETING MINUTES
May 14, 2013
Pine Valley Clubhouse
28890 Old Hwy 80, Pine Valley, CA.

1. CALL TO ORDER

- Meeting called to order by chair, at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Vern Denham, Cherry Diefenbach, Jennie Munger, Story Vogel, Warren Larkin, Dorothy Haskins, Anne Steinemann, Brandon Perry

ABSENT: Terry Glardon, Matt Rabasco, Duane Mason

PUBLIC: 8

---

b. Reviewed the 2013 General Plan Clean-up (GPA-012) County of San Diego Planning & Development Services as it pertains to Pine Valley.

Motion: To approve the 2013 clean-up plan.
Cherry Diefenbach
2nd Story Vogel
Vote passed 8-0

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CD101

Proposed Change: Rural Lands 20 to Open Space-Conservation

Basis for Change: Open Space Acquisition

Community Recommendation	N/A[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
8 parcels (226 acres)
Location/Description:
Southeast of Lake Jennings and Southwest of El Capitan Reservoir, accessed via Mountain View Rd.; inside County Water Authority boundary

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

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

Land Use

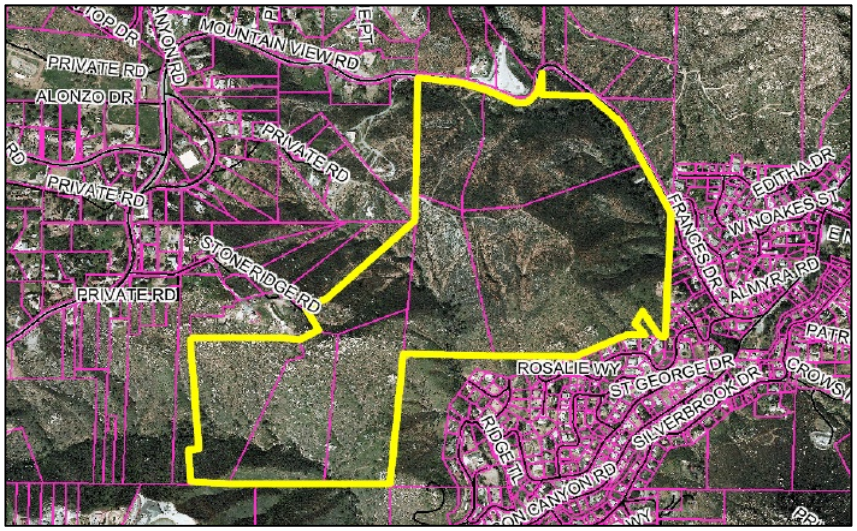
General Plan

Scenario	Designation	DU's
Existing General Plan	RL-20	11
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-20 and RL-40	11[2]

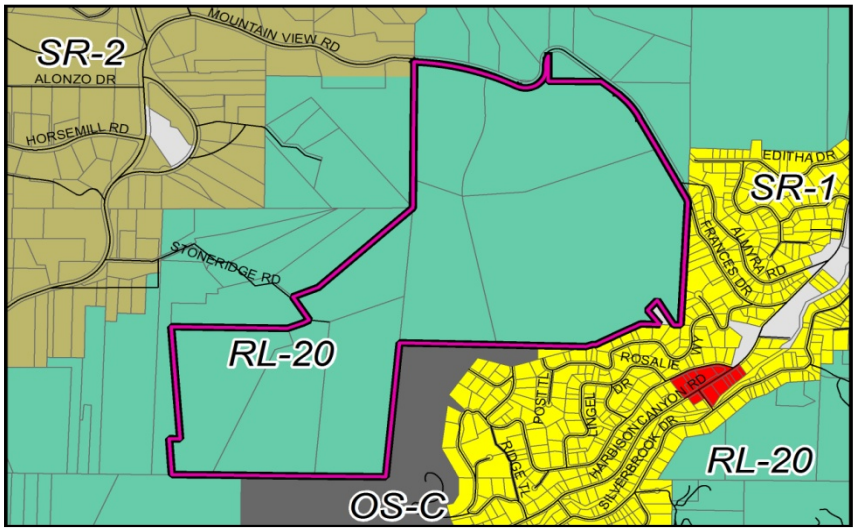
Zoning

Scenario	Designation	Min. Lot Size
Existing	A72	4 acres
Proposed	S80	4 acres

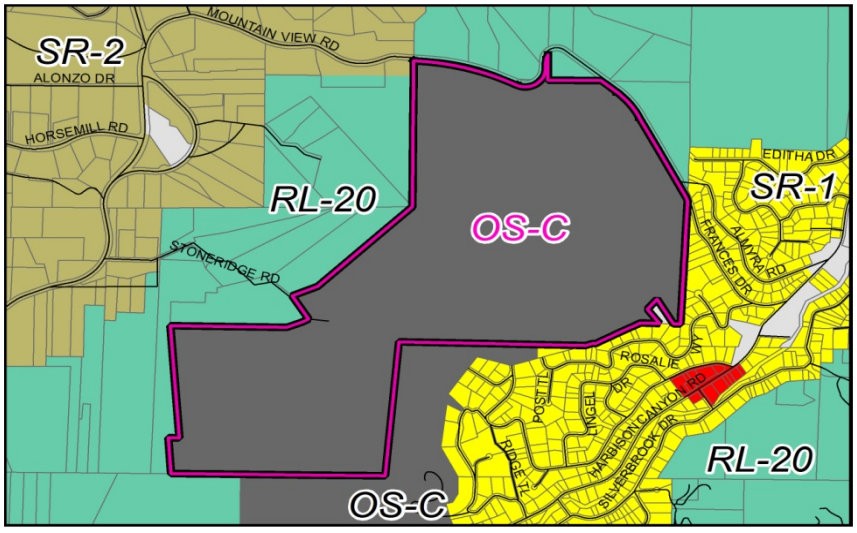
Note:
[1] The Crest-Dehesa CPG did not make a recommendation on any of the GP Clean-Up proposed changes. (see attached email)
[2] Based on most intensive designations analyzed



Aerial Photo



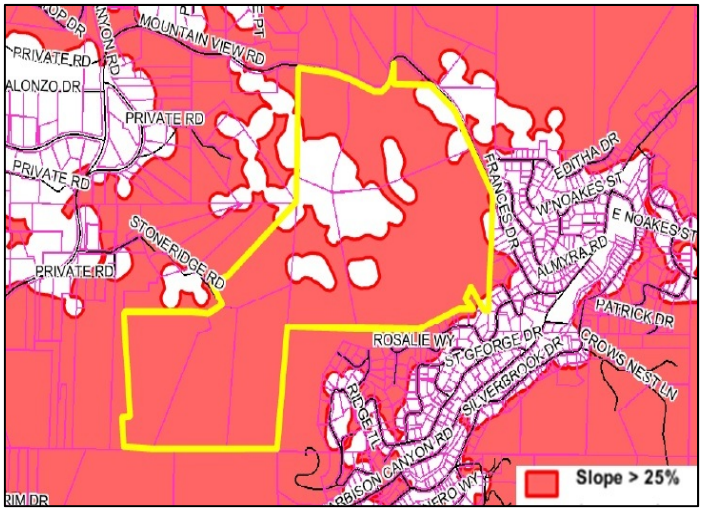
General Plan



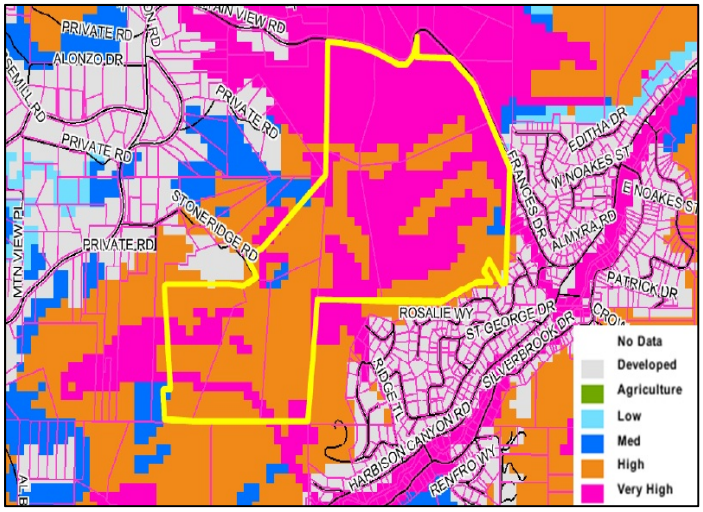
Staff Recommendation

LAND USE CLEAN-UP

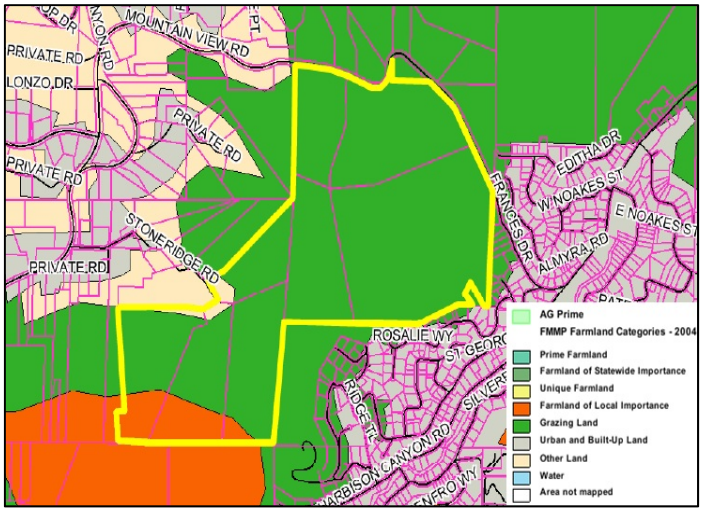
CD101



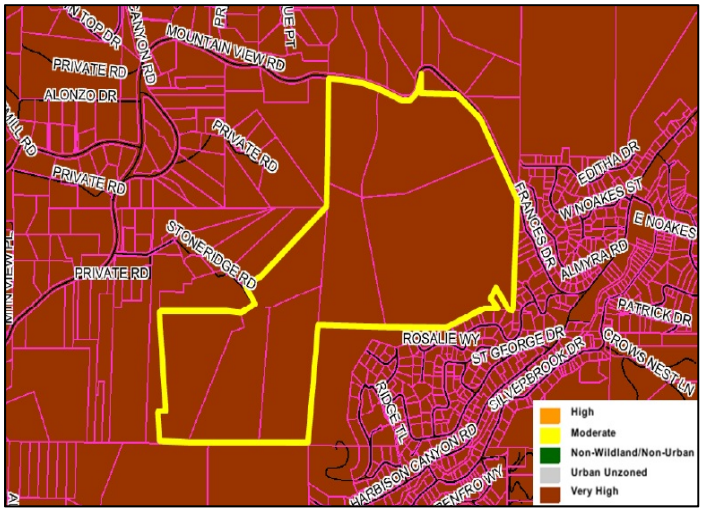
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate 8 parcels totaling 226 acres from RL-20 to Open Space-Conservation. This purchase adds to the existing County open space to the south, to further protect the sensitive habitats of Harbison Canyon in this MSCP Pre-Approved Mitigation Area (PAMA).

General Plan Consistency

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

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The entire area is in a MSCP Pre-Approved Mitigation Area (PAMA)
- This acquisition will protect a critical linkage in an existing wildlife corridor that extends from I-8 down to Jamul

APNs

3990301800, 3990301900, 3990302000, 3990302100, 4011011000, 4011011100, 4011011200, and 4011011300

LAND USE CLEAN-UP

Email from Crest-Dehsa CPG Chair

From: wrplanning@aol.com
Sent: Monday, May 13, 2013 11:37 AM
To: Johnston, Kevin
Subject: Community Plan Cleanup Crest-Dehesa

Hi Kevin,

I am sorry, I thought I replied to the information that was sent to the Crest-Dehesa regarding the plan clean-up changes.

The Planning Group held al discussion under the Announcements category of an earlier agenda, and by concensus, agreed that the changes proposed to the Crest-Dehesa-Granite Hills-Harbison Canyon Plan area were so minor that no action was necessary.

I apologize for the inconvenience that was caused.

Wally Riggs, Chairman
Crest- Dehesa Planning Group

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JD101

Proposed Change: Public/Semi-Public to Semi-Rural 2

Basis for Change: Public to Private Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Douglas & Chamane Shellstrom 2000 Trust

Property Size:
1 parcel (8 acres)

Location/Description:
Just south of the Skyline Truck Trail, accessed via Lyons Valley Rd.; inside County Water Authority boundary

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

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

Land Use

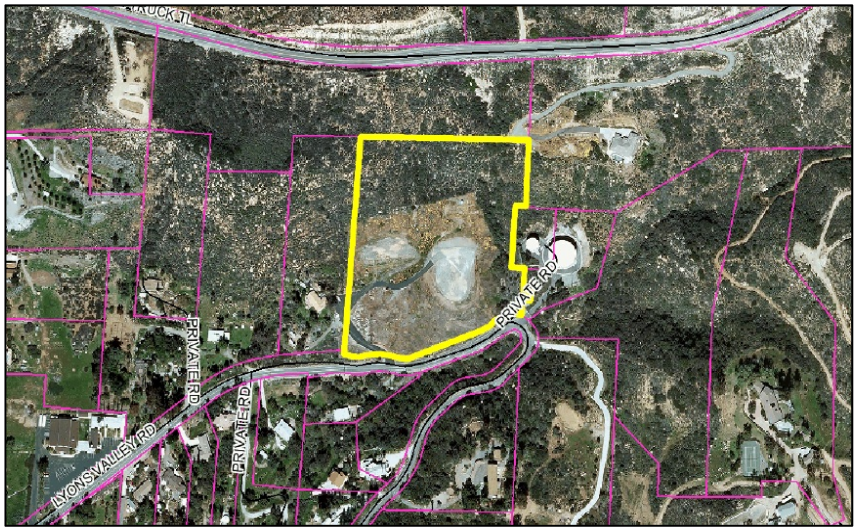
General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	Semi-Rural 2 (SR-2)	3
GP Update Analyzed	P/SP	0

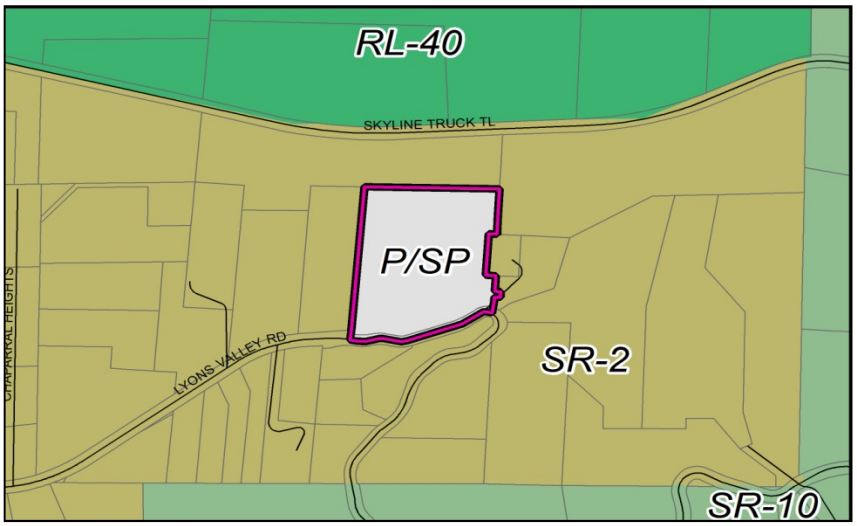
Zoning

Scenario	Designation	Min. Lot Size
Existing	RR	2 acres
Proposed	RR	2 acres

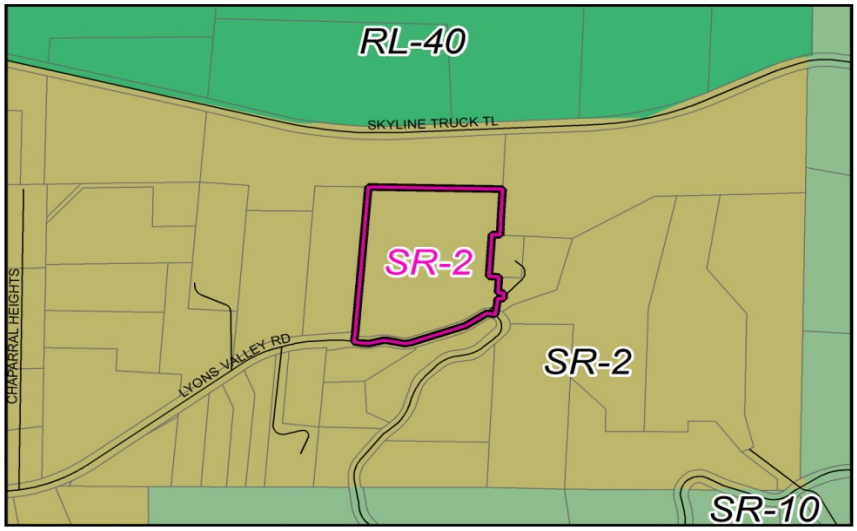
Note:
[1] Jamul/Dulzura CPG Minutes of April 23, 2013 (attached)



Aerial Photo

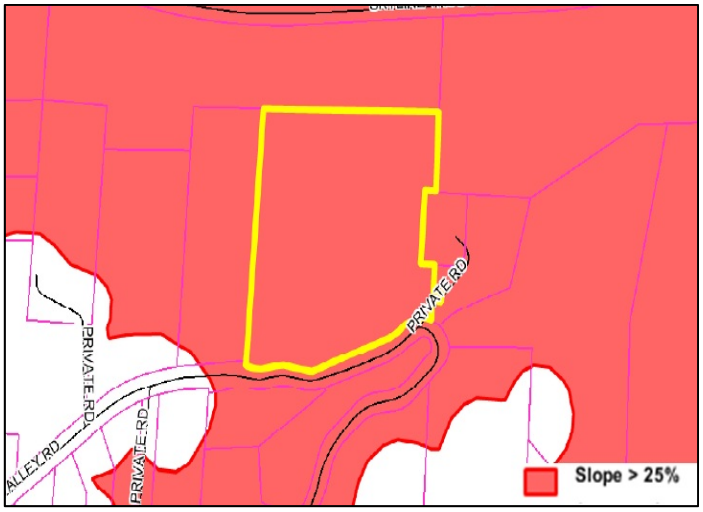


General Plan

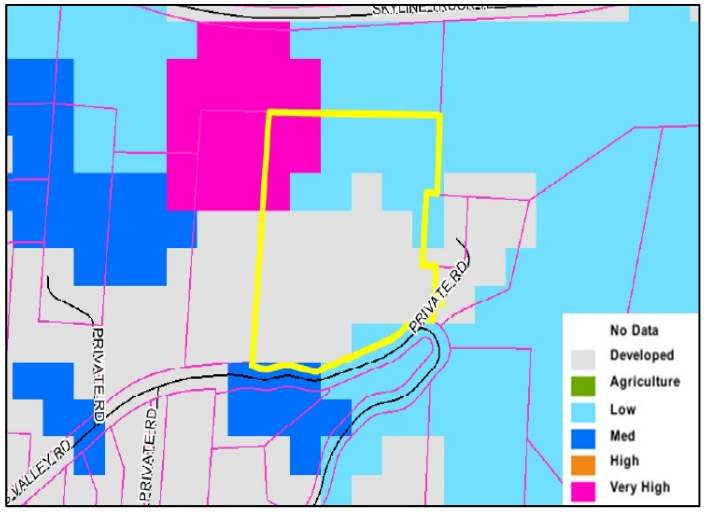


Staff Recommendation

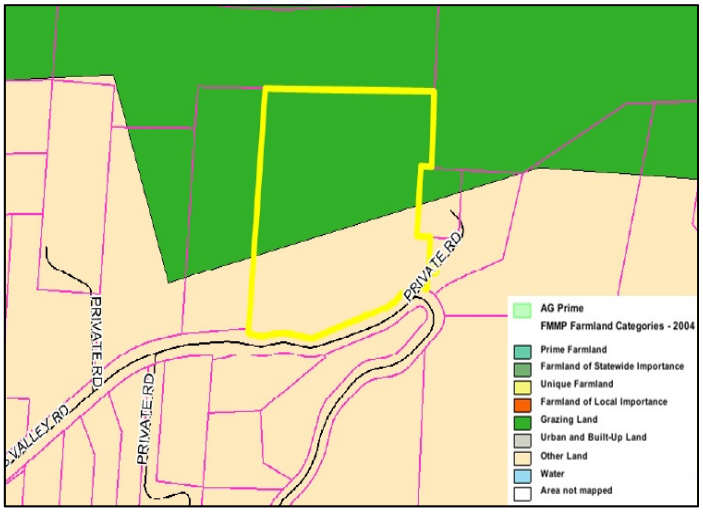
JD101



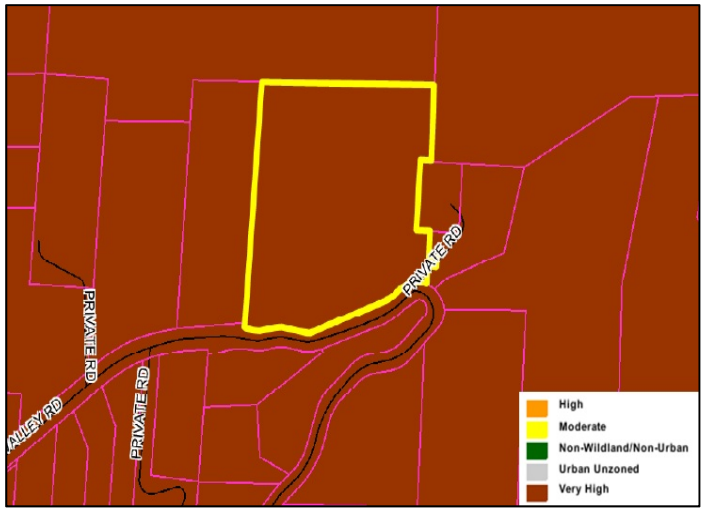
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

This former Otay Water District property was transferred from public to private ownership. The proposed change in designation is from Public/Semi-Public Facilities to Semi-Rural 2 to match surrounding properties.

General Plan Consistency

Policy 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.*

The Semi-Rural 2 designation is consistent with policy LU-1.1 because the proposed SR-2 designation is surrounded by properties with SR-2 designations and is located entirely within the Semi-Rural Regional Category on the Regional Categories Map.

APN

5192000500

JAMUL DULZURA
COMMUNITY PLANNING GROUP
Draft MINUTES
Tuesday, April 23, 2013
To be Approved May 14, 2013
Oak Grove Middle School Library
7:30 pm

1. **Call to Order:** Jean Strouf called the meeting to order at 7:35 p.m.

2. **Roll Call:** Michael Casinelli, Judy Bohlen, Janet Mulder, Jean Strouf, Dan Kjonegaard, Elizabeth Kelly, Steve Wragg, Ray Deitchman, Preston Brown Earl Katzer, and Bill Herde
.
Excused: Joan Kouns, Randy White,
Absent: Yvonne Purdy-Luxton, Dale Fuller

7. GENERAL PLAN CLEAN UP COMMENTS DUE MAY 20TH: DAN NEIRINCKX - Jean announced that our comments are due by May 20, but Dan said he has been told they will take ours later as well. The County is recommending SR-2 to a redesignation of one parcel – our JD101 - from Public/Semi Public to Semi-Rural 2 to match surrounding parcels – 8 acres. The other area of change actually changes our policy 2G7 from ½ acre permissible in SR-1 – to the 1-acre minimum we requested. Two other items Dan suggests we comment on include: In our Community Plan (Page 9 under Land Use) Policy 5 to delete the part that references the FCI and the second is on page 14 in our Community Plan Chapter 4 – Recreation – Remove the comments that Policy 4 and 5 were deleted by GPA 8303 and just re-number all of our JDCP policies to clean up our Community Plan. **Michael Casinelli moved that we send a letter to Kevin Johnston and Bob Citrano stating same. Motion carried unanimously.**

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JL101

Proposed Change: Rural Commercial (portion) to Semi-Rural 10

Basis for Change: Clean-up GP/Zoning

Community Recommendation	N/A[1]
Opposition Expected	No

Property Description

Property Owner:
Donald L & Jean E Winslow

Property Size:
1 parcel (9.1 acres; approximately 2.2 acres proposed to change)

Location/Description:
Adjacent to SR-78, north of Wynola Rd.; outside County Water Authority boundary

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

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

Land Use

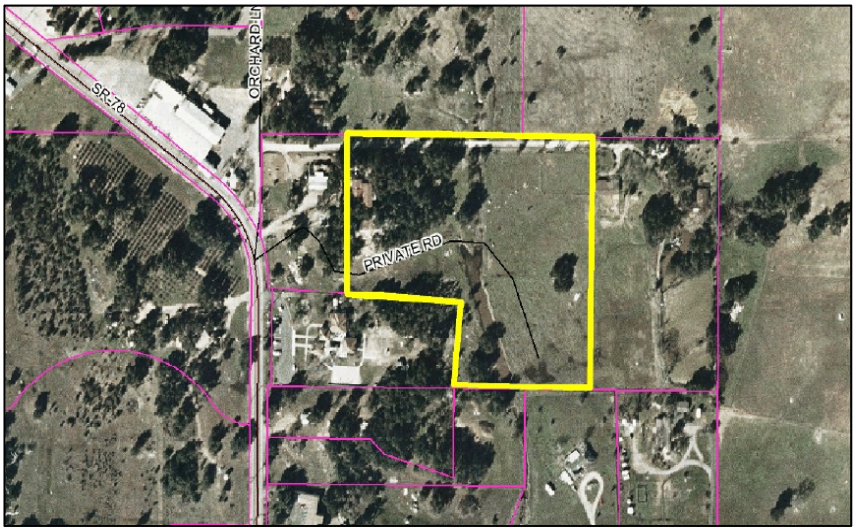
General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Commercial (C-4) / Semi-Rural 10 (SR-10)	1
Proposed Change	Semi-Rural 10 (SR-10)	1
GP Update Analyzed	Rural Commercial (C-4) / Semi-Rural 10 (SR-10)	1

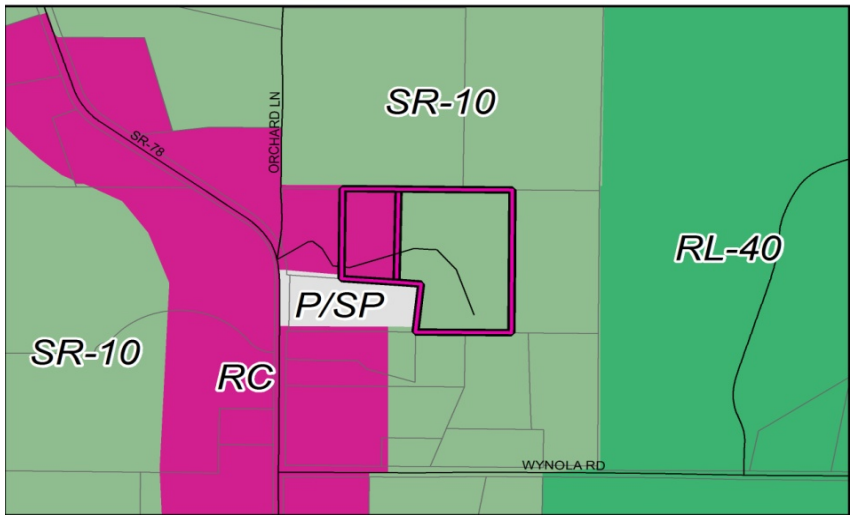
Zoning

Scenario	Designation	Min. Lot Size
Existing	C36 / A70	2, 4 acres
Proposed	A70	4 acres

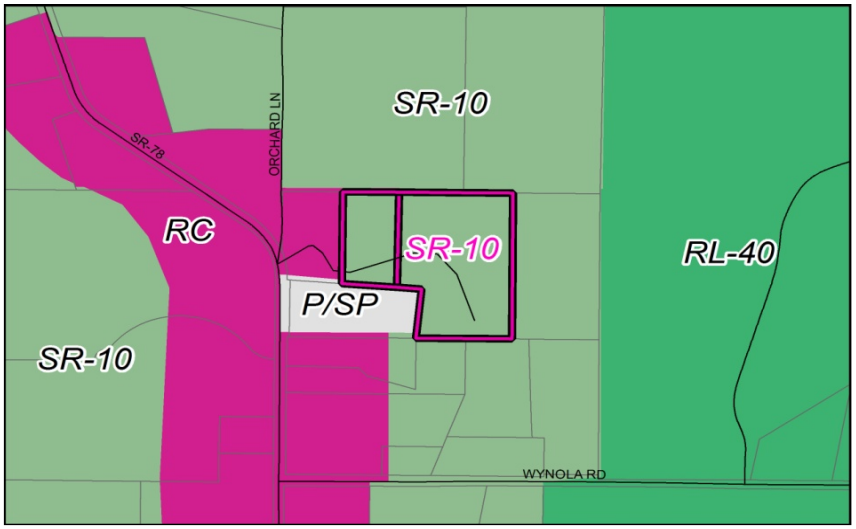
Note:
[1] The Julian CPG voted to not make a recommendation on the proposed change. (see attached email)



Aerial Photo

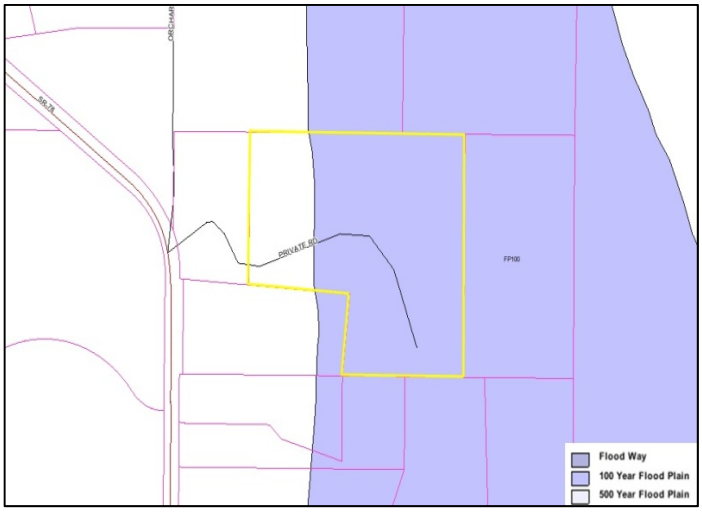


General Plan

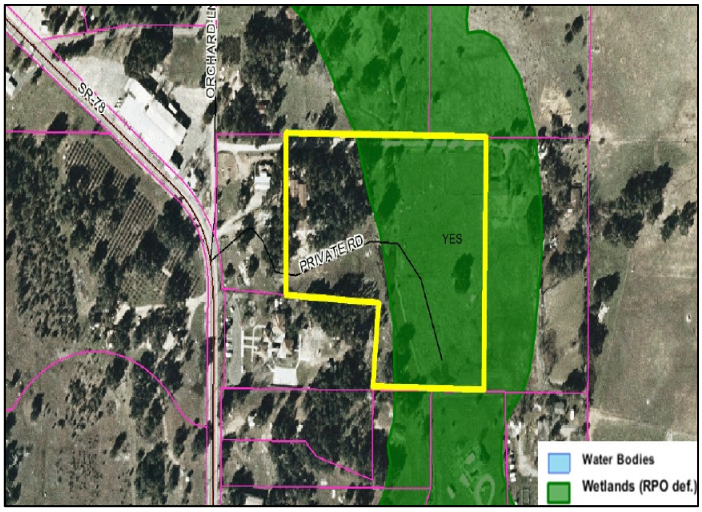


Staff Recommendation

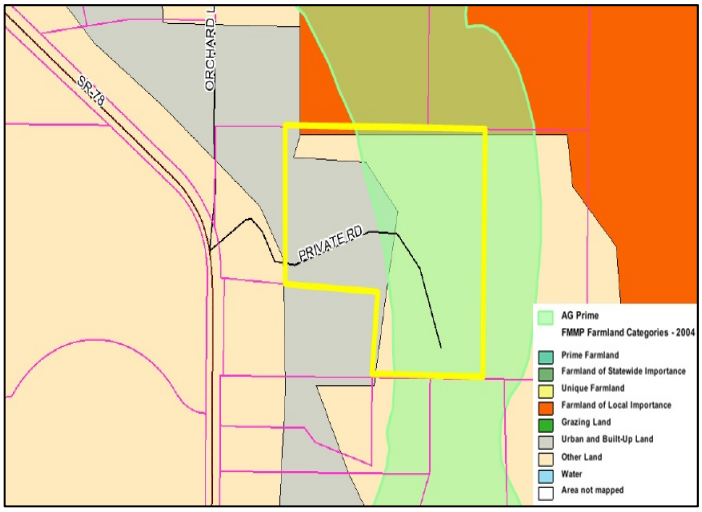
JL101



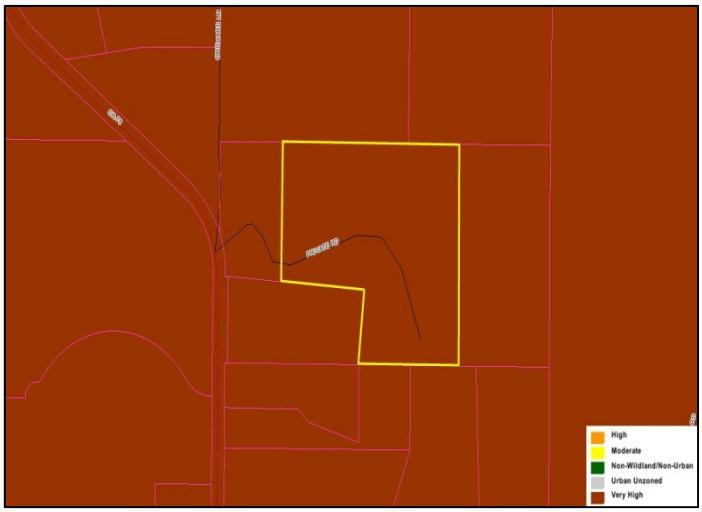
Floodplain



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

Context

This parcel is considered based on a General Plan/Zoning designation clean-up to match the less intensive existing use on the site. Currently, the western portion of the lot is designated Rural Commercial with C36 zoning. The proposal would change 2.2 acres of the western portion of the 9.1-acre property from Rural Commercial to SR-10. Also, this would change the zoning on the western portion from C36 to A70. Both changes would match the designations on the rest of the lot.

General Plan Consistency

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

The Semi-Rural 10 designation is consistent with policy LU-6.2 based on the following:

- Bailey Creek runs through the property, adjacent to the current commercially-designated portion. The property also contains an oak woodland area in the western portion and wetlands on the eastern portion.
- This area contains over 45 acres of commercially-designated lands that are groundwater dependent. Adjacent residents have expressed concerns related to possible groundwater overdrafts.

APN

2480602900

LAND USE CLEAN-UP

Email from Julian CPG Chair, Jack Shelver

From: jack@cableusa.com
Sent: Wednesday, June 12, 2013 10:54 AM
To: Johnston, Kevin
Subject: 2013 General Plan Draft Clean-Up Plan

Follow Up Flag: Follow up
Flag Status: Completed

Kevin; I apologize for misleading you regarding our review of the 2013 G.P. Draft Clean-Up Plan. We did in fact discuss the clean up plan as it related to designation changes in the Julian area at our May 13th meeting. After reviewing the changes it was the consensus that the Julian CPG would take no action nor would the Group make any recommendations in favor or opposed to the recommendations. Sorry for not getting back to you in May. Jack

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LS101

Proposed Change: Public/Semi-Public to Semi-Rural 1

Basis for Change: Public to Private Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
James C & Yvonne D Hurrell

Property Size:
1 parcel (1.4 acres)

Location/Description:
Adjacent to SR-67, just north of Lakeside Ave.; inside the County Water Authority boundary

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

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

Land Use

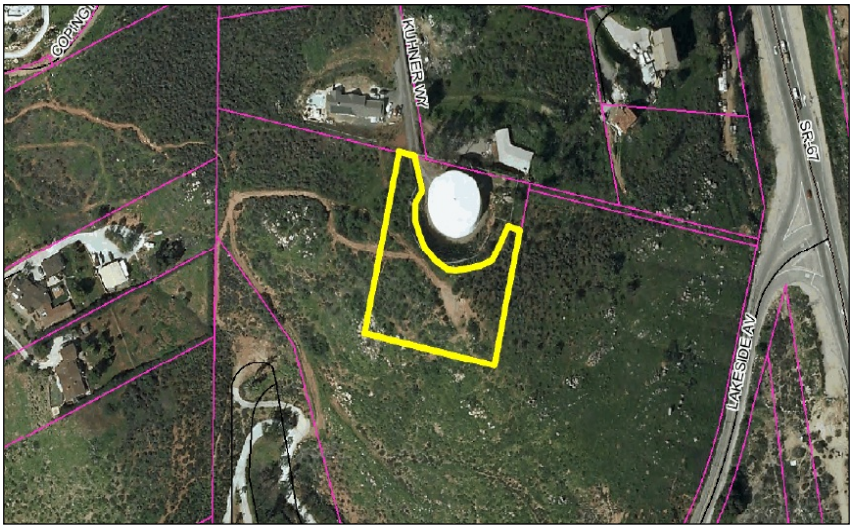
General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	Semi-Rural 1 (SR-1)	1
GP Update Analyzed	Public/Semi-Public Facilities (P/SP) only	0

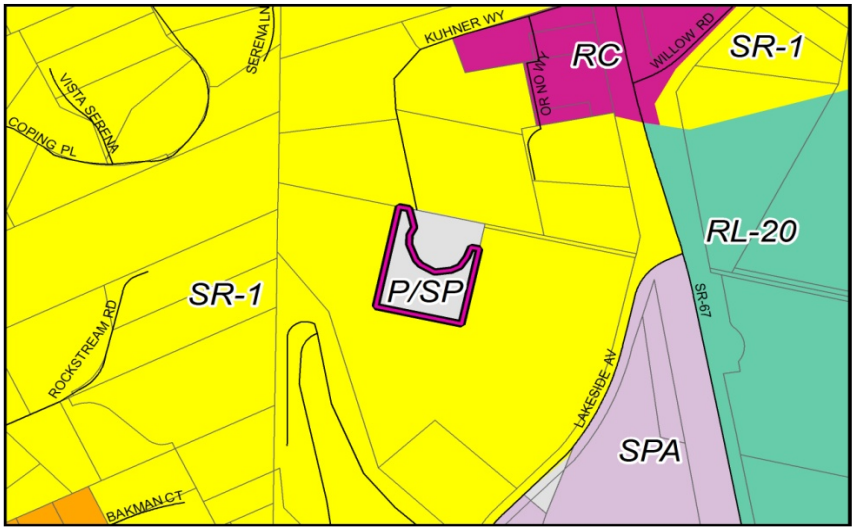
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	1 acre
Proposed	A70	1 acre

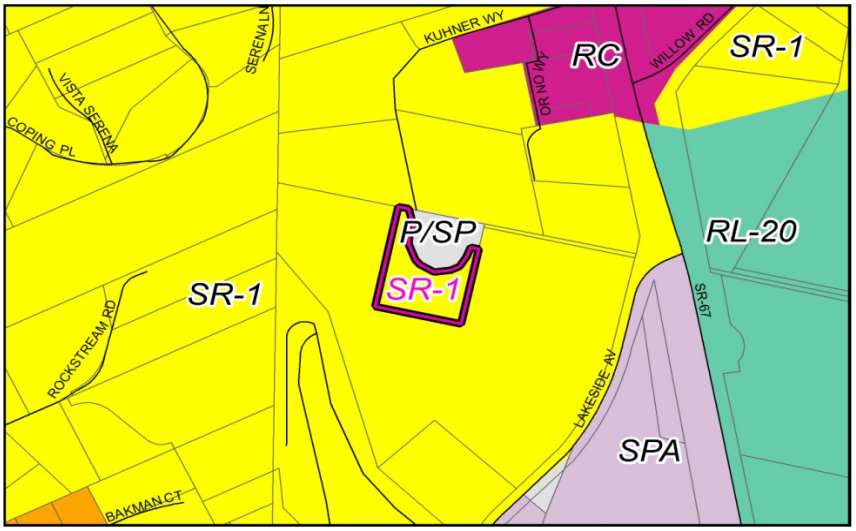
Note:
[1] Lakeside CPG minutes of July 3, 2013 (attached)



Aerial Photo

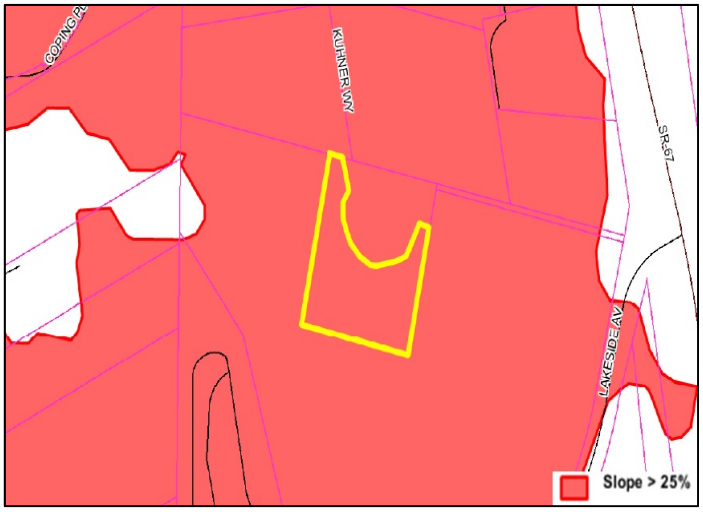


General Plan

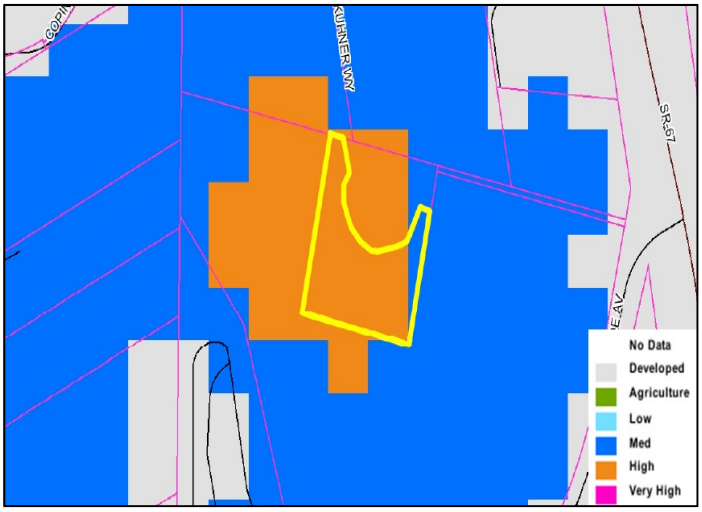


Staff Recommendation

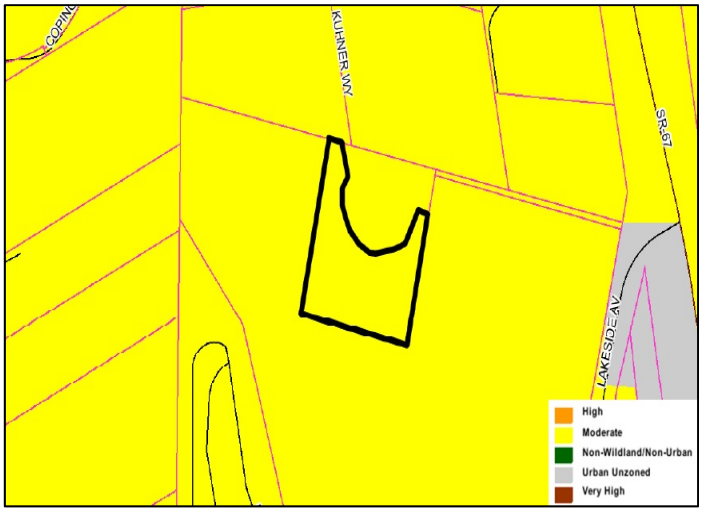
LS101



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

This property was transferred from public to private ownership. An associated change in designation from Public/Semi-Public Facilities to Semi-Rural 1 is requested to match the rest of the legal lot (392-070-07 & 10 are one legal lot per BC06-0059) as well as the surrounding parcels. Due to the steep slope on this area, an additional dwelling unit may not be possible, depending on an engineer-certified slope analysis. The property was previously owned by the Lakeside Water District.

General Plan Consistency

Policy 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.*

The Semi-Rural 1 designation is consistent with policy LU-1.1 because the proposed SR-1 designation is surrounded by properties with SR-1 designations and is located entirely within the Semi-Rural Regional Category on the Regional Categories Map.

APN

3920700700

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, JULY 3, 2013 – 6:30 PM

Members present: W. Allen, M. Baker, G. Barnard, J. Brust, J. Bugbee, L. Carlson, L. Cyphert (chair), M. Cyphert, C. Enniss (arrived late at 6:48pm), G. Inverso, K. Mitten, P. Sprecco.
Members Absent:, T. Medvitz, L. Strom, B. Turner.
Public present: approximately 55

D. Draft 2013 General Plan Clean-Up (GPA 12-007) - The County of San Diego has amended several sections of the General Plan to provide clarification and to fix map errors and there is a full description of the proposed changes on the LCPG website.
Public Comment:
-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.
*A motion to recommend **approval** of the project was made by K. Mitten and seconded by M. Cyphert.*
Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)

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LS102

Proposed Change: Public/Semi-Public to General Commercial (C-1)

Basis for Change: Public to Private Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Windmill Village LLC

Property Size:
2 parcels (1 acre)

Location/Description:
Just south of SR-67, near the corner of Parkside St. and River St.; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	General Commercial (C-1)	0
Analyzed in GP Update	P/SP only	0

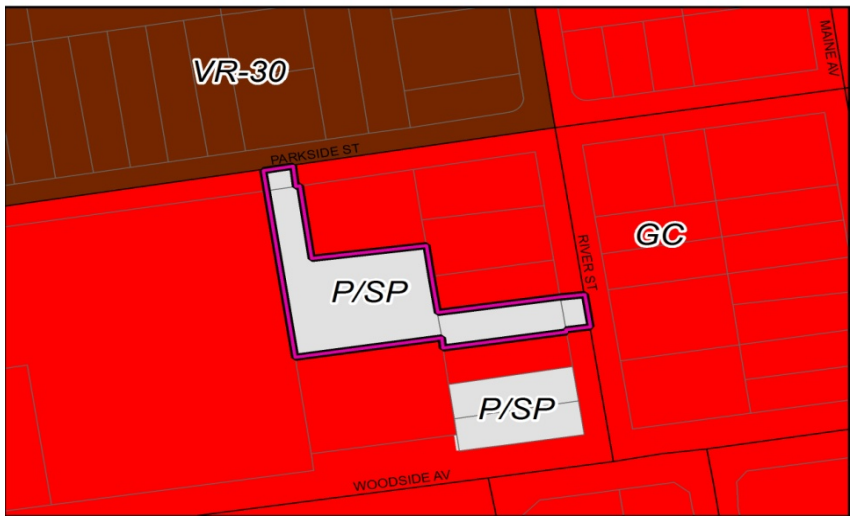
Zoning

Scenario	Designation	Min. Lot Size
Existing	C36	None
Proposed	C36	None

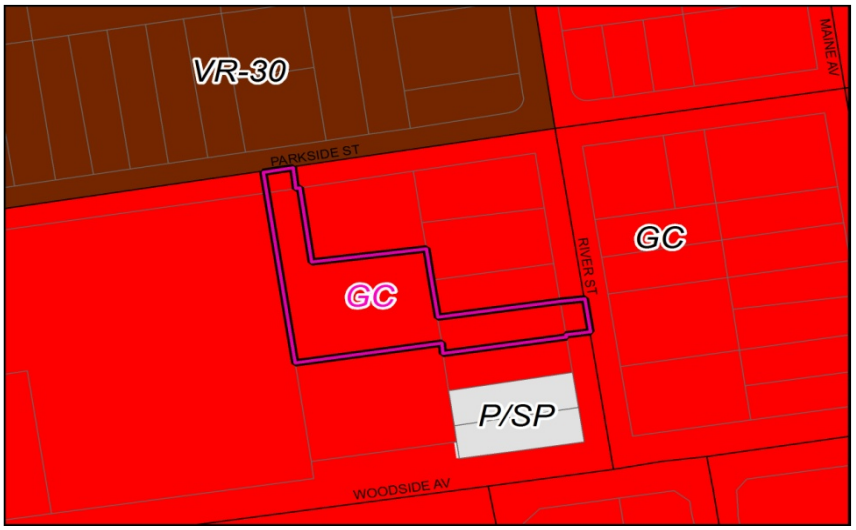
Note:
[1] Lakeside CPG minutes of July 3, 2013 (attached)



Aerial Photo

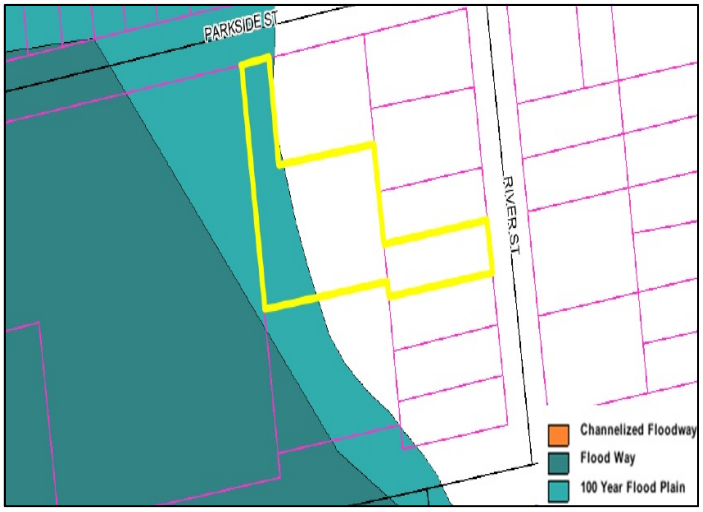


General Plan



Staff Recommendation

LS102



Floodplain



Wetlands

Context

These two parcels were transferred from public (Lakeside Fire Protection District) to private ownership. A change in designation is proposed, from Public/Semi-Public Facilities to General Commercial to match the surrounding properties. Any new commercial use would be infill development, as the two parcels are fully developed.

General Plan Consistency

Policy 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.*

The General Commercial designation is consistent with policy LU-1.1 because the proposed General Commercial designation is surrounded by properties with General Commercial designations.

APNs

3941210200 and 3941210400

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, JULY 3, 2013 – 6:30 PM

Members present: W. Allen, M. Baker, G. Barnard, J. Brust, J. Bugbee, L. Carlson, L. Cyphert (chair), M. Cyphert, C. Enniss (arrived late at 6:48pm), G. Inverso, K. Mitten, P. Sprecco.
Members Absent:, T. Medvitz, L. Strom, B. Turner.
Public present: approximately 55

D. Draft 2013 General Plan Clean-Up (GPA 12-007) - The County of San Diego has amended several sections of the General Plan to provide clarification and to fix map errors and there is a full description of the proposed changes on the LCPG website.
Public Comment:
-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.
*A motion to recommend **approval** of the project was made by K. Mitten and seconded by M. Cyphert.*
Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)

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LS103

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Open Space Acquisition

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
1 parcel (158 acres)
Location/Description:
Approximately 3 miles east of Wildcat Canyon Road and 3 miles west of Loveland Reservoir; inside the County Water Authority boundary

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

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

Land Use

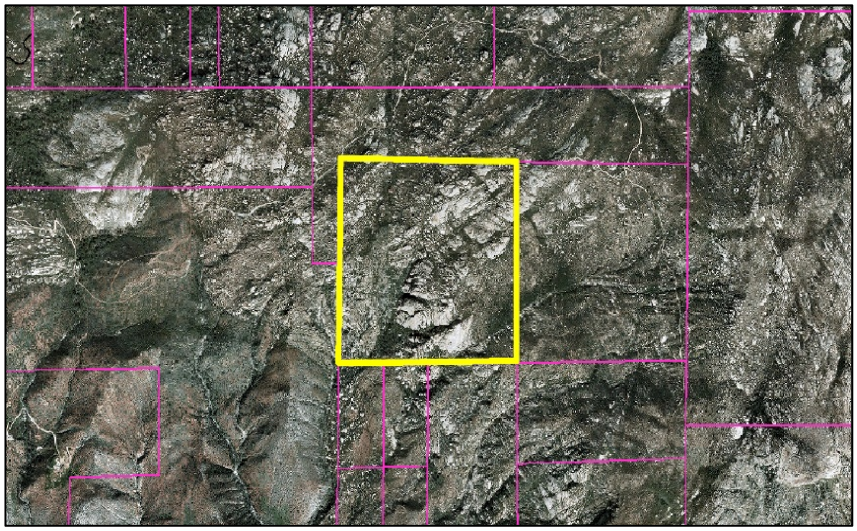
General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40 (RL-40)	3
Proposed Change	Open Space Conservation (OS-C)	0
GP Update Analyzed	RL-40 and RL-80	3[2]

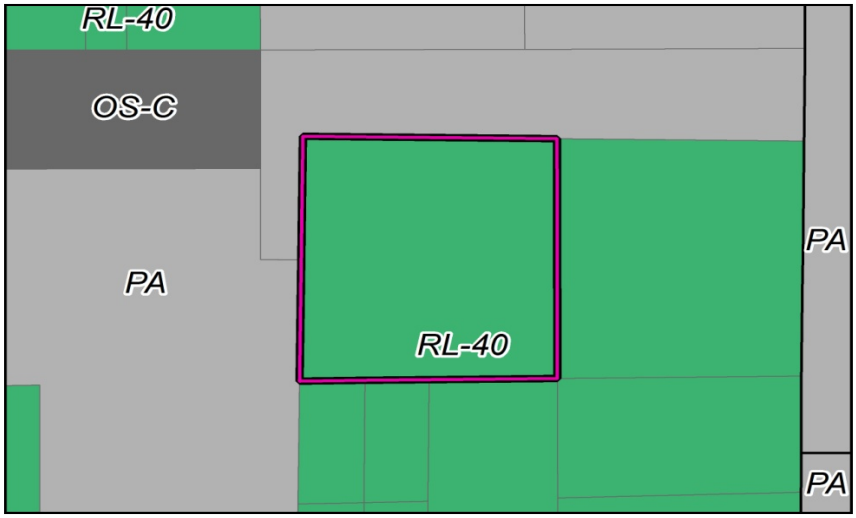
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

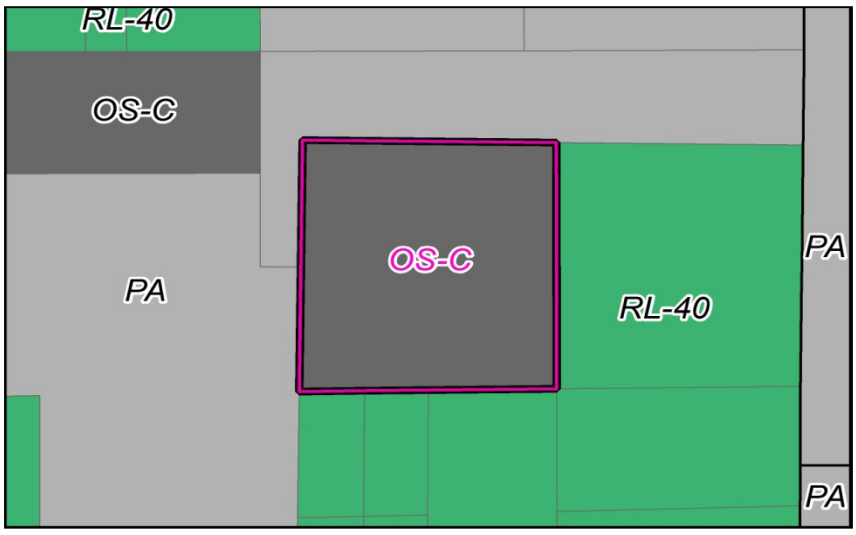
Note:
[1] Lakeside CPG minutes of July 3, 2013 (attached)
[2] Based on the most intensive designation analyzed



Aerial Photo

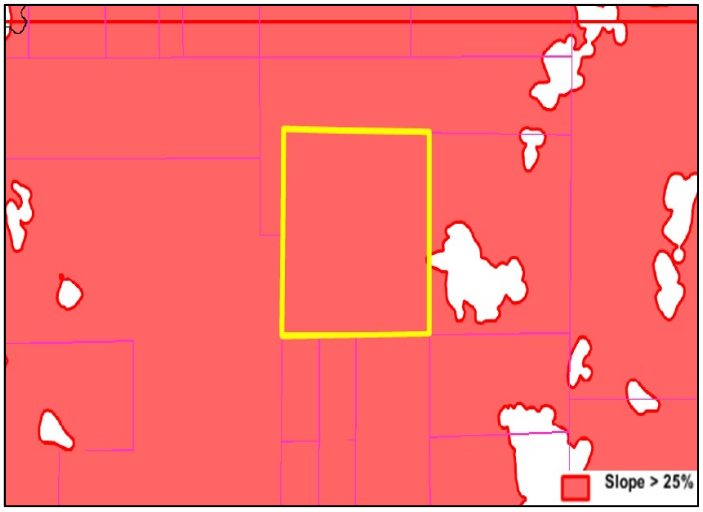


General Plan

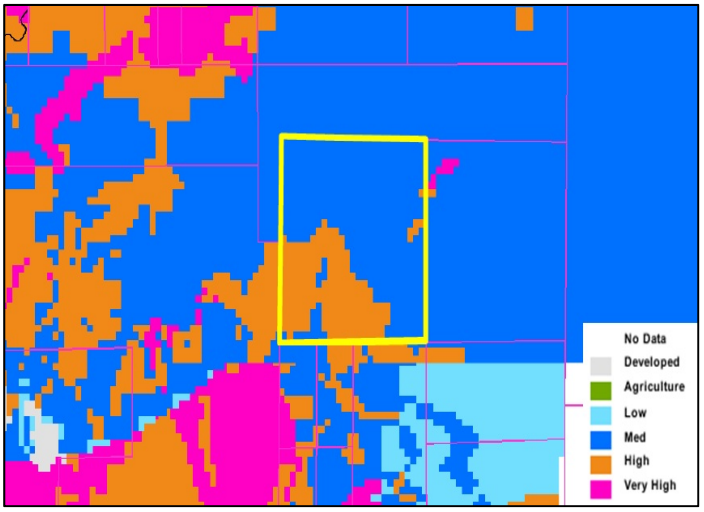


Staff Recommendation

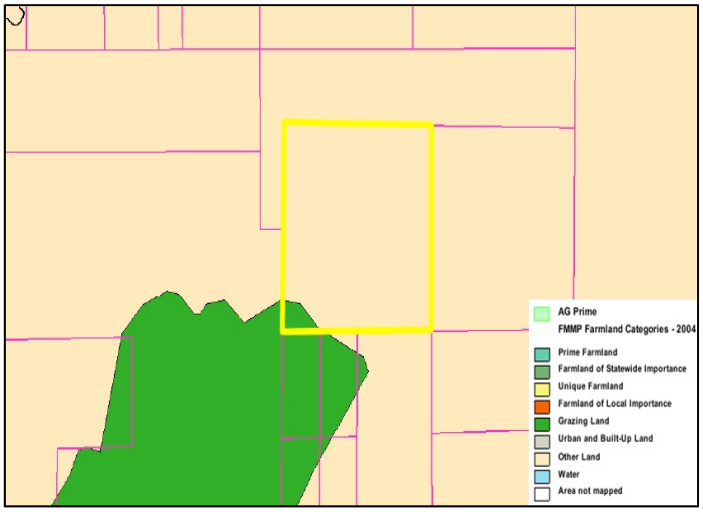
LS103



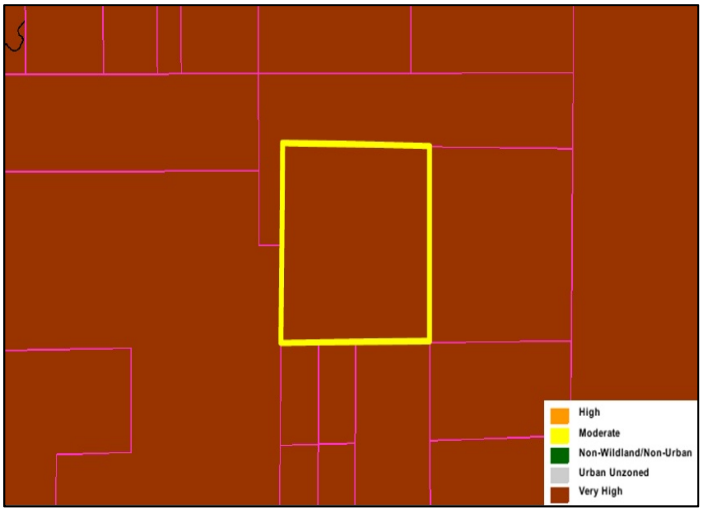
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

The parcel was recently purchased by the County Department of Parks and Recreation and the San Diego River Park Foundation for open space. The proposal is to change the designation of the parcel from Rural Lands 40 to Open Space-Conservation. The parcel contains extensive steep slopes and is within the very high fire hazard zone.

General Plan Consistency

Policy COS-1.6 Assemblage of Preserve Systems. *Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.*

The Open Space-Conservation designation is consistent with policy COS-1.6 because the County Department of Parks and Recreation worked with the SD River Park Foundation to acquire the land and preserve it as open space for protection of sensitive habitats in the upper San Diego River valley.

APN

3301110100

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, JULY 3, 2013 – 6:30 PM

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Members Absent:, T. Medvitz, L. Strom, B. Turner.
Public present: approximately 55

D. Draft 2013 General Plan Clean-Up (GPA 12-007) - The County of San Diego has amended several sections of the General Plan to provide clarification and to fix map errors and there is a full description of the proposed changes on the LCPG website.
Public Comment:
-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.
A motion to recommend ***approval*** *of the project was made by K. Mitten and seconded by M. Cyphert.*
Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)

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LS104

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Open Space Acquisition

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
6 parcels (112 acres)
Location/Description:
Approximately ¼ mile south of Scripps Poway Parkway and ¼ mile west of State Route 67; just outside the County Water Authority boundary

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

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

Land Use

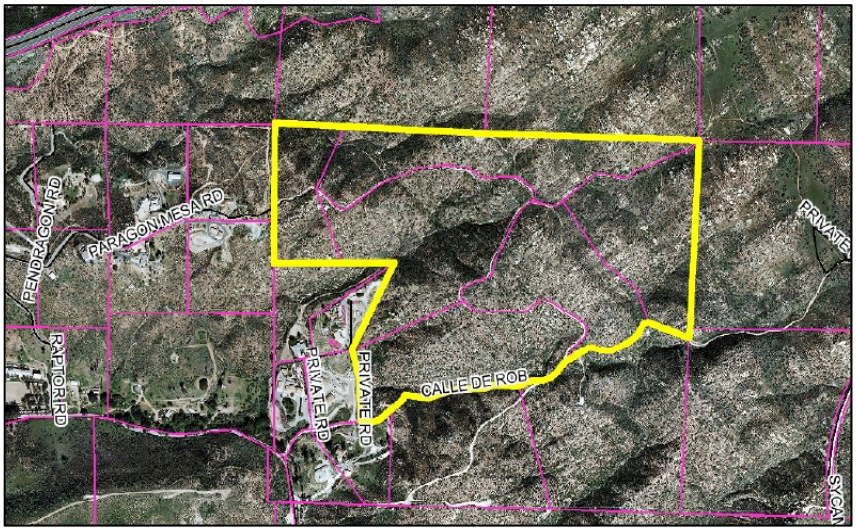
General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40 (RL-40)	2
Proposed Change	Open Space Conservation (OS-C)	0
GP Update Analyzed	RL-40 and RL-80	2[2]

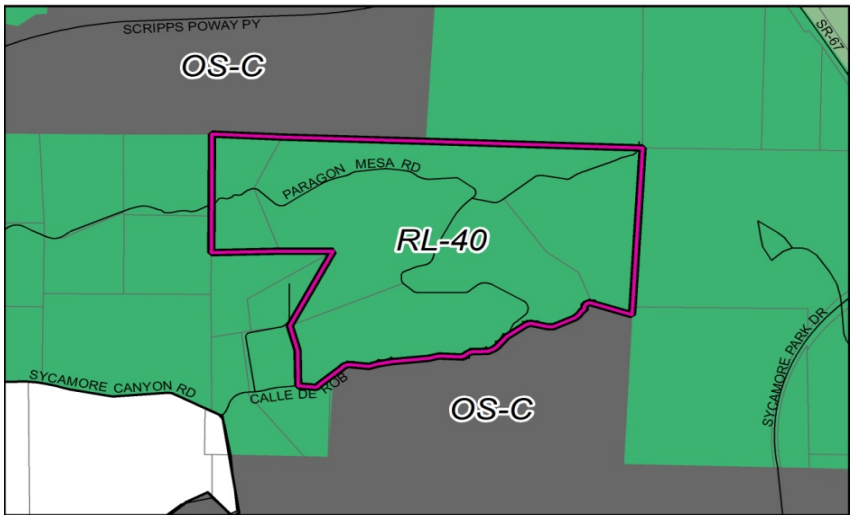
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

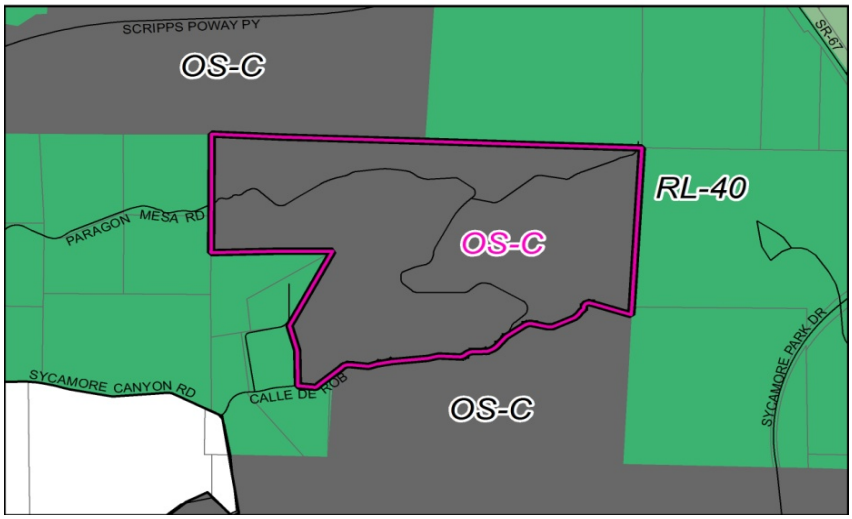
Note:
[1] Lakeside CPG minutes of July 3, 2013 (attached)
[2] Based on the most intensive designation analyzed



Aerial Photo

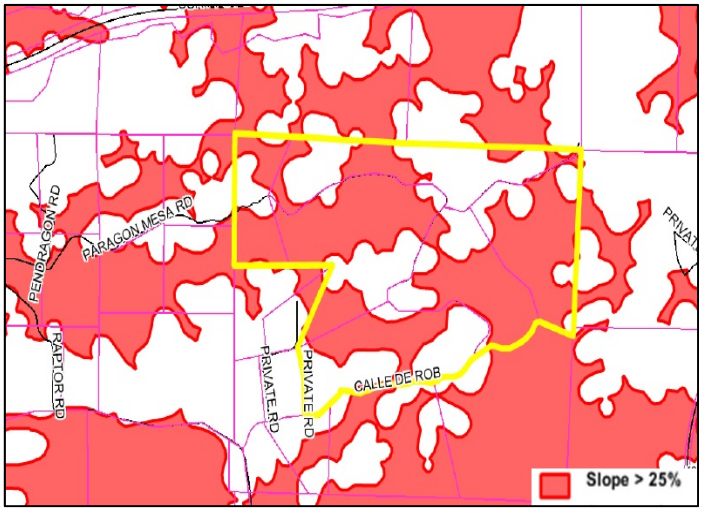


General Plan

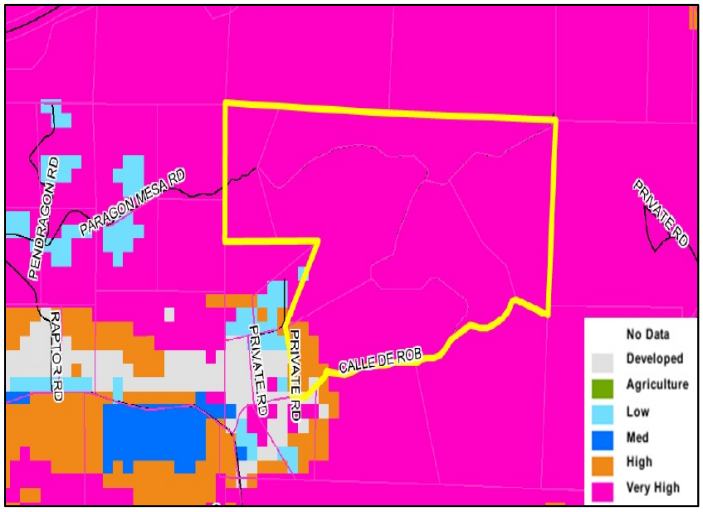


Staff Recommendation

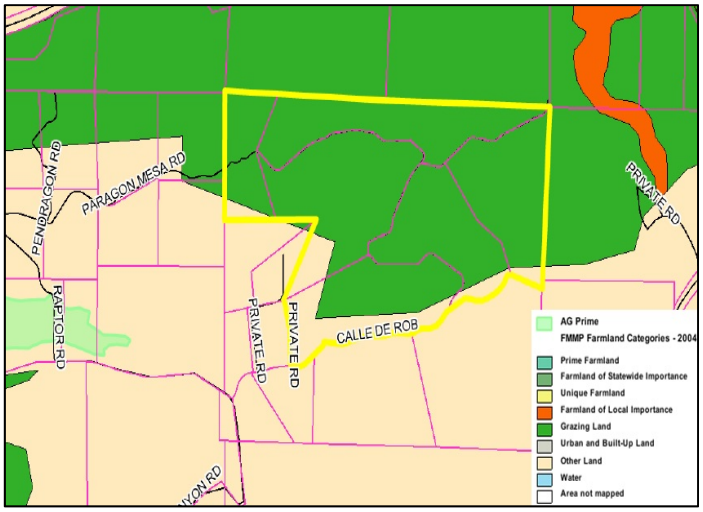
LS104



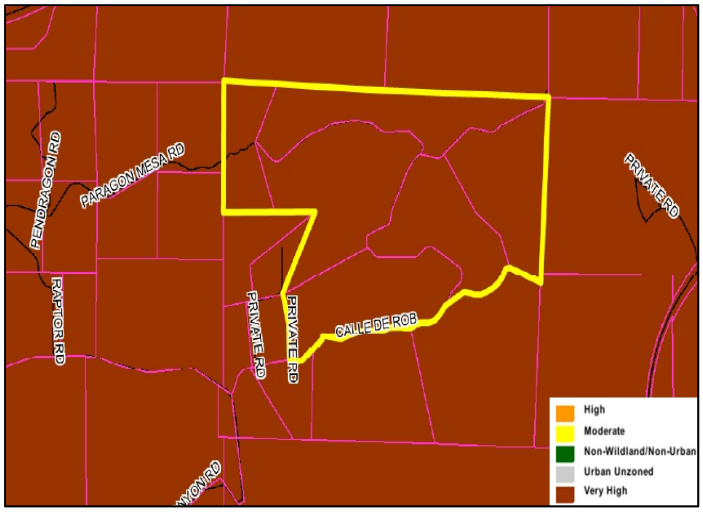
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

These parcels were recently purchased by the County Department of Parks and Recreation for open space. The parcels are located approximately ¼ mile south of Scripps Poway Parkway and ¼ mile west of State Route 67. The proposal is to change the designations of the six parcels from Rural Lands 40 to Open Space-Conservation. The parcels contain extensive steep slopes and very high fire hazards.

General Plan Consistency

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

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The entire area is in a MSCP Pre-Approved Mitigation Area (PAMA)
- This acquisition will protect a critical linkage in an existing wildlife corridor extending south from Scripps Poway parkway, and including Sycamore Canyon County Park to the southeast

APNs

3240402500, 3240402600, 3240402700, 3240402800, 3240403100, and 3240403200

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, JULY 3, 2013 – 6:30 PM

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Public Comment:
-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.
A motion to recommend ***approval*** *of the project was made by K. Mitten and seconded by M. Cyphert.*
Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)

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LS105

Proposed Change: Public/Semi-Public to Open Space-Recreation

Basis for Change: Open Space Acquisition

Community Recommendation	Support[1]
Opposition Expected	Yes[1]

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
1 parcel (14 acres)
Location/Description:
Approximately ¼ mile east of State Route 67; accessed via Moreno Avenue; inside the County Water Authority boundary

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

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

Land Use

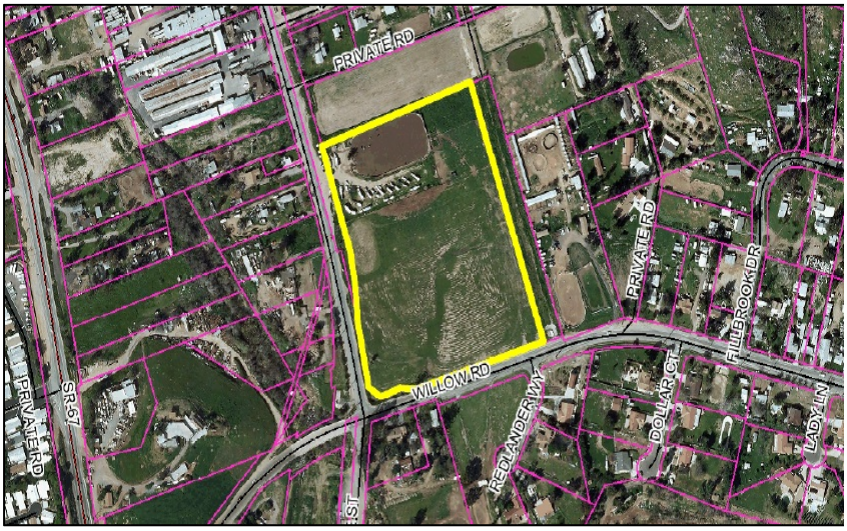
General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public (P/SP)	0
Proposed Change	Open Space Recreation (OS-R)	0
GP Update Analyzed	P/SP	0

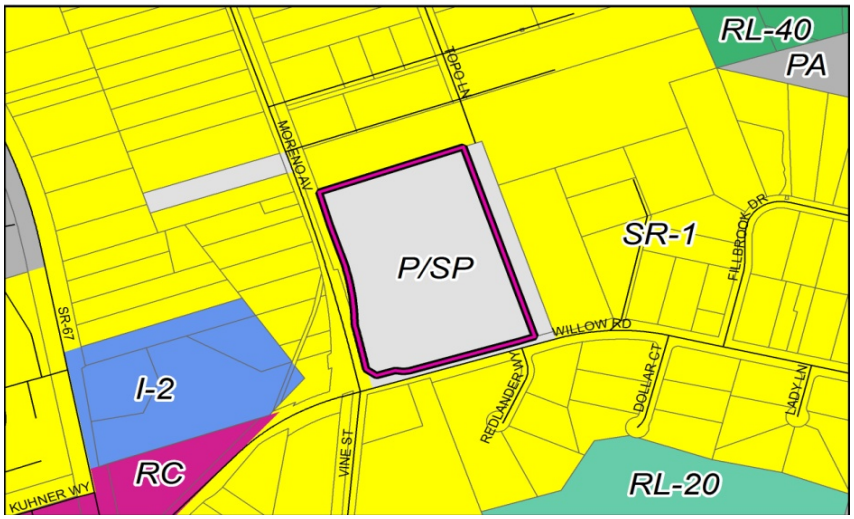
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	1 acre
Proposed	S80	1 acre

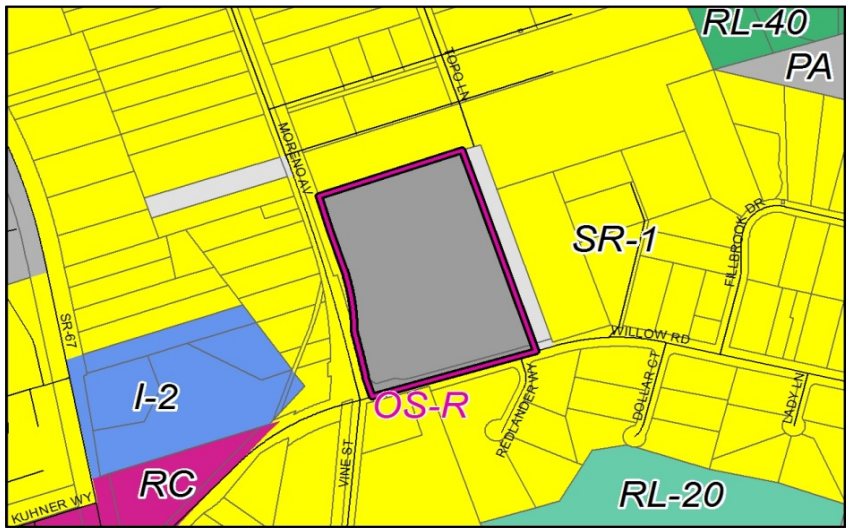
Note:
[1] Lakeside CPG minutes of July 3, 2013 (attached – see public comment)



Aerial Photo

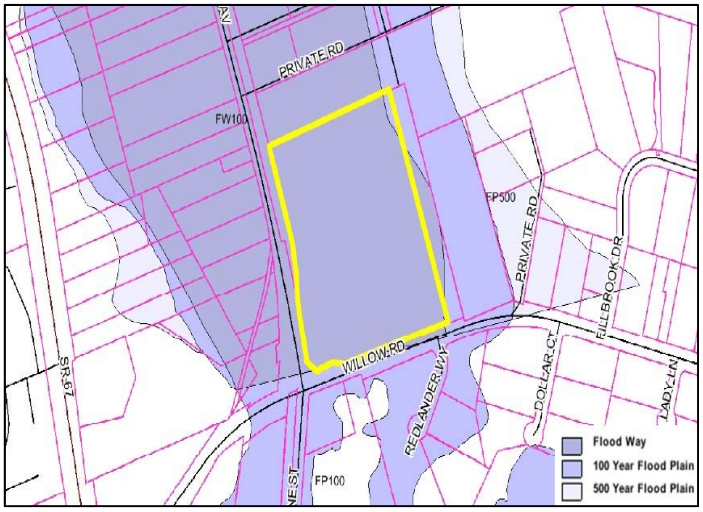


General Plan

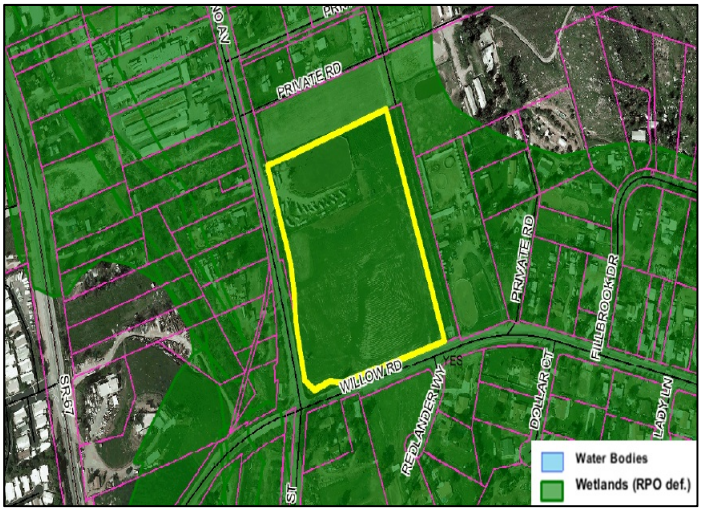


Staff Recommendation

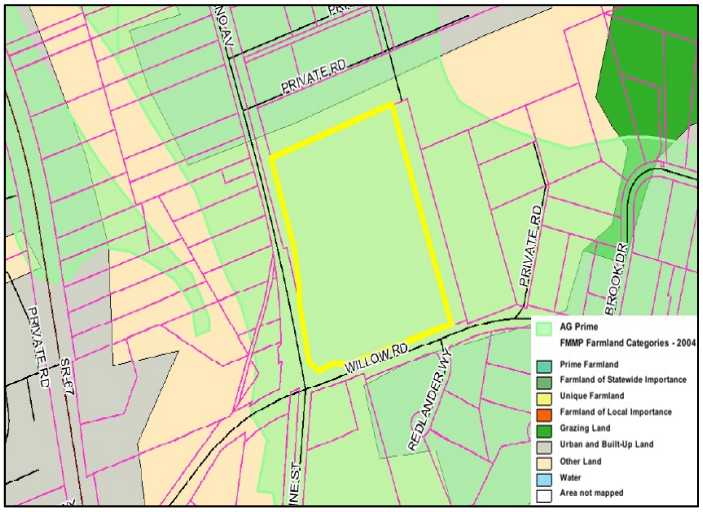
LS105



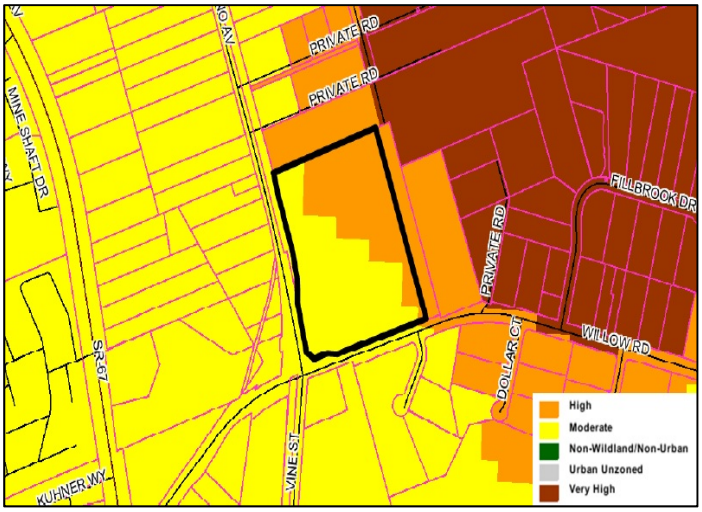
Floodplain



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

Context

This parcel was recently purchased by the County Department of Parks and Recreation for use as an equestrian center. The parcel is surrounded by semi-rural lands and is located ¼ mile east of State Route 67. The proposal is to change the designation of the parcel from Public/Semi-Public Facilities to Open Space-Recreation.

General Plan Consistency

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

The Open Space-Recreation designation is consistent with policy COS-21.1 because this acquisition would allow the development of an equestrian facility, in an area of Lakeside that is known for its prevalence of equestrian enthusiasts.

APN

3920303700

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, JULY 3, 2013 – 6:30 PM

Members present: W. Allen, M. Baker, G. Barnard, J. Brust, J. Bugbee, L. Carlson, L. Cyphert (chair), M. Cyphert, C. Enniss (arrived late at 6:48pm), G. Inverso, K. Mitten, P. Sprecco.
Members Absent:, T. Medvitz, L. Strom, B. Turner.
Public present: approximately 55

D. Draft 2013 General Plan Clean-Up (GPA 12-007) - The County of San Diego has amended several sections of the General Plan to provide clarification and to fix map errors and there is a full description of the proposed changes on the LCPG website.
Public Comment:
-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.
A motion to recommend ***approval*** *of the project was made by K. Mitten and seconded by M. Cyphert.*
Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)

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ME101

Proposed Change: Public Agency Lands to Rural Lands 40/Semi-Rural 10

Basis for Change: Mapping Error

Community Recommendation	N/A[1]
Opposition Expected	No

Property Description

Property Owner:
Various

Property Size:
20 parcels (250 acres)

Location/Description:
Approximately ¼ mile north of SR-94 and 1 mile east of Buckman Springs Rd.; outside County Water Authority

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Public Agency Lands	20 (existing lots)
Proposed Change	Rural Lands 40 (RL-40) and Semi-Rural 10 (SR-10)	20
GP Update Analyzed	Rural Lands 20 (RL-20) and Semi-Rural 10 (SR-10)	20

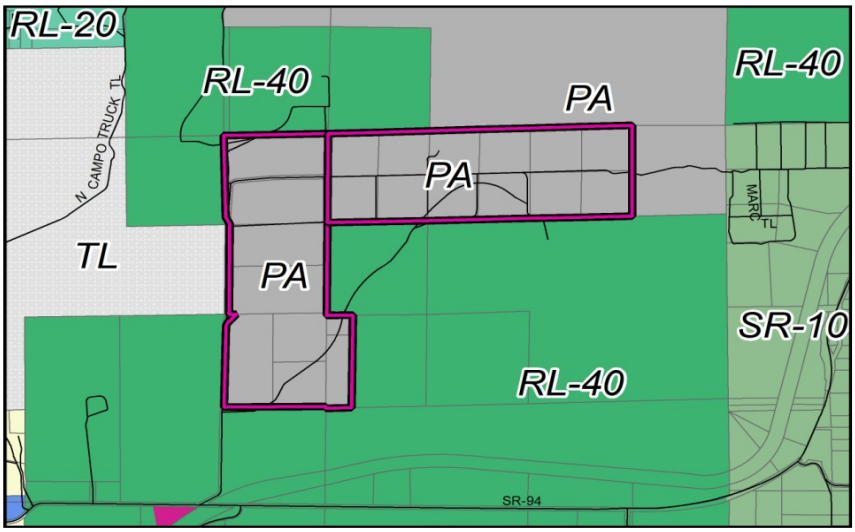
Zoning

Scenario	Designation	Min. Lot Size
Existing	S92	4, 8 acres
Proposed	S92	4 acres

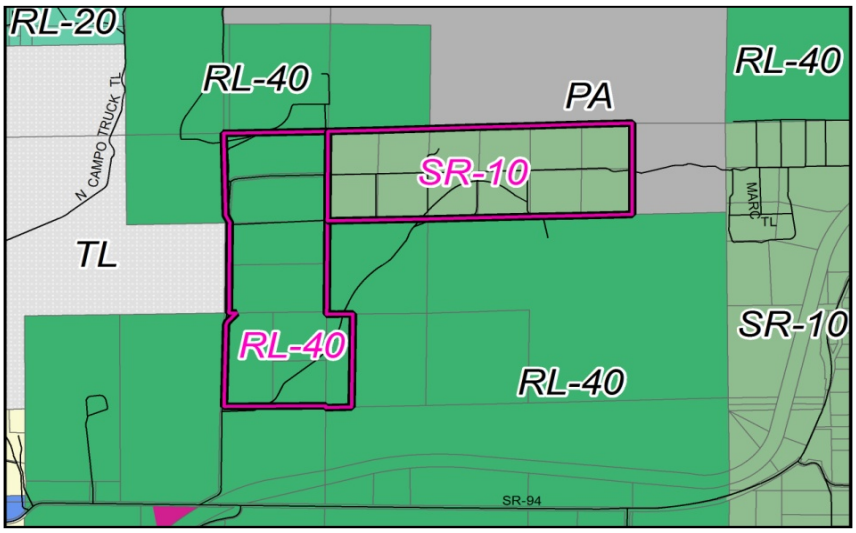
Note:
[1] No CPG review received



Aerial Photo

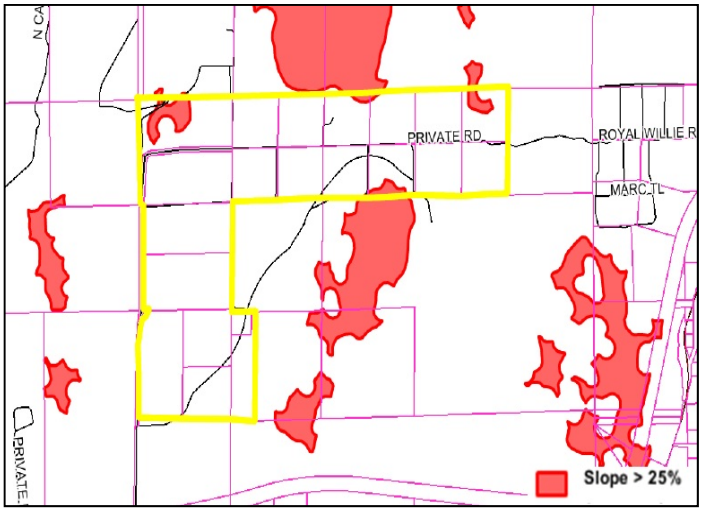


General Plan



Staff Recommendation

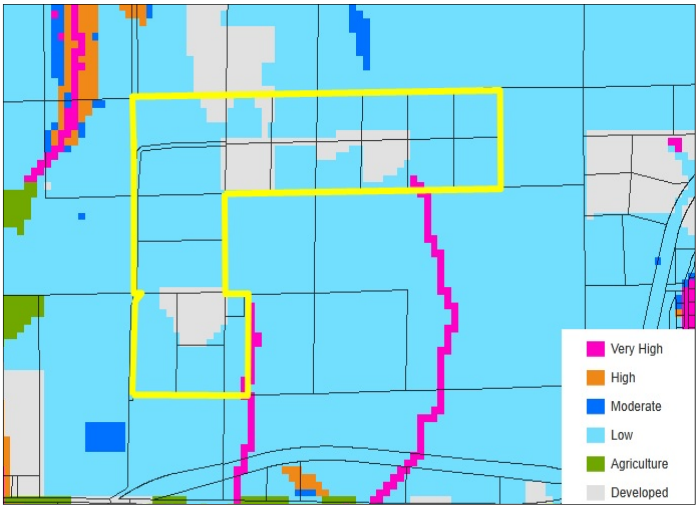
ME101



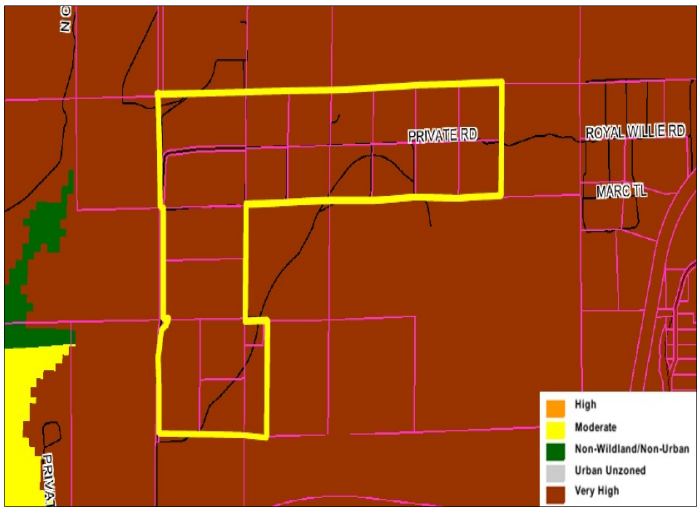
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

This item is considered a mapping error. These 20 parcels were mistakenly grouped with the Bureau of Land Management (BLM) land to the north. Each of the parcels is privately owned and most of them are already developed with single family residences. As such, they are proposed to change to Rural Lands 40 and Semi-Rural 10, respectively. The SR-10 area would reflect existing parcelization and the larger RL-40 parcels reflects the adjacent land use designations. The changes would not result in any additional subdivision potential.

General Plan Consistency

Policy 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.*

The Semi-Rural 10 and Rural Lands 40 designations are consistent with policy LU-1.1 because each proposed designation is reflective of existing parcelization and nearby Land Use designations.

APNs

6550400200, 6550400300, 6550400400, 6550402300, 6550402400, 6550402700, 6550401300, 6550501400, 6550502400, 6550502500, 6550502600, 6550502700, 6550502800, 6550502900, 6550503000, 6550503100, 6550503300, 6550503400, 65505035, and 6550503600

ME103

Proposed Change: Semi-Rural 4 to Public/Semi-Public
Basis for Change: Private to Public/Semi-Public Ownership

Community Recommendation	N/A[1]
Opposition Expected	No

Property Description

Property Owner:
Pacific SW Railway Museum Association
Property Size:
2 parcels (21 acres)
Location/Description:
Just east of SR-94, between Depot St. and Sheridan Rd.; outside the County Water Authority boundary

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

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

Land Use

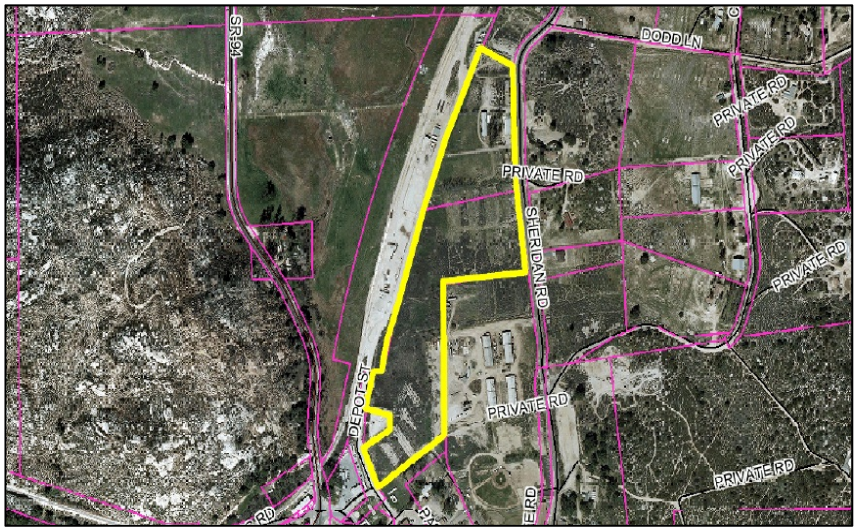
General Plan

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 4 (SR-4)	4
Proposed Change	Public/Semi-Public facilities (P/SP)	0
GP Update Analyzed	SR-4 only	4

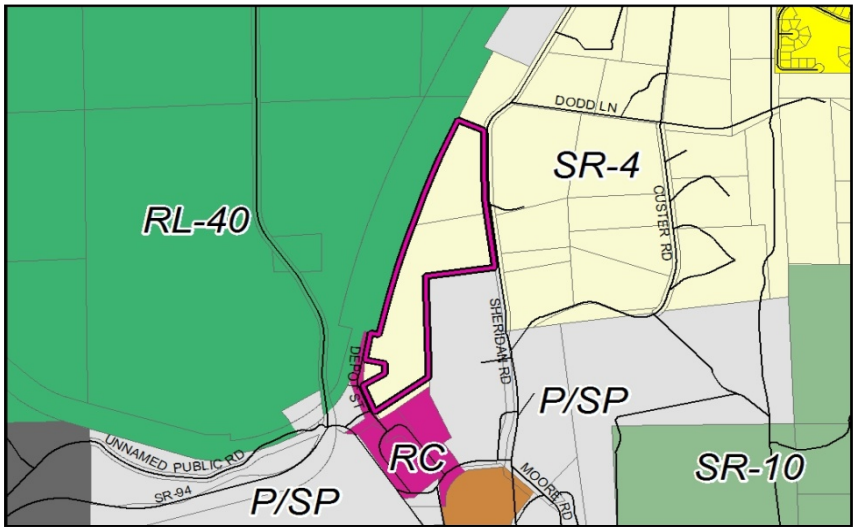
Zoning

Scenario	Designation	Min. Lot Size
Existing	RR	1 acre
Proposed	S92	1 acre

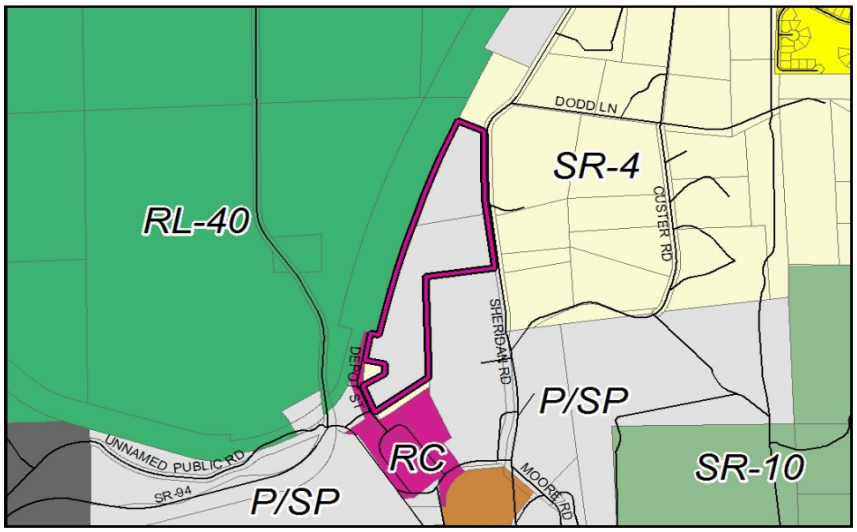
Note:
[1] No CPG review received



Aerial Photo

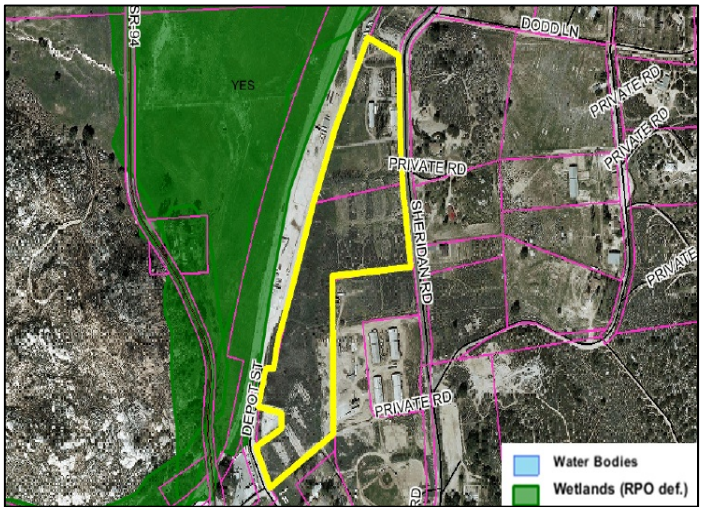


General Plan

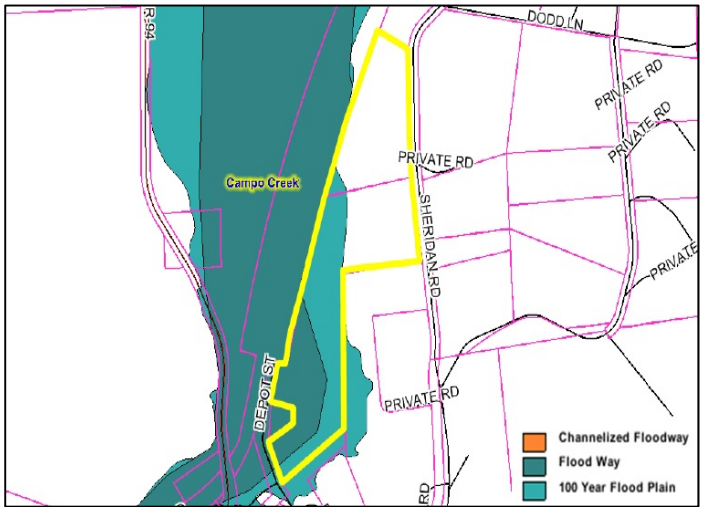


Staff Recommendation

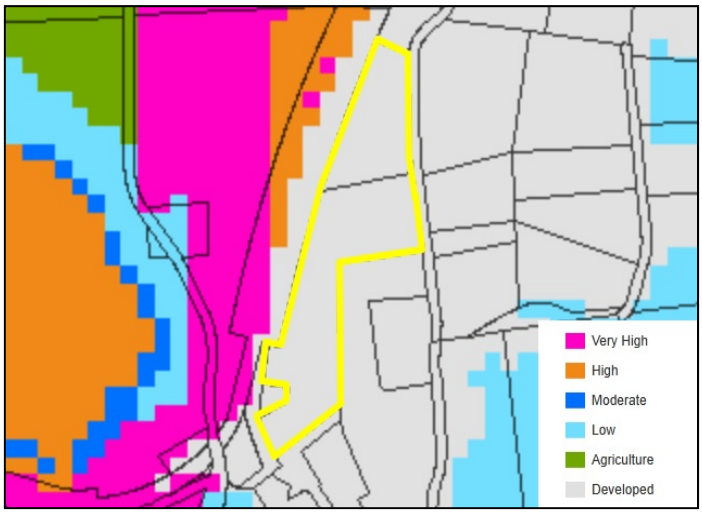
ME103



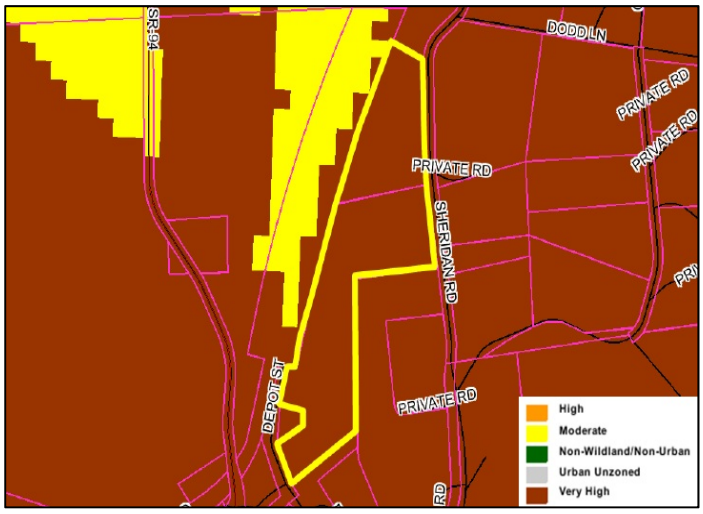
Wetlands



Floodplain



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

These two properties were recently purchased by the Pacific Southwest Railway Museum to add to their existing property at this site. As such, a designation change from Semi-Rural 4 to Public/Semi-Public is proposed.

General Plan Consistency

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

The Public/Semi-Public Facilities designation is consistent with Policy LU-2.4 because it is the appropriate designation for a non-profit museum association, and the Pacific Southwest Railway Museum is a valued cultural institution in the Campo community and an attraction for visitors to the area.

APNs

6560403700 and 6560403800

ME104

Proposed Change: Rural Commercial (C-4) to Rural Commercial & Semi-Rural 4

Basis for Change: Mapping Error

Community Recommendation	N/A[1]
Opposition Expected	No

Property Description

Property Owner:
David and Kathleen Martinez

Property Size:
1 parcel (2.79 acres; 1.2 acres proposed to change)

Location/Description:
Southeast of Lake Morena Resevoir, near the intersection of Oak Drive and Lake Morena Drive; outside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Commercial (C-4)	0
Proposed Change	Rural Commercial (C-4) & Semi-Rural 4 (SR-4)	0

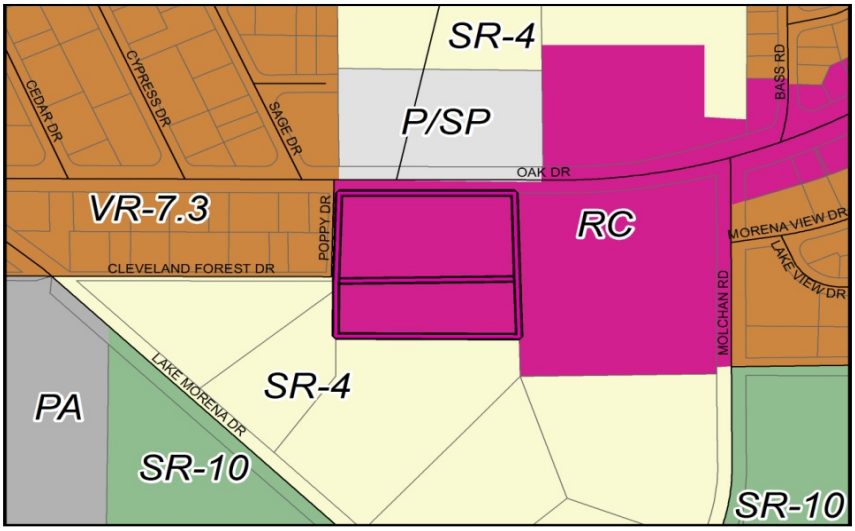
Zoning

Scenario	Designation	Min. Lot Size
Existing	C36	None
Proposed	C36 & RR	1 acre

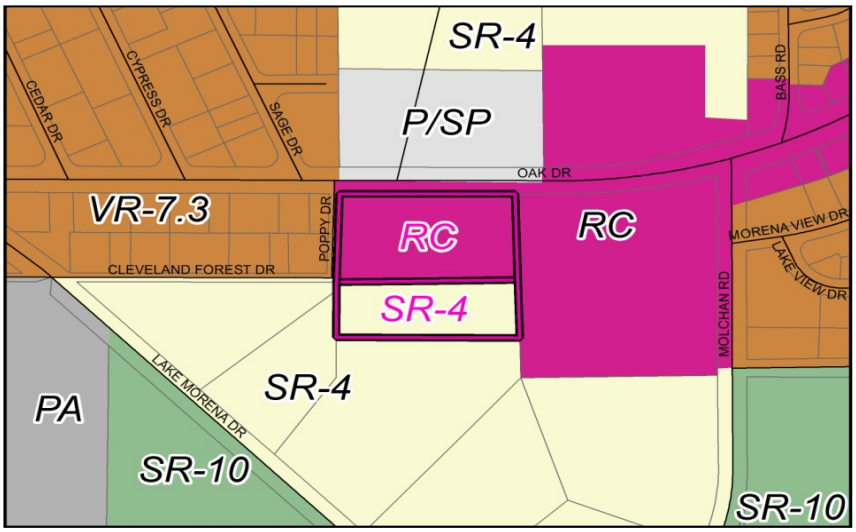
Note:
[1] No CPG review received



Aerial Photo



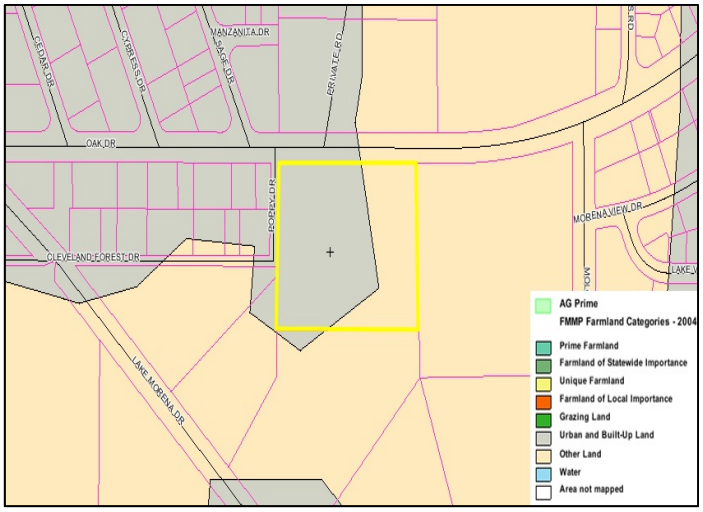
General Plan



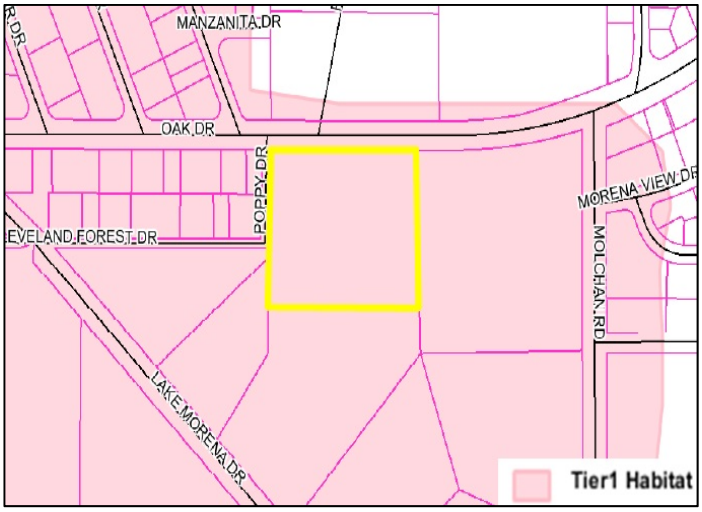
Staff Recommendation

LAND USE CLEAN-UP

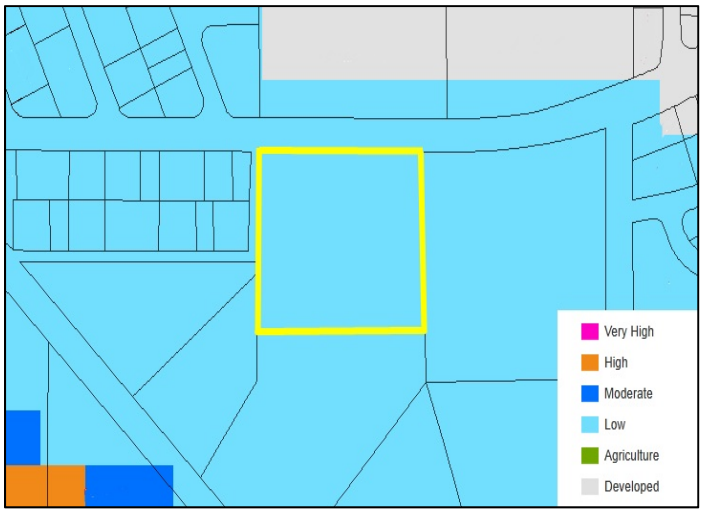
ME104



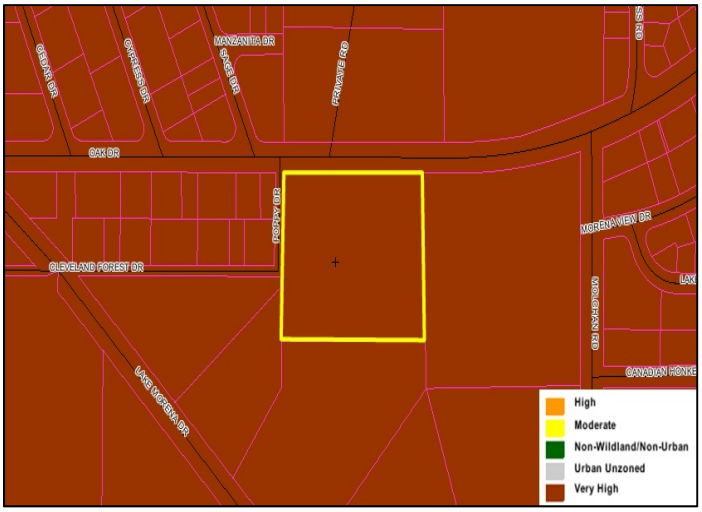
Agriculture



Sensitive Habitat



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

This property is a Board referral/property owner request to return to split zoning on the northern APN of the single legal lot. Some miscommunication with General Plan staff in 2004-2005 occurred and the property owner was under the impression that his split zoning on the northern APN of the legal lot would be retained with the General Plan Update, but it was not. The property owner wants to be able to put his residential accessory structure on the northern APN. Staff proposes to return the property to its less intensive previous split of C-36 and Rural Residential zoning, along with a GP designation split of Rural Commercial and SR-4.

General Plan Consistency

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

The Semi-Rural 4 designation is consistent with Policy LU-2.4 because even though this area of Oak Drive contains several parcels with some commercially-designated land, this area still maintains a semi-rural residential character. Even with the proposed change, the property would still maintain more than an acre of commercial land, fronting Oak Drive, while providing more area for the property owner's desired residential accessory structure.

APN

6060404000

RB4

Proposed Change: Rural Lands 20 to General Commercial (por.)
Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Gordon Stubblefield

Property Size:
1 parcel (33.36 acres; 6 acres proposed to change)

Location/Description:
Just west of I-15 at Rainbow Valley Boulevard; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 20 (RL-20)	1
Proposed Change	GC (por.)	1
GP Update Analyzed	RL-20 and General Commercial	1

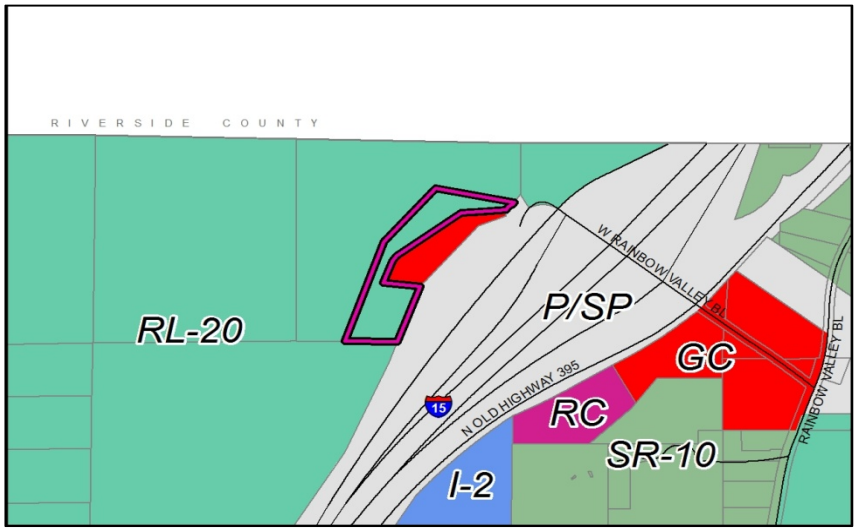
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	C44	None

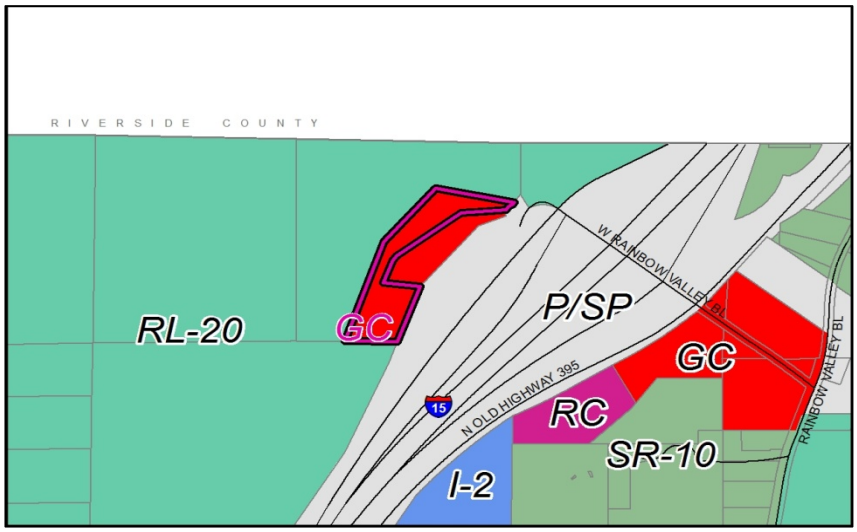
Note:
[1] Rainbow CPG Minutes of June 19, 2013 (attached)



Aerial Photo



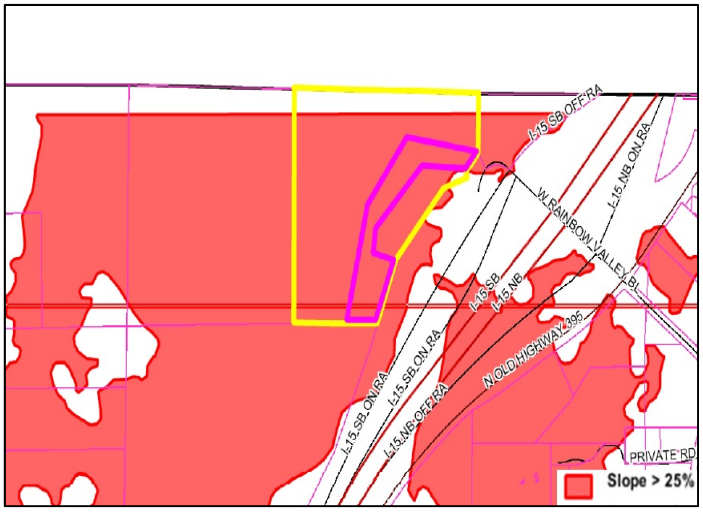
General Plan



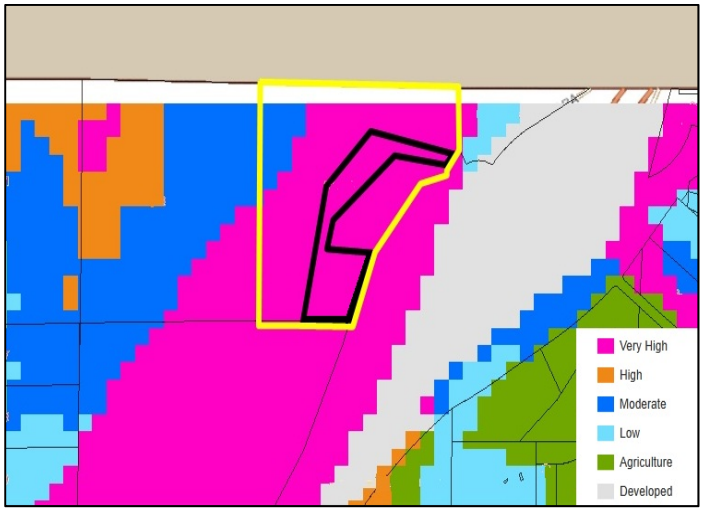
Staff Recommendation

LAND USE CLEAN-UP

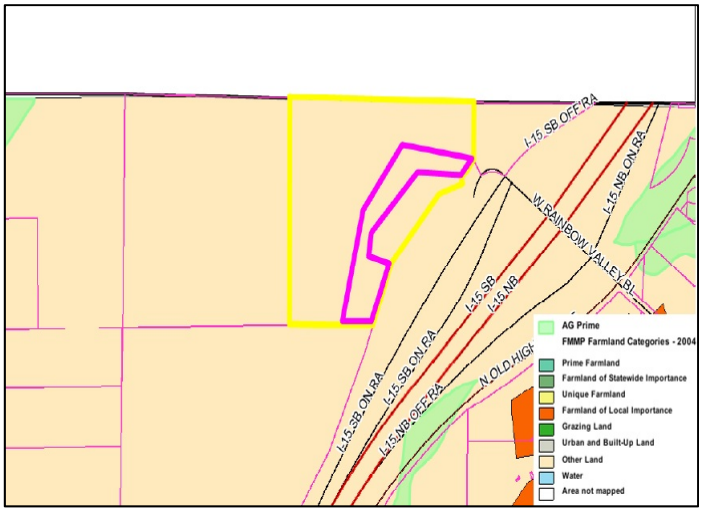
RB4



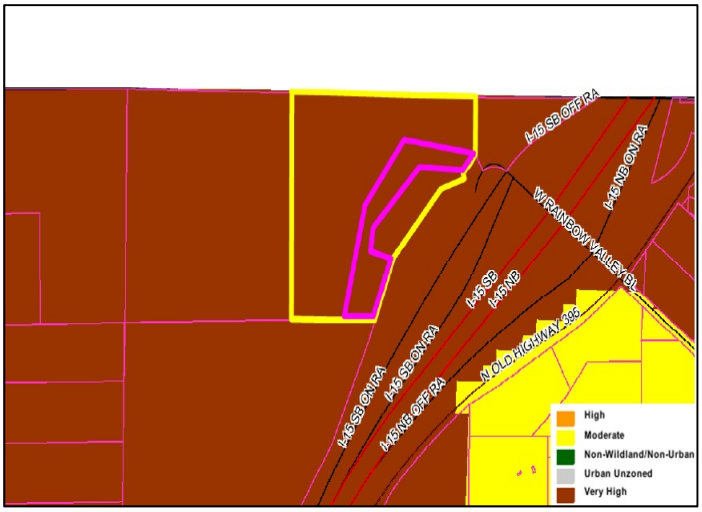
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

This property was omitted from the changes made during the mapping of the General Plan Update. The Board intended to include the additional commercial area in the Land Use map, but it was inadvertently left off. Approximately six acres of commercial would be added to the existing 3-acre commercial area.

General Plan Consistency

Policy M-6.1 Designated Truck Routes. *Minimize heavy truck traffic near schools and within Villages and Residential neighborhoods by designating official truck routes, establishing incompatible weight limits on roads unintended for frequent truck traffic, and carefully locating truck intensive land uses.*

While the proposed designation change would not involve designating official truck routes, the proposed C44 (Freeway Commercial) zoning and intended service station would be located right behind an existing truck weigh station and would likely involve services catered to semi-trucks. Such a use at this west side of I-15 site would help to limit the circulation of semi-trucks on the east side of I-15, where most of the population of Rainbow resides.

APNs

1022210700

Rainbow Community Planning Group Minutes

Minutes Rainbow Planning Group
June 19, 2013

Call to Order: June 19, 2013 at 7:00 PM by Chairperson Drake

Roll Call:

Present: Pete Bacot, Bud Swanson, Frederick Rasp, Jim Anderson, Gary Drake, Dianne Rohwer-Johnson, , Julio Avila, , Curtis Nicolaisen, William Crocker, Nita Pearce, Mila Bonner

Absent: Dennis A. Sanford, Keith Flanagan, Ron Trotter

A quorum was declared by Chairman Drake

Community and County Action Items:

Bob Citrano and Kevin Johnson, both from County Planning, were prsent to answer any questions with regard to the "County General Plan Clean-up items –Land use Map Changes" that the Rainbow Planning Group was to vote on.

The Planning group reqested that the county keep Rainbow better apprised of all County issues conserning Rainbow.

Vote to approve County G P Clean-up Items – Land use Map Changes:

RB 4 Mapping Error (Redesignate approx. six acres of a 32 acre parcel from Rural Lands 20 to General Commercial) aka Stubblefield Property

Approved

RB 101 Ownership Change (Redesignate one parcel from Public Agency Lands to Tribal Lands 86 acres)

Approved

RB 2 Ownership Change (Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space Conservation 93 acres)

Approved

Vote to approve County General Clean-up Items – Non-Land Use Map Changes

Policy COS 1.1.2 – Change wording from "Required" new development to preserve and maintain the existing agricultural uses to "Encourage" new development to...

Approved

Policy COS 1.3.1 – Change wording from "Require development projects to locate mitigation within the Rainbow CPA" to The Community Planning Group perfers that Development projects in Rainbow CPA secure Biological resources mitigation within the Rainbow CPA"

RPGI voted to recommend to adopt alternative wording as In

Keven Johnson's letter, 2nd paragraph and also add these word to

Community Plan

2.2 – Habitate Protection throught Site Design. Require development to be sited I I in the least biologicaly sensitive areas and minimize the loss of natural

habitat.

Approved

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RB101

Proposed Change: Public Agency Lands to Tribal Lands

Basis for Change: Public to Tribal Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
United States of America (Pechanga Indian Reservation)

Property Size:
1 parcel (86 acres)

Location/Description:
Just east of I-15, accessed via Rainbow Heights Road.; inside the County Water Authority boundary

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

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

Land Use

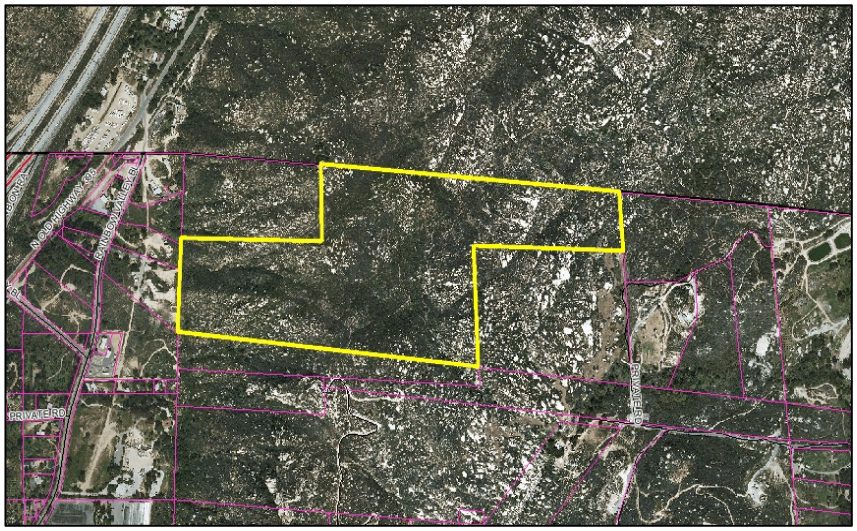
General Plan

Scenario	Designation	DU's
Existing General Plan	Public Agency Lands	0
Proposed Change	Tribal Lands	N/A
GP Update Analyzed	Public/Semi-Public Facilities (P/SP) only	0

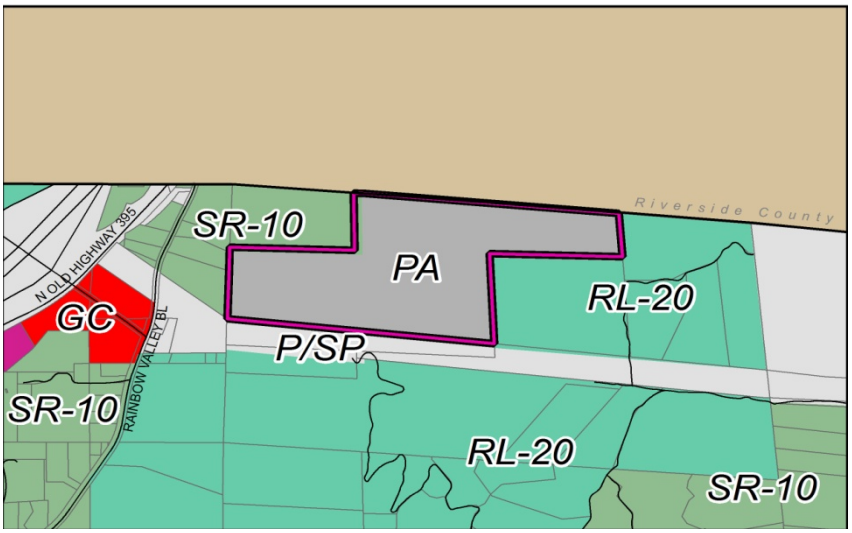
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	Tribal Lands	None

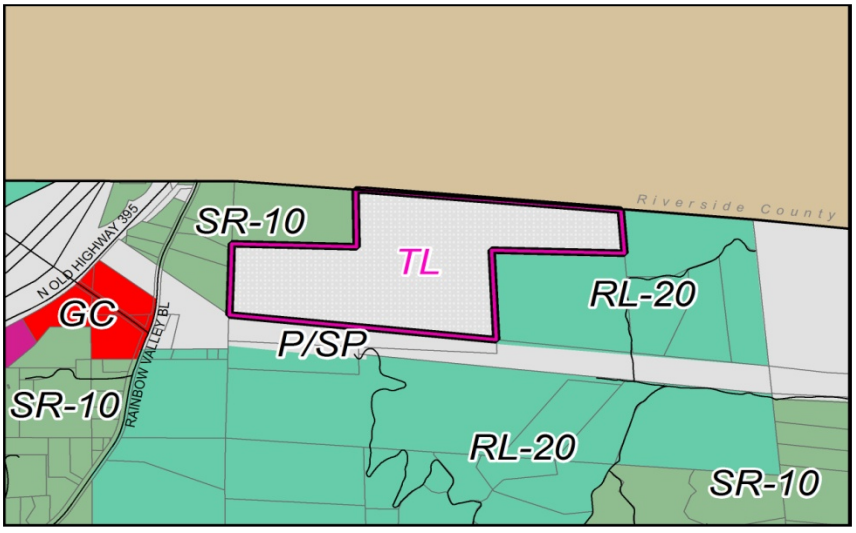
Note:
[1] Rainbow CPG Minutes of June 19, 2013 (attached)



Aerial Photo

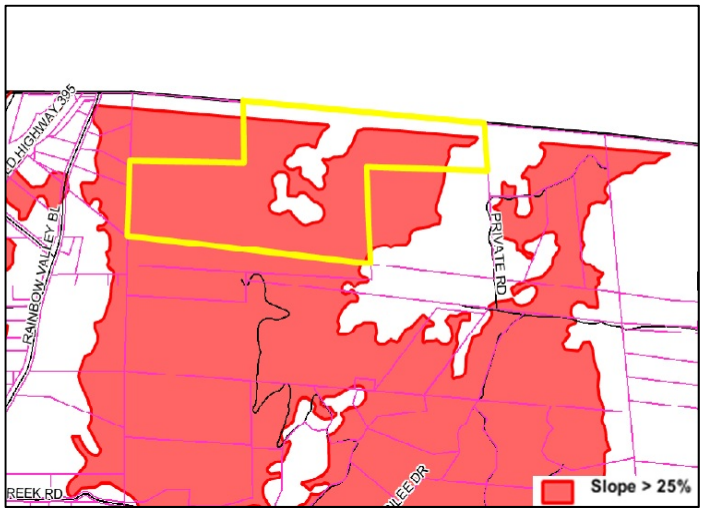


General Plan

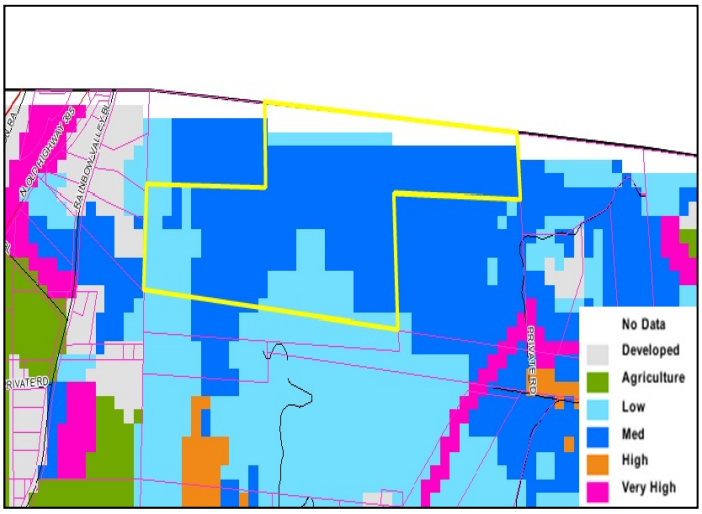


Staff Recommendation

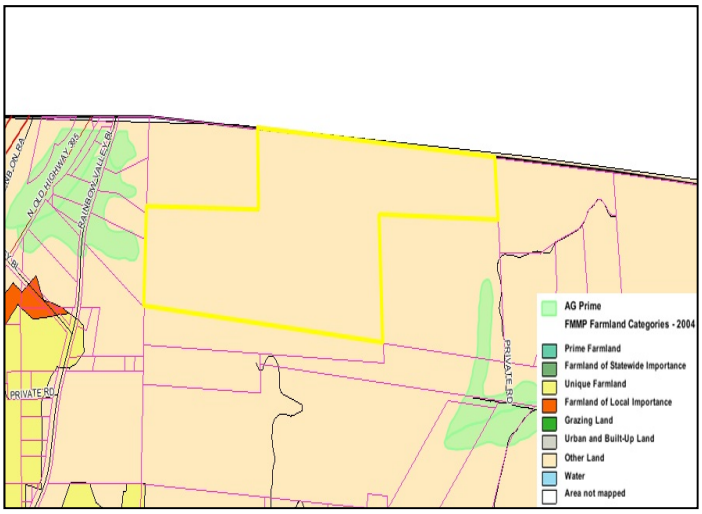
RB101



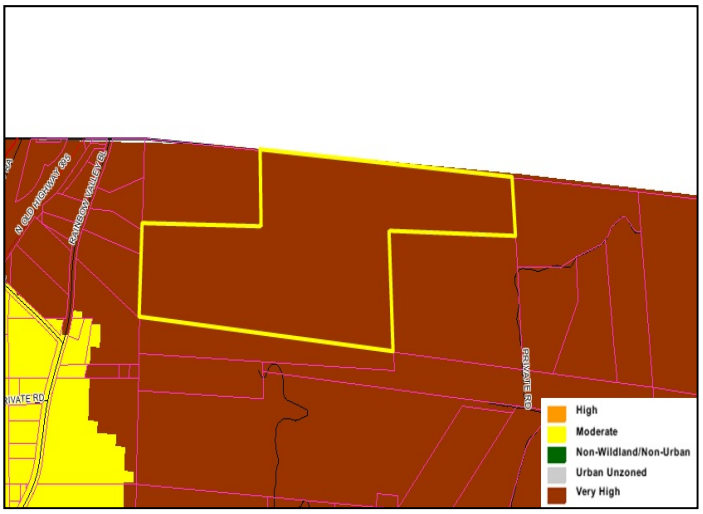
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

The proposed change is to re-designate the 86-acre parcel from Public Agency Lands to Tribal Lands. The property was recently transferred into trust status to become part of the Pechanga Reservation. The parcel is located just east of I-15 and is surrounded by semi-rural and rural lands.

General Plan Consistency

See the General Plan Land Use Element, page 3-16 for a description of the Tribal Lands designation. All lands within reservations receive the Tribal Lands designation.

APNs

1090106000

Rainbow Community Planning Group Minutes

Minutes Rainbow Planning Group
June 19, 2013

Call to Order: June 19, 2013 at 7:00 PM by Chairperson Drake

Roll Call:

Present: Pete Bacot, Bud Swanson, Frederick Rasp, Jim Anderson, Gary Drake, Dianne Rohwer-Johnson, , Julio Avila, , Curtis Nicolaisen, William Crocker, Nita Pearce, Mila Bonner

Absent: Dennis A. Sanford, Keith Flanagan, Ron Trotter

A quorum was declared by Chairman Drake

Community and County Action Items:

Bob Citrano and Kevin Johnson, both from County Planning, were prsent to answer any questions with regard to the "County General Plan Clean-up items –Land use Map Changes" that the Rainbow Planning Group was to vote on.

The Planning group reqested that the county keep Rainbow better apprised of all County issues conserning Rainbow.

Vote to approve County G P Clean-up Items – Land use Map Changes:

RB 4 Mapping Error (Redesignate approx. six acres of a 32 acre parcel from Rural Lands 20 to General Commercial) aka Stubblefield Property

Approved

RB 101 Ownership Change (Redesignate one parcel from Public Agency Lands to Tribal Lands 86 acres)

Approved

RB 2 Ownership Change (Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space Conservation 93 acres)

Approved

Vote to approve County General Clean-up Items – Non-Land Use Map Changes

Policy COS 1.1.2 – Change wording from "Required" new development to preserve and maintain the existing agricultural uses to "Encourage" new development to...

Approved

Policy COS 1.3.1 – Change wording from "Require development projects to locate mitigation within the Rainbow CPA" to The Community Planning Group perfers that Development projects in Rainbow CPA secure Biological resources mitigation within the Rainbow CPA"

RPGI voted to recommend to adopt alternative wording as In

Keven Johnson's letter, 2nd paragraph and also add these word to

Community Plan

2.2 – Habitate Protection throught Site Design. Require development to be sited I I in the least biologicaly sensitive areas and minimize the loss of natural

habitat.

Approved

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RB102

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Open Space Acquisition

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego
Property Size:
1 parcel (93 acres)
Location/Description:
East of I-15, accessed via Mount Olympus Valley Road; inside the County Water Authority boundary

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

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

Land Use

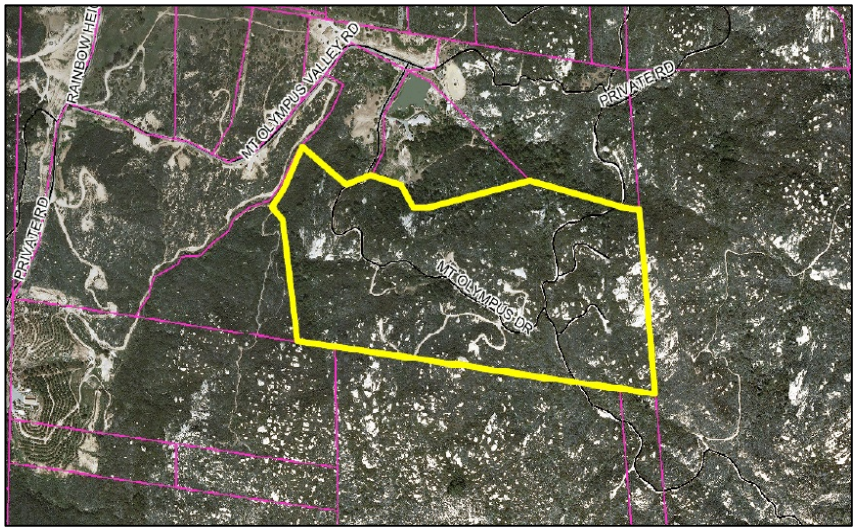
General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40 (RL-40)	2
Proposed Change	Open Space – Conservation (OS/C)	0
GP Update Analyzed	RL-40	2

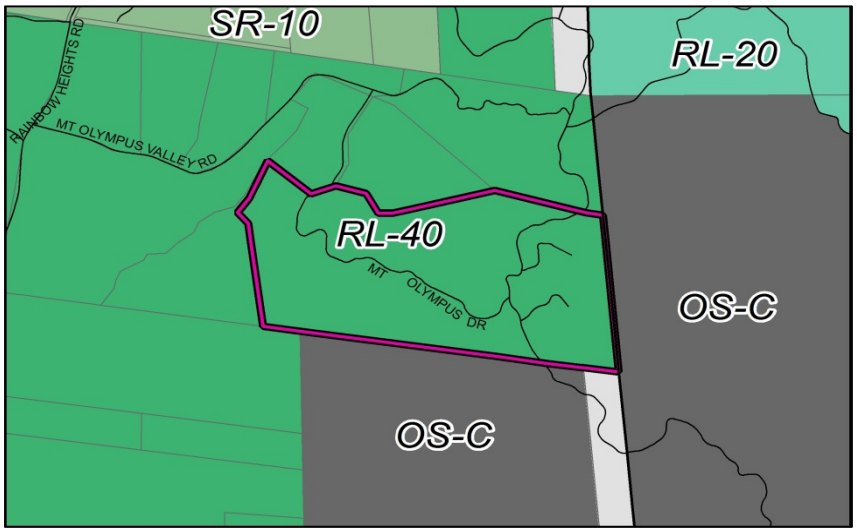
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	8 acres
Proposed	S80	8 acres

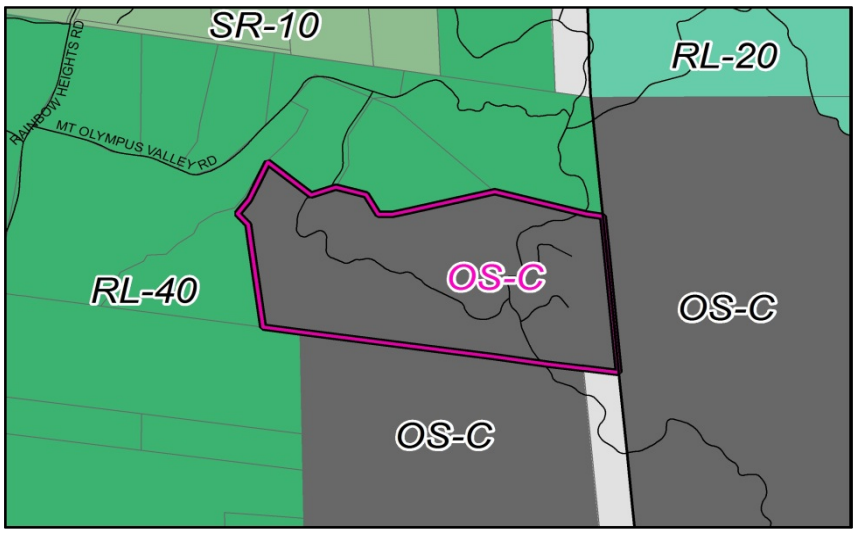
Note:
[1] Rainbow CPG Minutes of June 19, 2013 (Attached)



Aerial Photo

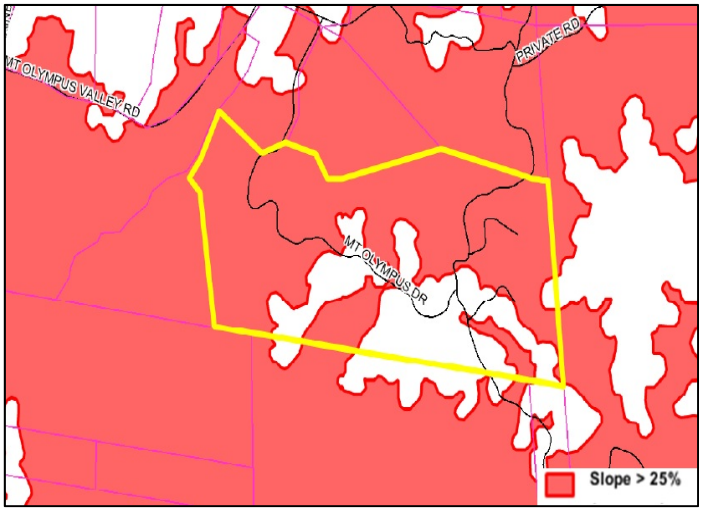


General Plan

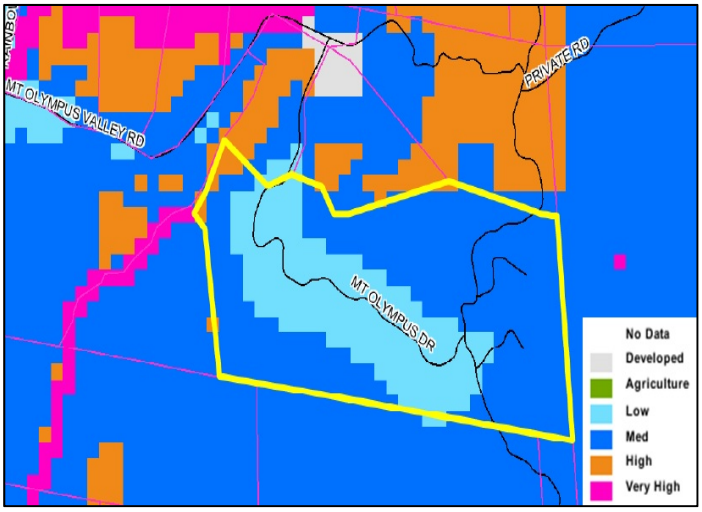


Staff Recommendation

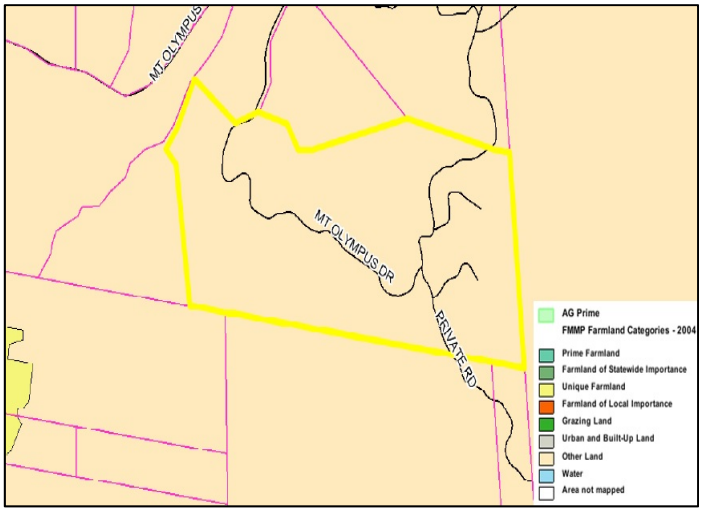
RB102



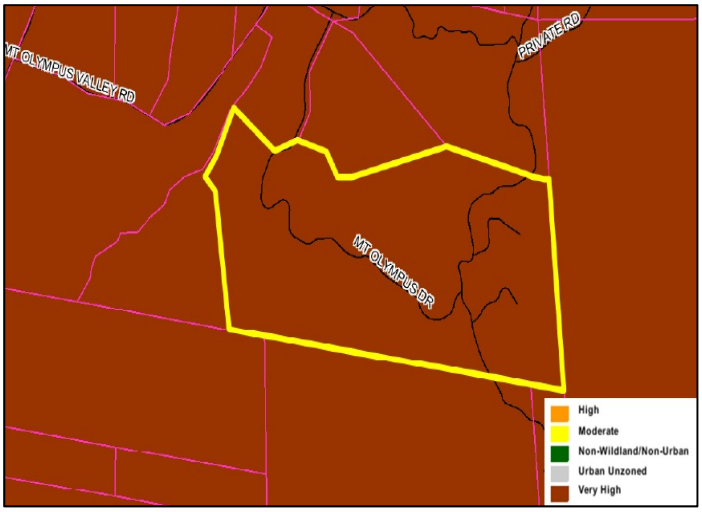
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one 93-acre parcel from RL-40 to Open Space-Conservation. This purchase adds to the existing County open space preserves to the south and east, to further protect the sensitive habitats found in the mesas and canyons around Mount Olympus.

General Plan Consistency

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

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- This acquisition would add to the County-owned open space to the south and east as part of a proposed MSCP preserve area in the draft North County MSCP Plan.
- This acquisition will protect a critical linkage in an existing wildlife corridor that extends from Riverside County down to the Pala Indian Reservation.

APN

1094112400

LAND USE CLEAN-UP

Rainbow Community Planning Group Minutes

Minutes Rainbow Planning Group
June 19, 2013

Call to Order: June 19, 2013 at 7:00 PM by Chairperson Drake

Roll Call:

Present: Pete Bacot, Bud Swanson, Frederick Rasp, Jim Anderson, Gary Drake, Dianne Rohwer-Johnson, , Julio Avila, , Curtis Nicolaisen, William Crocker, Nita Pearce, Mila Bonner

Absent: Dennis A. Sanford, Keith Flanagan, Ron Trotter

A quorum was declared by Chairman Drake

Community and County Action Items:

Bob Citrano and Kevin Johnson, both from County Planning, were prsent to answer any questions with regard to the "County General Plan Clean-up items –Land use Map Changes" that the Rainbow Planning Group was to vote on.

The Planning group reqested that the county keep Rainbow better apprised of all County issues conserning Rainbow.

Vote to approve County G P Clean-up Items – Land use Map Changes:

RB 4 Mapping Error (Redesignate approx. six acres of a 32 acre parcel from Rural Lands 20 to General Commercial) aka Stubblefield Property

Approved

RB 101 Ownership Change (Redesignate one parcel from Public Agency Lands to Tribal Lands 86 acres)

Approved

RB 2 Ownership Change (Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space Conservation 93 acres)

Approved

Vote to approve County General Clean-up Items – Non-Land Use Map Changes

Policy COS 1.1.2 – Change wording from "Required" new development to preserve and maintain the existing agricultural uses to "Encourage" new development to...

Approved

Policy COS 1.3.1 – Change wording from "Require development projects to locate mitigation within the Rainbow CPA" to The Community Planning Group perfers that Development projects in Rainbow CPA secure Biological resources mitigation within the Rainbow CPA"

RPGI voted to recommend to adopt alternative wording as In

Keven Johnson's letter, 2nd paragraph and also add these word to

Community Plan

2.2 – Habitate Protection throught Site Design. Require development to be sited I I in the least biologicaly sensitive areas and minimize the loss of natural

habitat.

Approved

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RM101

Proposed Change: Rural Lands 40 to Open Space-Conservation	
Basis for Change: Open Space Acquisition	
Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR purchase)
Property Size:
11 parcels (806 acres)
Location/Description:
Approximately 2 miles east of SR-67; accessed via Mussey Grade Road

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

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

Land Use

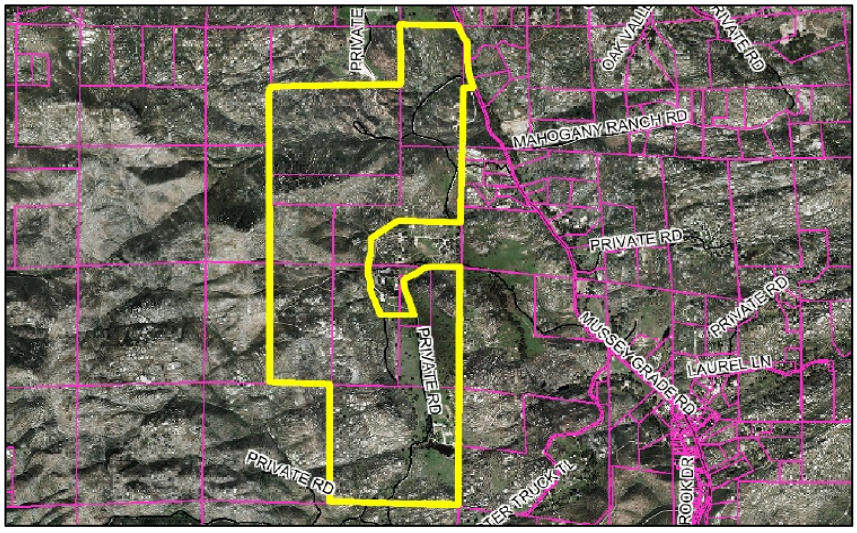
General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 40 (RL-40)	20
Proposed Change	Open Space – Conservation (OS/C)	0
GP Update Analyzed	Public/Semi-Public Facilities (P/SP) only	20

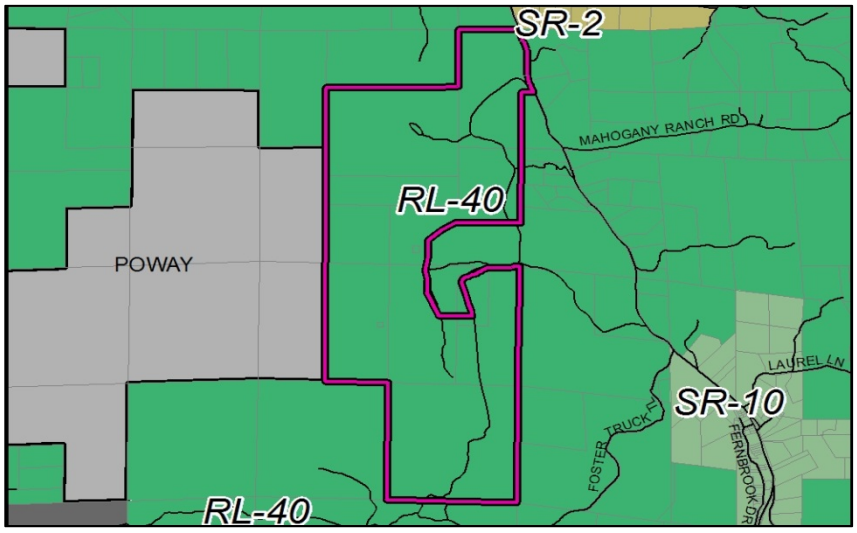
Zoning

Scenario	Designation	Min. Lot Size
Existing	A70	4,8 acres
Proposed	S80	4,8 acres

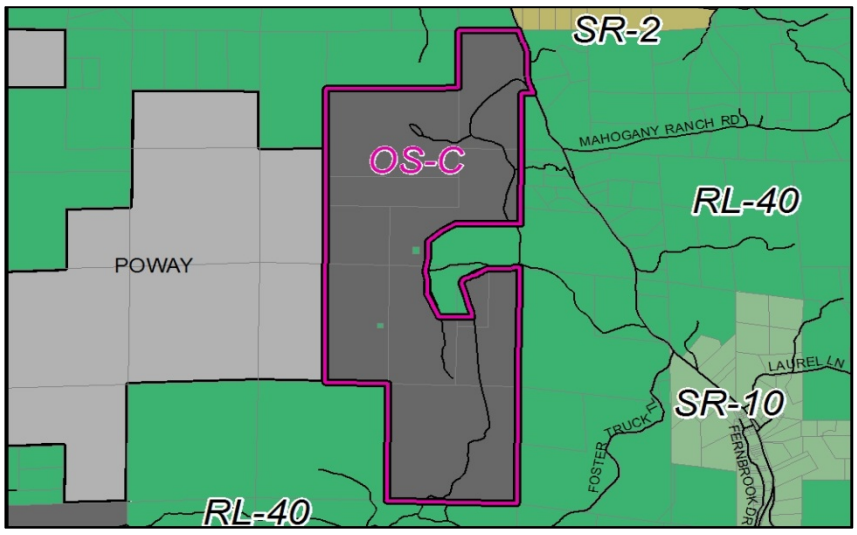
Note:
[1] Ramona CPG recommendation letter from May 2, 2013 meeting



Aerial Photo



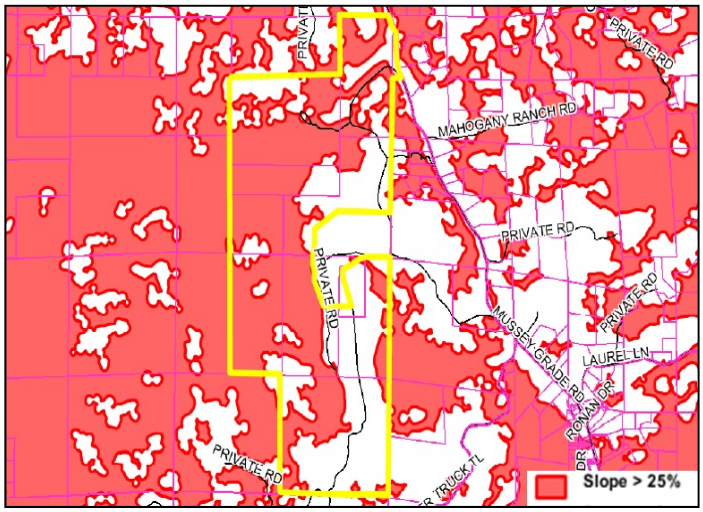
General Plan



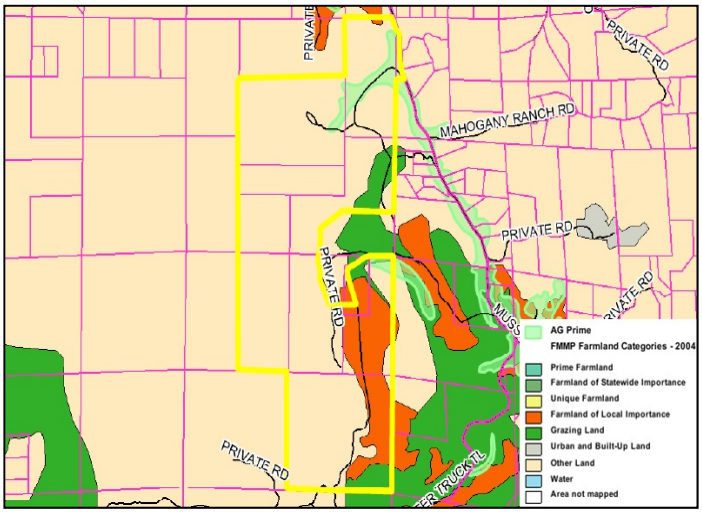
Staff Recommendation

LAND USE CLEAN-UP

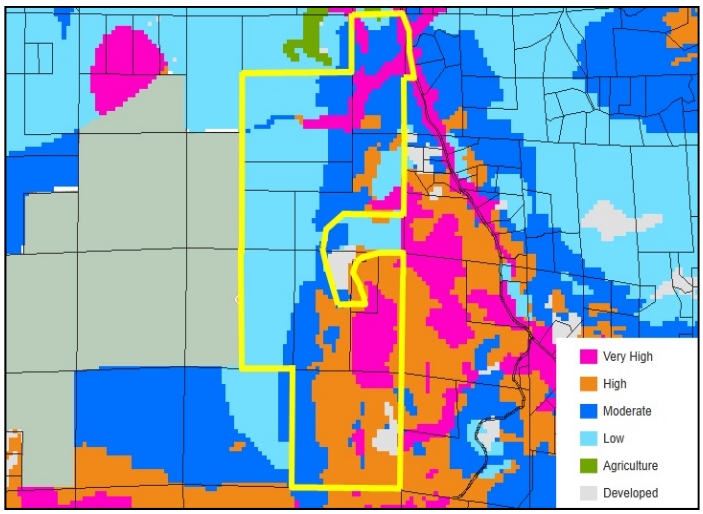
RM101



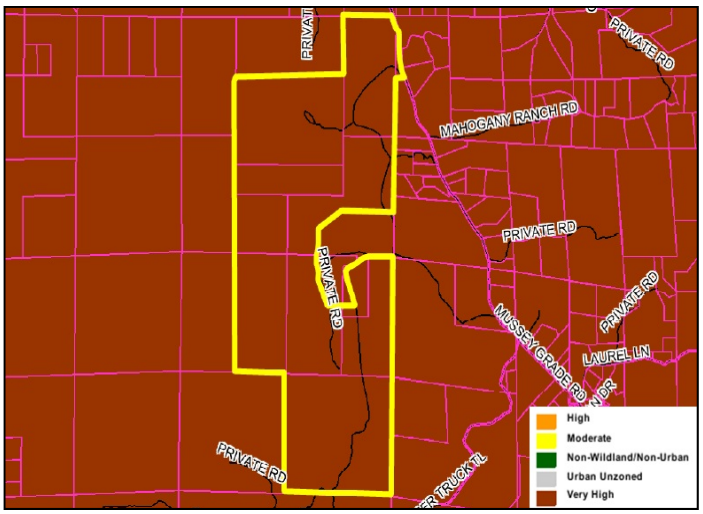
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

These 11 parcels were recently purchased by the County Department of Parks and Recreation. The proposal is to re-designate the 806 total acres from Rural Lands 40 to Open Space-Conservation.

General Plan Consistency

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

The Open Space-Conservation designation is consistent with Policy COS-1.1 because it would expand the wildlife corridor around Iron Mountain and preserve stretches of sensitive oak woodlands.

APNs

3220300200, 3220301000, 3220310100, 3220310200, 3220310600, 3220601100, 3220601300, 3220601600, 3220601800, 3220610300, and 3270112900

Ramona Community Planning Group Recommendation

RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CALIFORNIA 92065
Phone: (760)445-8545

Jim Piva
Chair

Scotty Ensign
Vice-Chair

Kristi Mansolf
Secretary

Chad Anderson

Torry Brean

Jim Cooper

Matt Deskovick

Carl Hickman

Eb Hogervorst

Barbara Jensen

Donna Myers

Dennis Sprong

Paul Stykel

Richard Tomlinson

Kevin Wallace

May 14, 2013

Kevin Johnston
Land Use/Environmental Planner
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: 2013 GENERAL PLAN CLEAN-UP DRAFT PLAN

At the May 2, 2013, meeting, the Ramona Community Planning Group reviewed the proposed changes and clarifications that included County wide policy changes and Ramona Land Use Map changes presented in the 2013 General Plan Clean-up Draft Plan. The following motion was made:

MOTION: TO SUPPORT GPA 12-007, DRAFT 2013 GENERAL PLAN CLEAN-UP.
The motion **passed 12-0-1-0-2,** with 1 member abstaining/ stepping down from the vote and 2 members absent.

Sincerely,

Kristi Mansolf, Secretary
for JIM PIVA, Chair
Ramona Community Planning Group

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SD101

Proposed Change: Open Space-Conservation to Public/Semi-Public

Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Rancho Santa Fe Fire Protection District

Property Size:
1 parcel (3 acres)

Location/Description:
At the intersection of Calle Ambiente and Del Dios Hwy; inside the County Water Authority boundary

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

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

Land Use

General Plan

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

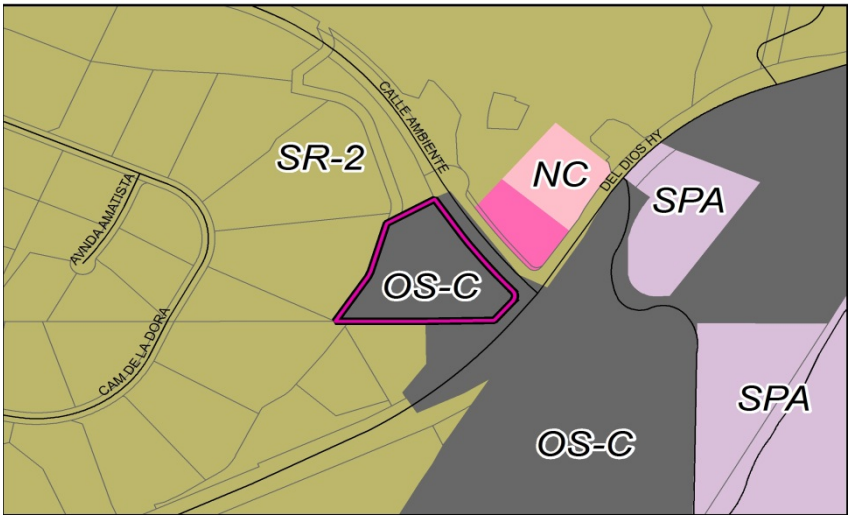
Zoning

Scenario	Designation	Min. Lot Size
Existing	C-36	None
Proposed	RR	None

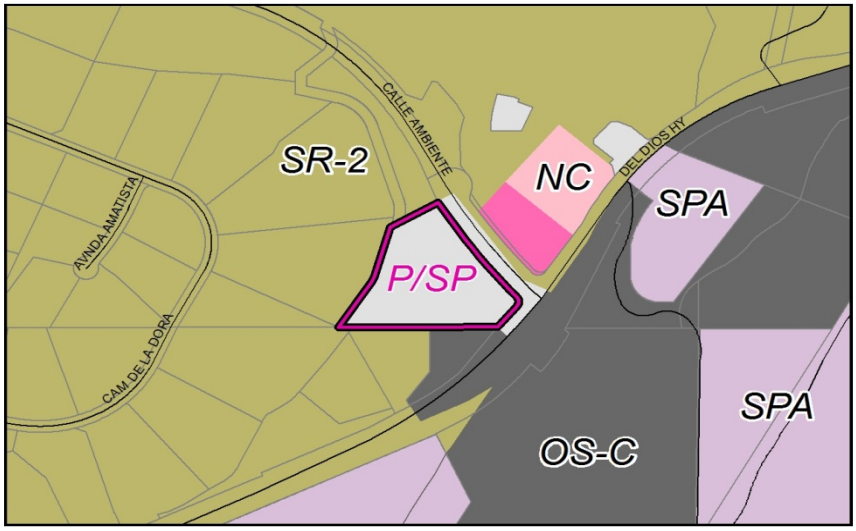
Note:
[1] San Dieguito CPG Minutes of May 23, 2013 (attached)



Aerial Photo



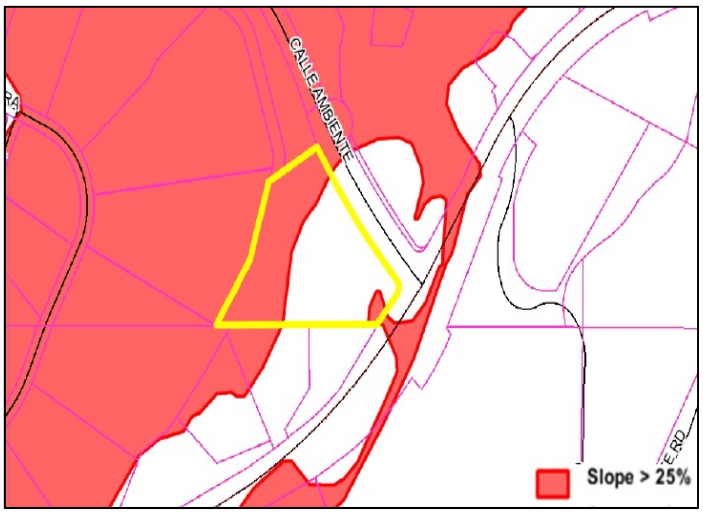
General Plan



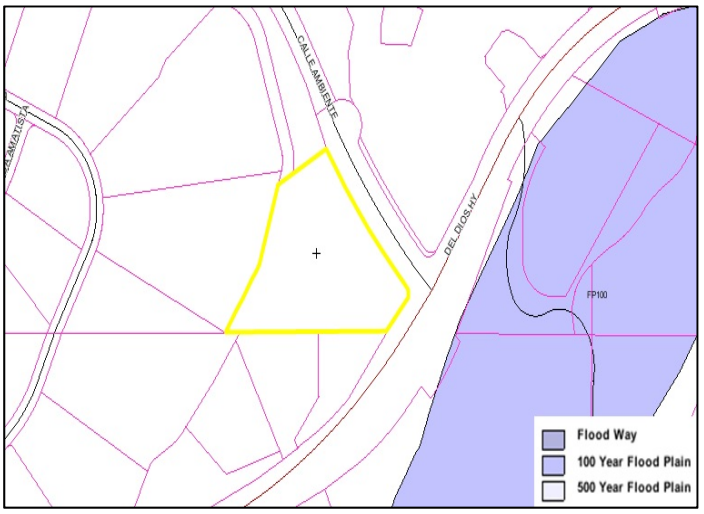
Staff Recommendation

LAND USE CLEAN-UP

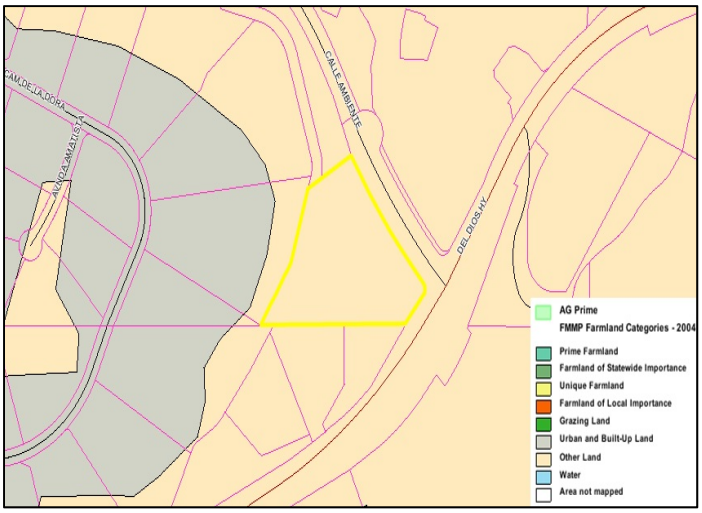
SD101



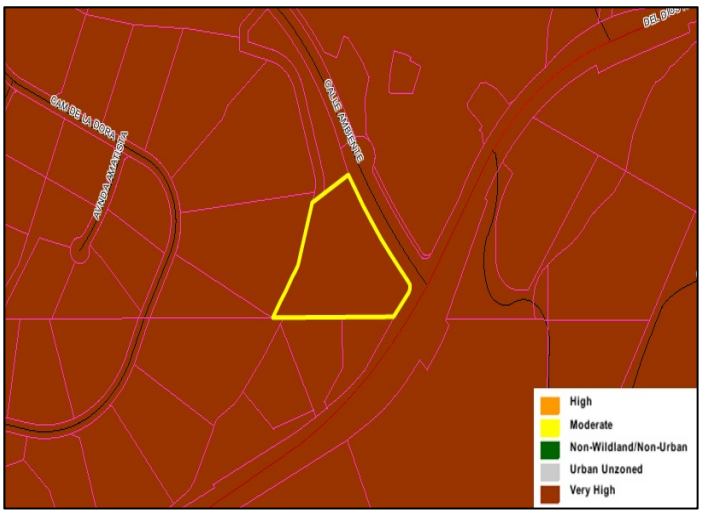
Steep Slope (Greater than 25%)



Floodplain



Agricultural Lands



Fire Hazard Severity Zones

Context

This property was incorrectly designated Open Space-Conservation during the General Plan Update due to a mapping error. To correct this error, the proposal is to change the designation to Public/Semi-Public Facilities. The parcel is located at the intersection of Calle Ambiente and Del Dios Highway. The property is owned by the Rancho Santa Fe Fire Protection District with existing facilities on the property.

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Fire stations receive the Public/Semi-Public Facilities designation.

APN

2654930500

San Dieguito Community Planning Group Minutes

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

MAY 23, 2013

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Clotfelter, Lemarie, Dill, Jones, Liska, Epstein, Hoppenrath, Osborn, Christenfeld
absent: Barnard, Arsivaud-Benjamin

B. **Community & General Plan Update** - ***Continued from 5-9-2013*** Review of proposed draft changes for submittal of comments and corrections to DPLU. Advance Planner: Kevin Johnston, 858.694.3084; SDPG Planner: Lois Jones 760-755-7189 The subject covers:

- the Introduction describes the GP Clean-Up purpose and process – p. 1-1, 1-2 (p. 8-9 in the pdf page counter)
- brief text descriptions of the proposed Land Use Map changes are on p. 2-1 and 2-3 (11 & 13 in the pdf page counter)
- page 3-2 and 3-3 (20 & 21 in the pdf page counter) have additional information on proposed Land Use Map changes (# of parcels, acreage, existing/proposed designations, estimates of change in potential dwelling units, descriptions of Land Use designations and zoning information links)
- the community map of San Dieguito with proposed Land Use Map changes outlined is on p. 3-33 (p. 51 in the pdf page counter)
- zoomed in maps of each proposed Land Use Map change for San Dieguito are on 3-34 through 3-37 (p. 52 – 55 in the pdf page counter)
- proposed corrections/clarifications for countywide General Plan policies/references are on 4-1 through 4-6 (p. 69 – 74 in the pdf page counter)
- proposed policy revisions for the Elfin Forest/Harmony Grove portion of the San Dieguito Community Plan are on 4-20 (p. 88 in the pdf page counter)

MOTION by Lois Jones to recommend approval of the proposed "alternative Policy Language" presented as well as the other changes presented at last meeting. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

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SD104

Proposed Change: Semi-Rural 2 to Public/Semi-Public

Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:

Rancho Santa Fe Fire Protection District (western parcel) and Olivenhain Municipal Water District

Property Size:

2 parcels (0.5 acres)

Location/Description:

At the intersection of Calle Ambiente and Del Dios Hwy; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◒ – partially; ○ - none

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	SR-2	2
Proposed Change	Public/Semi-Public Facilities (P/SP)	0
GP Update Analyzed	SR-2 only	2

Zoning

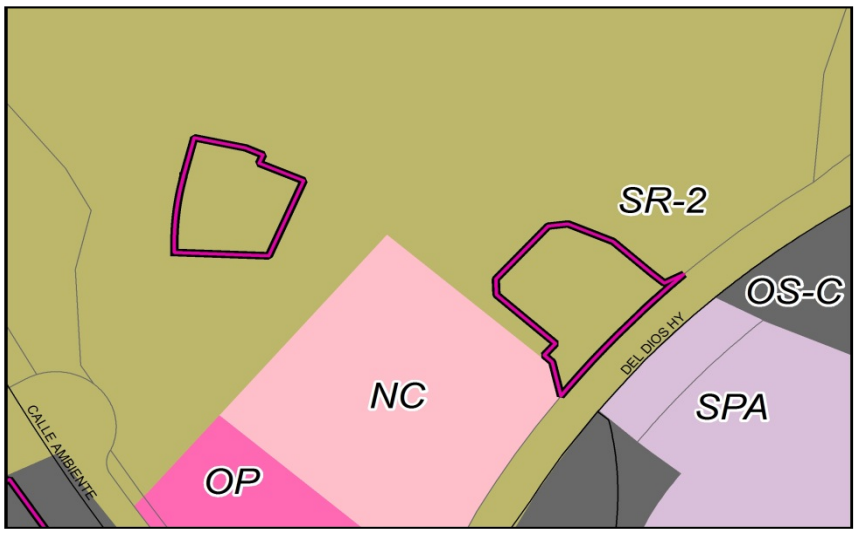
Scenario	Designation	Min. Lot Size
Existing	C-36	None
Proposed	RR	None

Note:

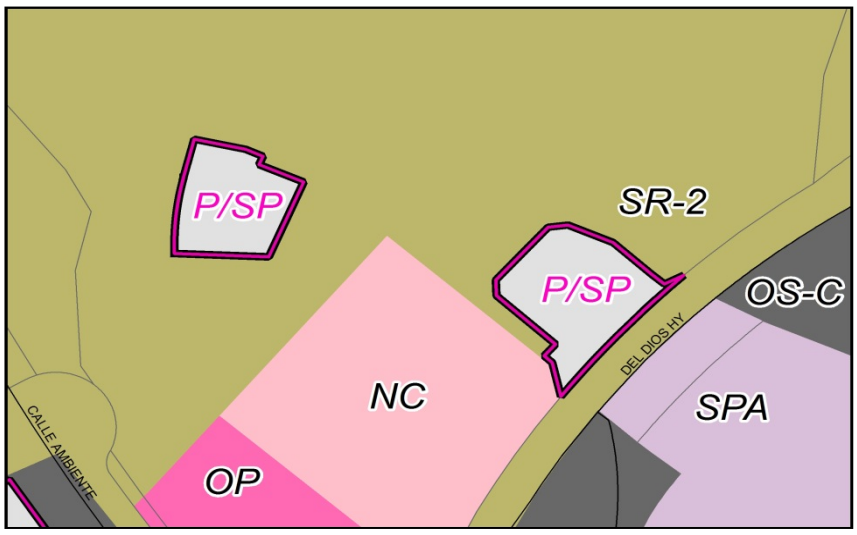
[1] San Dieguito CPG Minutes of May 23, 2013 (attached)



Aerial Photo

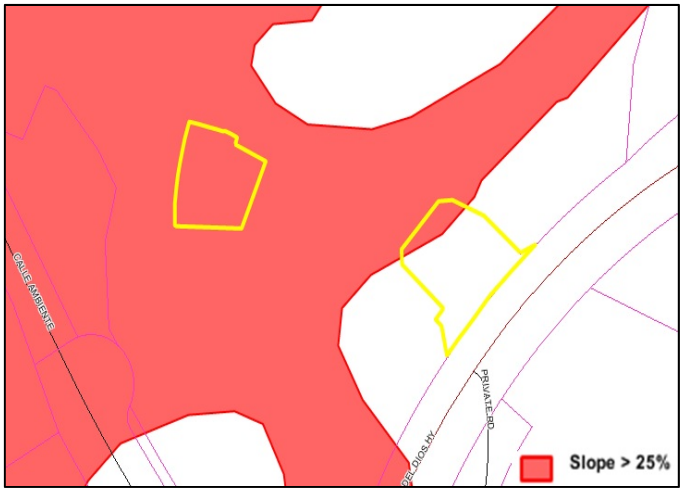


General Plan



Staff Recommendation

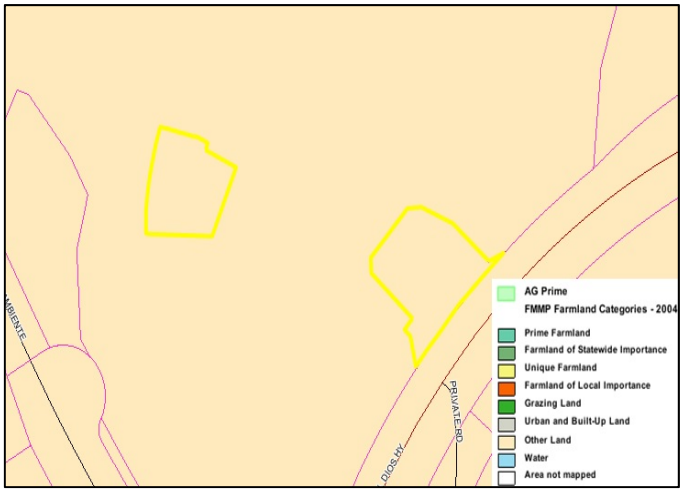
SD104



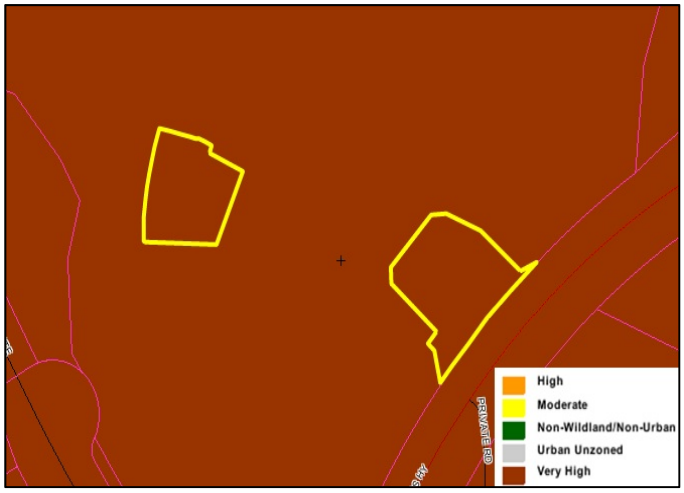
Steep Slope (Greater than 25%)



Floodplain



Agricultural Lands



Fire Hazard Severity Zones

Context

These properties were incorrectly designated Semi-Rural 2 during the General Plan Update due to a mapping error. The designations are being changed from Semi-Rural 2 to Public/Semi-Public for two parcels totaling one-half acre. The western parcel is owned by the Rancho Santa Fe Fire Protection District and the eastern parcel is owned by the Olivenhain Municipal Water District.

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Fire stations and utility district facilities receive the Public/Semi-Public Facilities designation.

APNs

2654931200 and 2654930700

San Dieguito Community Planning Group Minutes

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

MAY 23, 2013

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Clotfelter, Lemarie, Dill, Jones, Liska, Epstein, Hoppenrath, Osborn, Christenfeld
absent: Barnard, Arsivaud-Benjamin

B. **Community & General Plan Update** - ***Continued from 5-9-2013*** Review of proposed draft changes for submittal of comments and corrections to DPLU. Advance Planner: Kevin Johnston, 858.694.3084; SDPG Planner: Lois Jones 760-755-7189 The subject covers:

- the Introduction describes the GP Clean-Up purpose and process – p. 1-1, 1-2 (p. 8-9 in the pdf page counter)
- brief text descriptions of the proposed Land Use Map changes are on p. 2-1 and 2-3 (11 & 13 in the pdf page counter)
- page 3-2 and 3-3 (20 & 21 in the pdf page counter) have additional information on proposed Land Use Map changes (# of parcels, acreage, existing/proposed designations, estimates of change in potential dwelling units, descriptions of Land Use designations and zoning information links)
- the community map of San Dieguito with proposed Land Use Map changes outlined is on p. 3-33 (p. 51 in the pdf page counter)
- zoomed in maps of each proposed Land Use Map change for San Dieguito are on 3-34 through 3-37 (p. 52 – 55 in the pdf page counter)
- proposed corrections/clarifications for countywide General Plan policies/references are on 4-1 through 4-6 (p. 69 – 74 in the pdf page counter)
- proposed policy revisions for the Elfin Forest/Harmony Grove portion of the San Dieguito Community Plan are on 4-20 (p. 88 in the pdf page counter)

MOTION by Lois Jones to recommend approval of the proposed "alternative Policy Language" presented as well as the other changes presented at last meeting. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

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SD105

Proposed Change: Public/Semi-Public to Semi-Rural 2

Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Rancho Cielo Estates LTD

Property Size:
1 parcel (3 acres)

Location/Description:
Approximately one mile north of Del Dios Highway; accessed via Camino de Arriba; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	SR-2	1
GP Update Analyzed	P/SP only	0

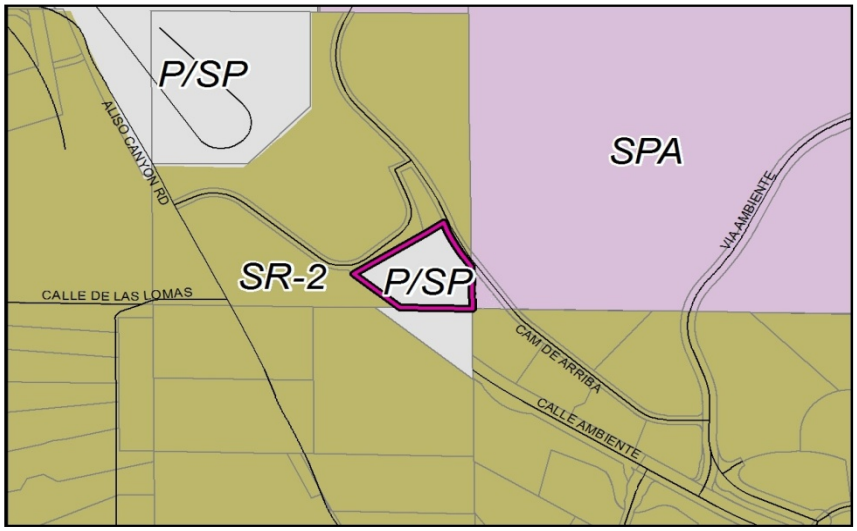
Zoning

Scenario	Designation	Min. Lot Size
Existing	P/SP	2 acres
Proposed	SR-2	2 acres

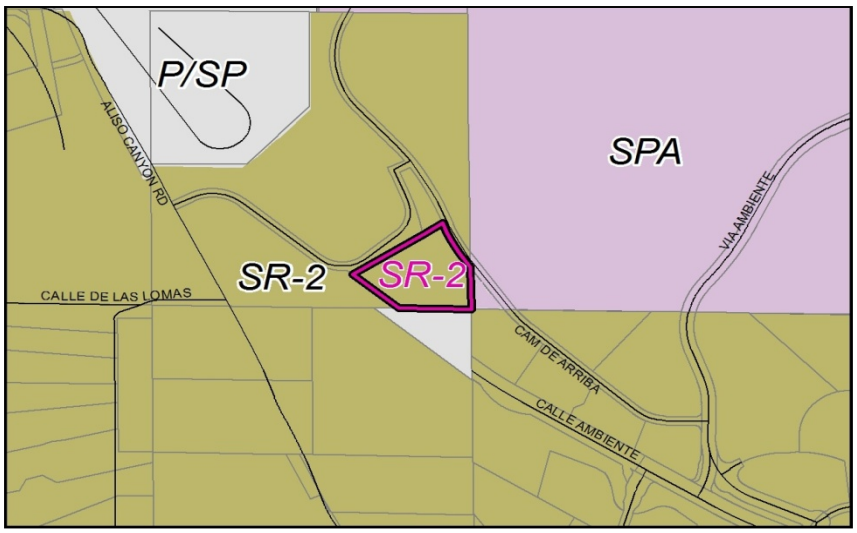
Note:
[1] San Dieguito CPG Minutes of May 23, 2013



Aerial Photo



General Plan

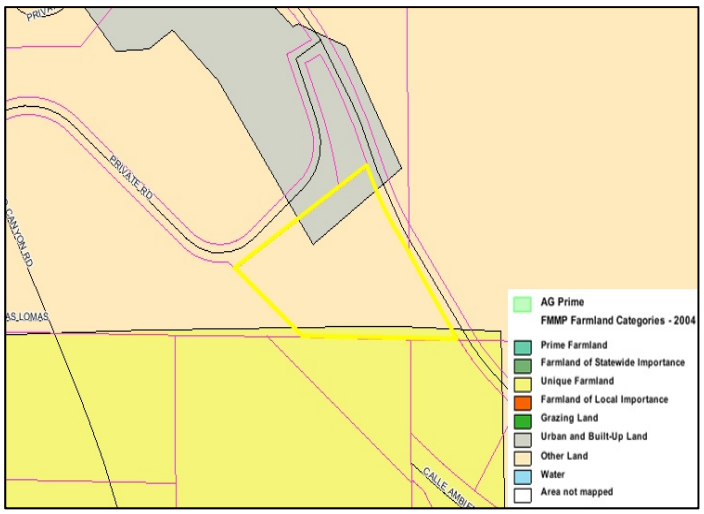


Staff Recommendation

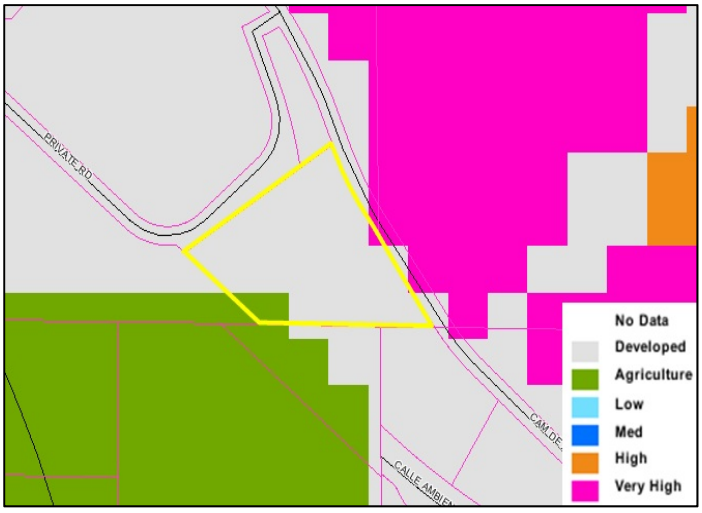
SD105



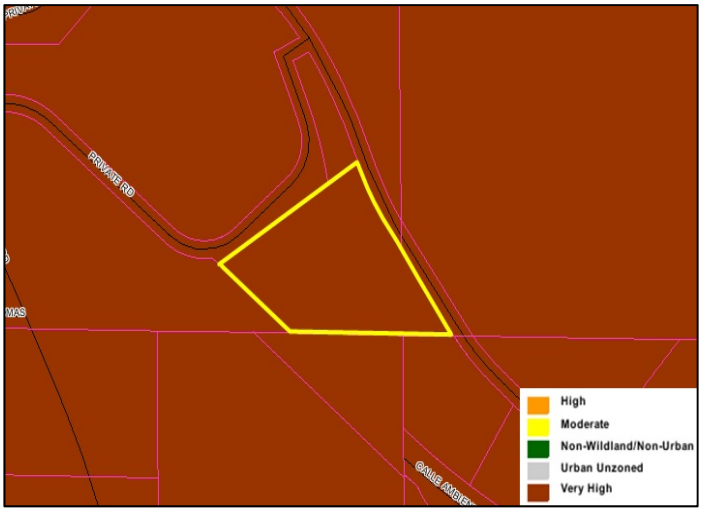
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

This property was incorrectly designated as Public/Semi-Public Facilities during the General Plan Update due to a mapping error. To correct this error, the proposal is to change the designation to Semi-Rural 2, to match the surrounding properties. This change would not apply to the southeast corner of the parcel, as shown on the maps. This corner of the parcel is currently designated Specific Plan Area (SPA) and would retain that designation, as part of the Rancho Cielo Specific Plan.

General Plan Consistency

Policy 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.*

The Semi-Rural 2 designation is consistent with policy LU-1.1 because the proposed SR-2 designation is surrounded by properties with SR-2 designations and is located entirely within the Semi-Rural Regional Category on the Regional Categories Map.

APN

2652707100

San Dieguito Community Planning Group Minutes

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

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MOTION by Lois Jones to recommend approval of the proposed "alternative Policy Language" presented as well as the other changes presented at last meeting. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

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SV101

Proposed Change: VR-15 to Neighborhood Commercial

Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Homeland Construction Inc.
Property Size:
1 parcel (0.5 acres)
Location/Description:
Approximately one mile south of SR-94 near Jamacha Boulevard; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Village Residential-15 (VR-15)	6
Proposed Change	Neighborhood Commercial (NC)	0
GP Update Analyzed	VR-15 only	6

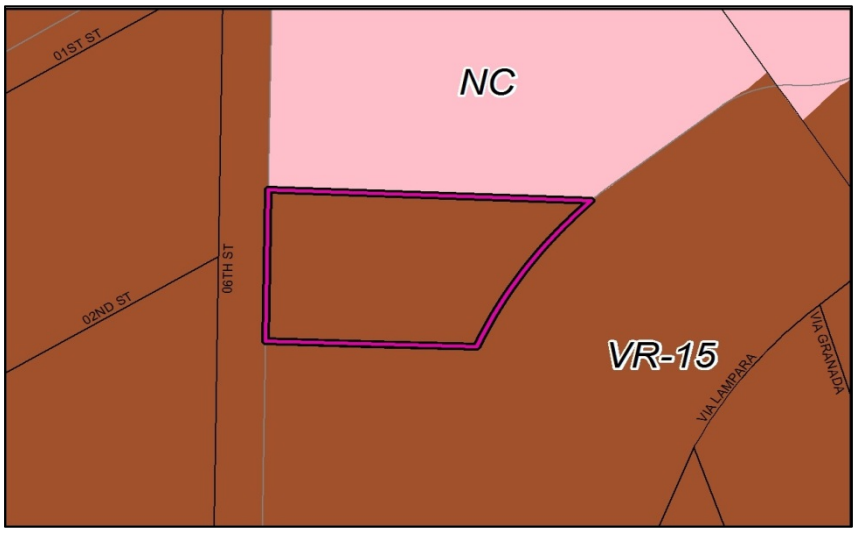
Zoning

Scenario	Designation	Min. Lot Size
Existing	C36	None
Proposed	C36	None

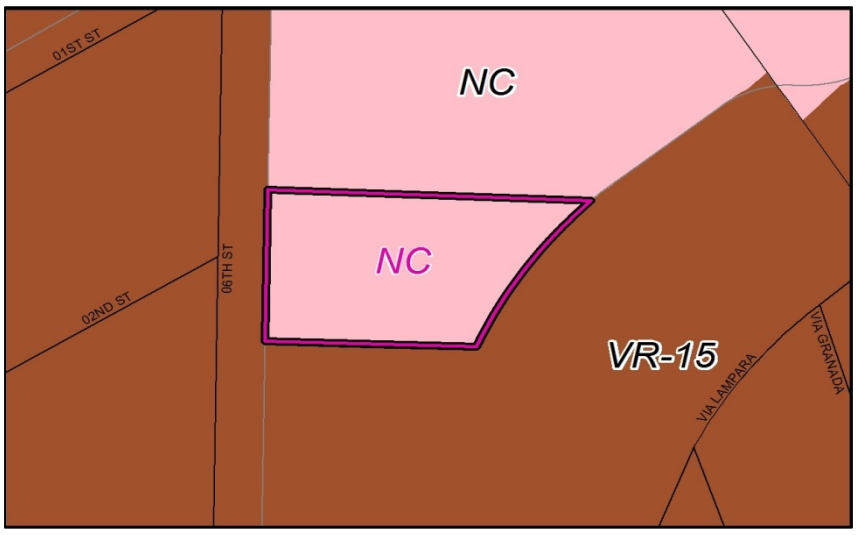
Note:
[1] Spring Valley CPG Recommendation Form of June 11, 2013 (attached)



Aerial Photo

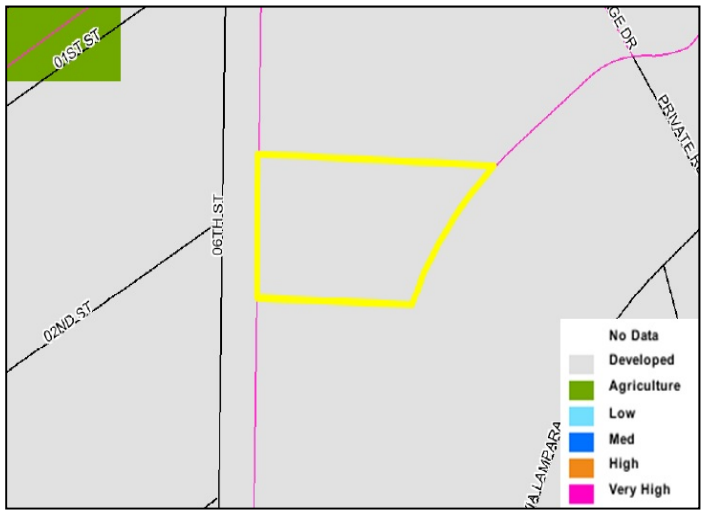


General Plan

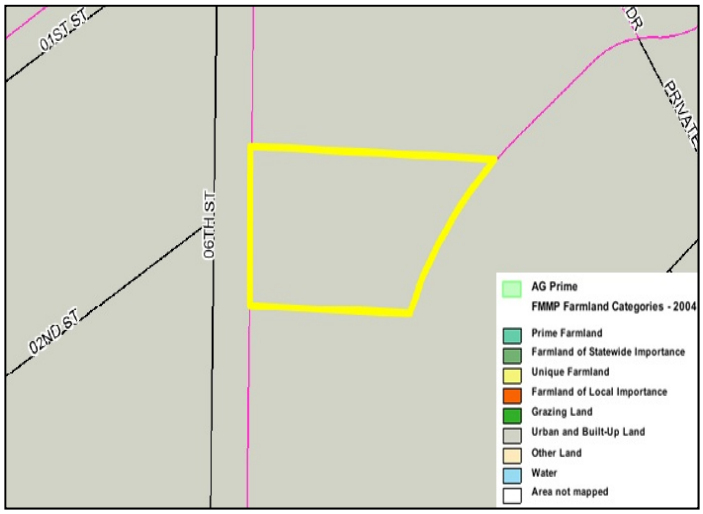


Staff Recommendation

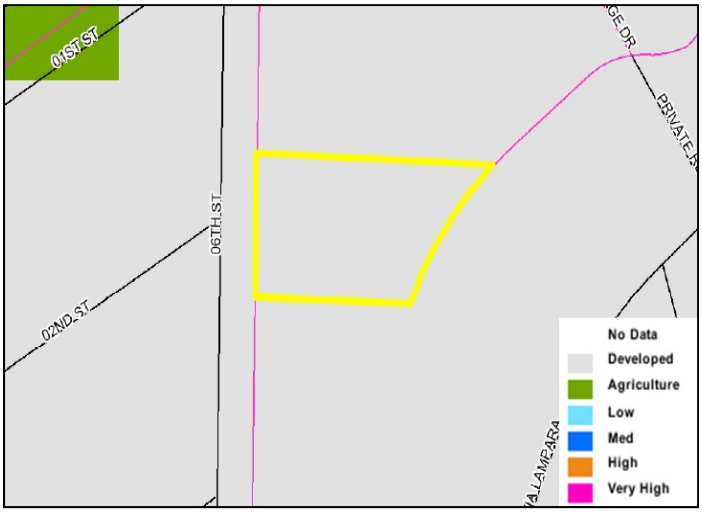
SV101



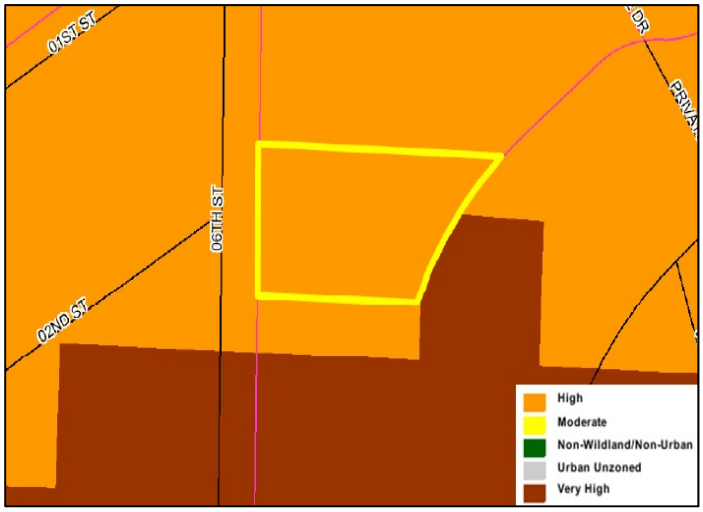
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

This one-half acre parcel has a General Plan designation that is inconsistent with its zoning designation due to a mapping error. The property is currently zoned C36, but has a General Plan designation of Village Residential 15. To correct this error, the proposal is to change the General Plan designation to Neighborhood Commercial. The parcel designation change will make it consistent with the parcels to the north in the same shopping center, which are designated Neighborhood Commercial.

General Plan Consistency

Policy 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.*

The Neighborhood Commercial designation is consistent with policy LU-11.1 because the property is developed within an existing shopping center along a major Mobility Element road with transit service (Jamacha Boulevard), and the shopping center is surrounded by high density Village Residential designated neighborhoods.

APN

5060501000

Spring Valley Community Planning Group Recommendation Form

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): NONE

Project Name: 2013 GENERAL PLAN CLEAN UP

Planning/ Sponsor Group: SPRING VALLEY CPG

Results of Planning/ Sponsor Group Review

Meeting Date: 6/11/2013

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

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

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

MOTION:

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

VOTE: 11 **Yes** 0 **No** 0 **Abstain**

C. Recommended conditions of approval:

SPRING VALLEY CPG IS OK WITH THE MOBILITY ELEMENT & LAND USE MAP REVISIONS FOR SPRING VALLEY.

Reported by: [signature] Position: 2 Date: 6/11/2013

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VDO102

Proposed Change: Public/Semi-Public to Limited Impact Industrial (I-1)

Basis for Change: Public to Private Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Bailey RSD Self Storage Inc.
Property Size:
2 parcels (4 acres)
Location/Description:
Near the intersection of Jamacha Rd. and Campo Rd.; inside the County Water Authority boundary

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

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

Land Use

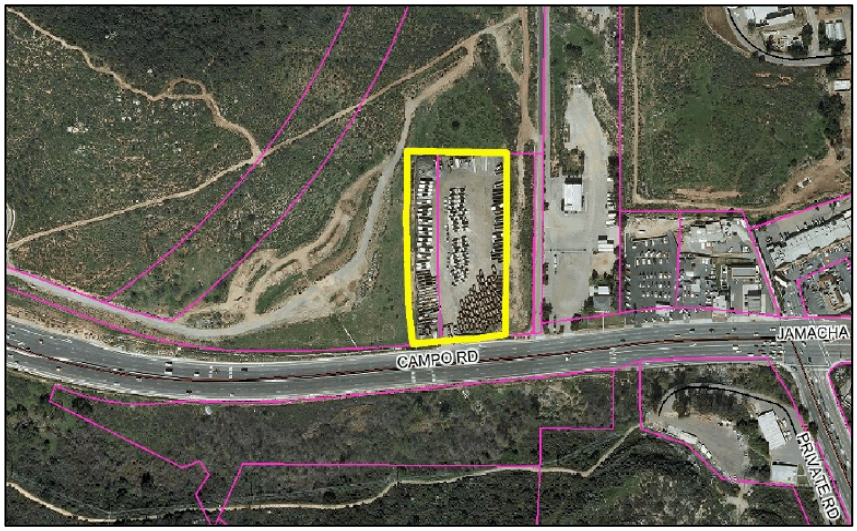
General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	Limited Impact Industrial (I-1)	0
GP Update Analyzed	P/SP	0

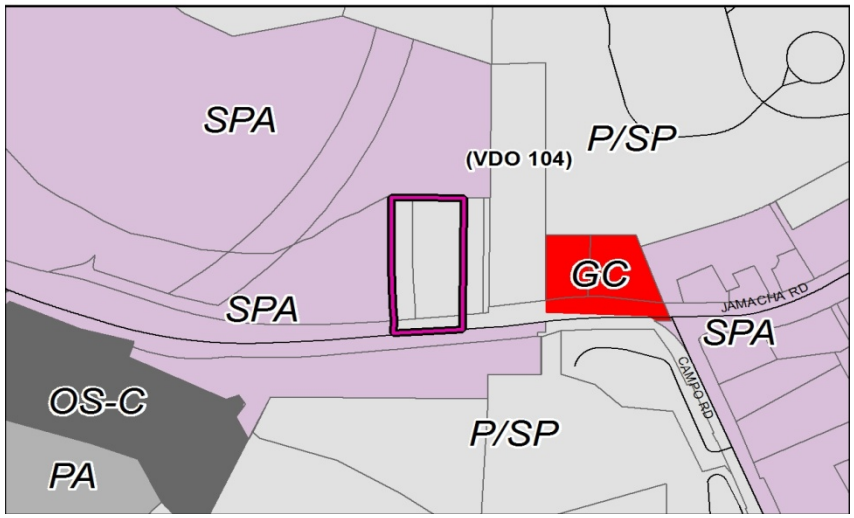
Zoning

Scenario	Designation	Min. Lot Size
Existing	M52	None
Proposed	M52	None

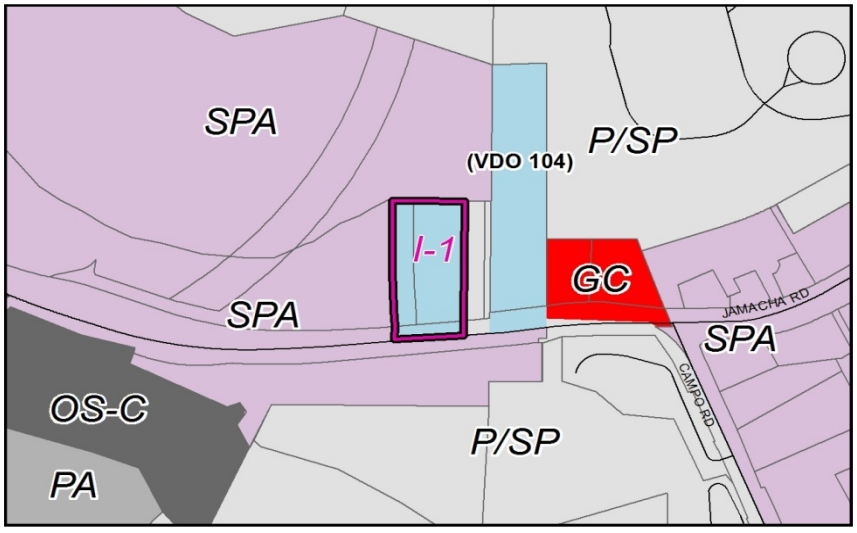
Note:
[1] Valle De Oro CPG Minutes of May 7, 2013 (attached)



Aerial Photo

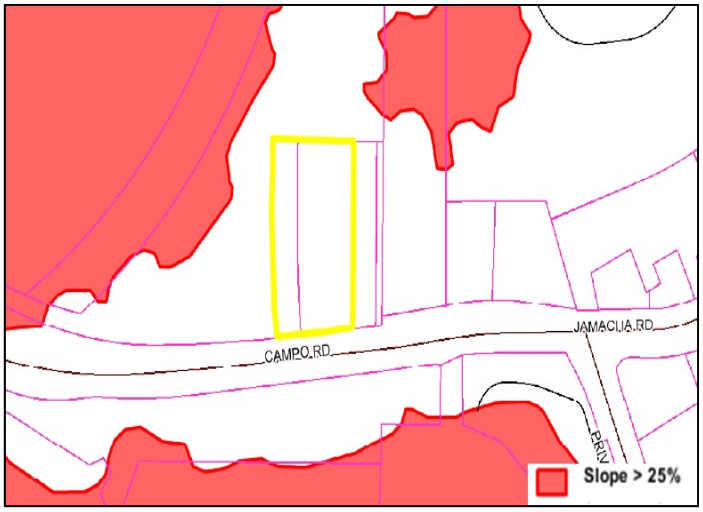


General Plan



Staff Recommendation

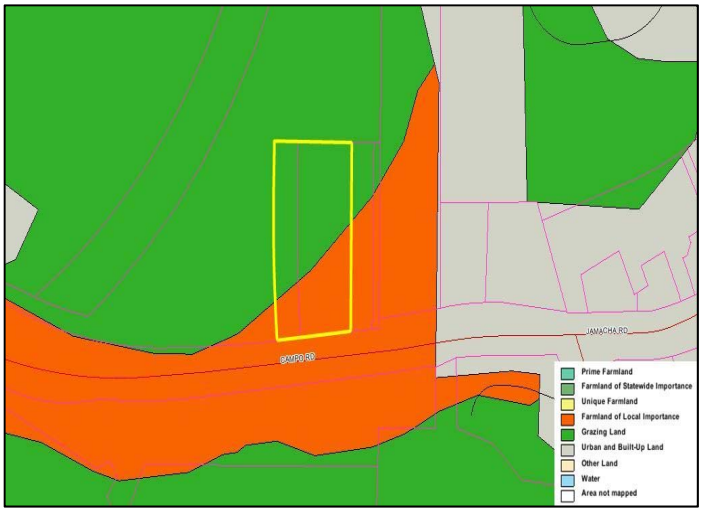
VDO102



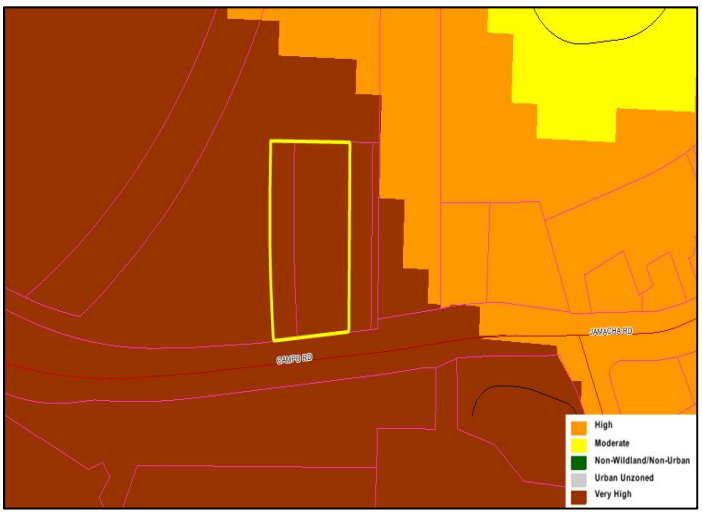
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

These two parcels that consist of four acres were transferred from public to private ownership. A General Plan designation change from Public/Semi-Public Facilities to Limited Impact Industrial is proposed, to make the General Plan Land Use designation consistent with the zoning, which was changed to M52 (Limited Impact Industrial) through a Rezone.

General Plan Consistency

Policy LU-11.2 Compatibility with Community Character. *Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.*

The Limited Impact Industrial designation is consistent with Policy LU-11.2 because the property and adjacent properties are already zoned Industrial and the closest residences are a half mile away, thus reducing the potential for impacts to residents from industrial activity.

APNs

5060106200 and 5060106500

Valle De Oro Community Planning Group Minutes

County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

REGULAR MEETING MINUTES: May 7, 2013

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:00 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Henderson, Manning, Perry, Phillips, Reith, Schuppert, Tierney, Wollitz

Absent: Hyatt, Myers, Mitrovich

---

b. 2013 General Plan Clean-up:

1) Redesignates parcels 506-010-62 and 65 and 5060-200-20 on Campo Road near Jamacha Road from Public/Semi Public to Limited Impact Industrial (Subareas VDO 102 & 104.)

PHILLIPS presented. Parcels are in location with difficult access. He believes that Limited Impact Industrial zoning (M52) is a good use for the parcels. Item will be combined with the following item for vote.

PHILLIPS presented. County made an error in their mapping. The zoning should have been SR-0.5. Phillips **moved** to support the County's proposal for Subareas VDO 102 & 104 and VDO103 (Brownlee seconded.)
VOTE: to approve 12-0-0.

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VDO103

Proposed Change: Village Residential 2 to Semi-Rural 0.5

Basis for Change: Mapping Error

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Ivanhoe Ranch Partners LLC and 14 others

Property Size:
15 parcels (26 acres)

Location/Description:
Approximately 1.3 miles north of State Route 94 and one mile east of Jamacha Road; accessed via Willow Glen Drive; inside the County Water Authority boundary

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

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

Land Use

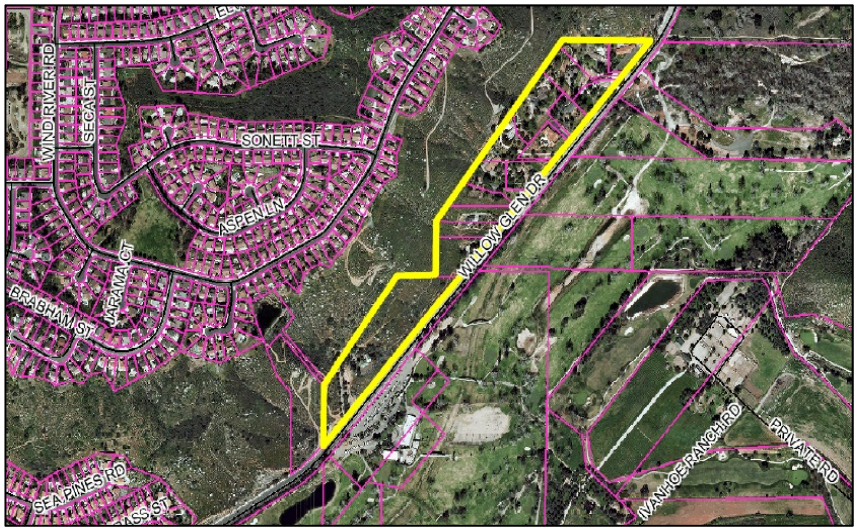
General Plan

Scenario	Designation	DU's
Existing General Plan	Village Residential 2 (VR-2)	46
Proposed Change	Semi-Rural 0.5 (SR-0.5)	35
GP Update Analyzed	VR-2 only	46

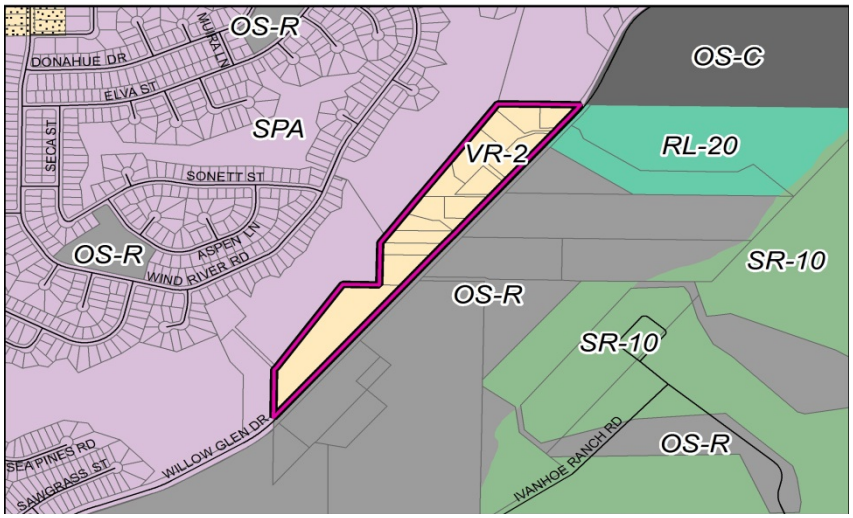
Zoning

Scenario	Designation	Min. Lot Size
Existing	RR	1 acre
Proposed	RR	1 acre

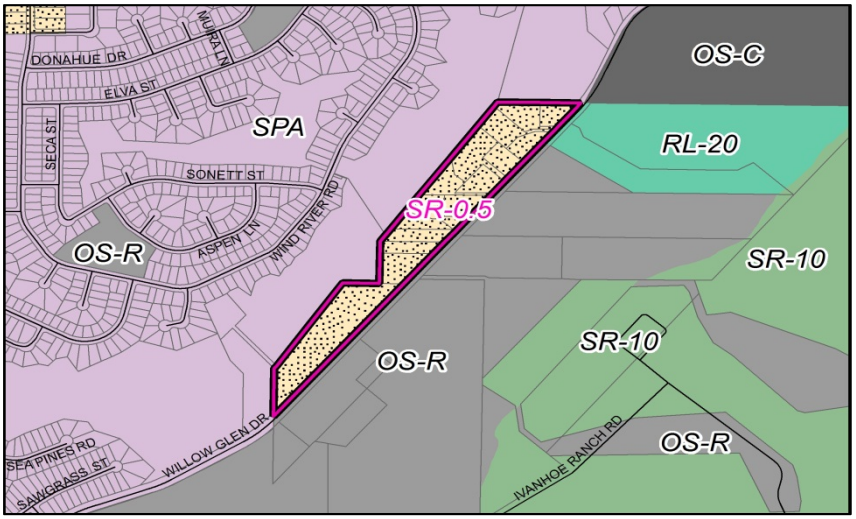
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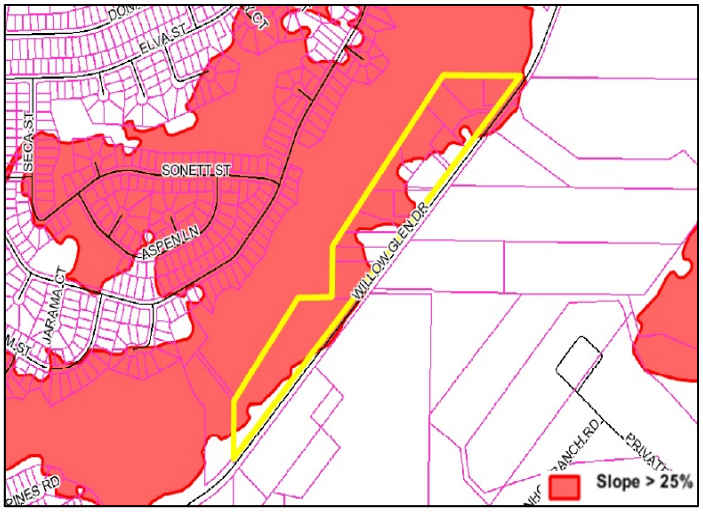


General Plan

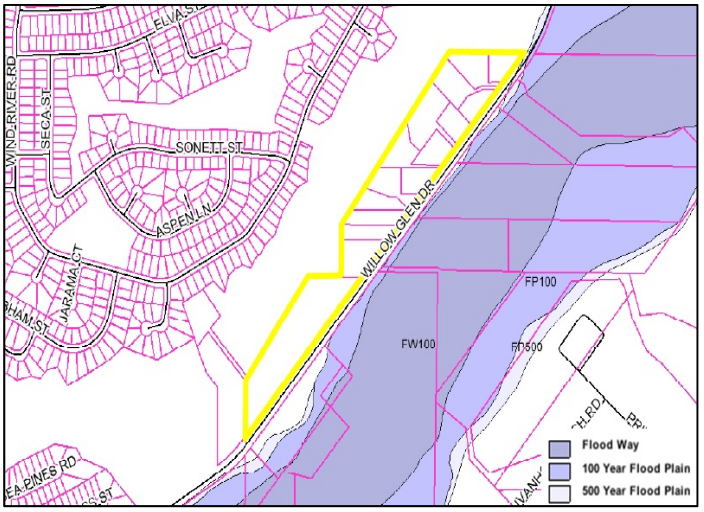


Staff Recommendation

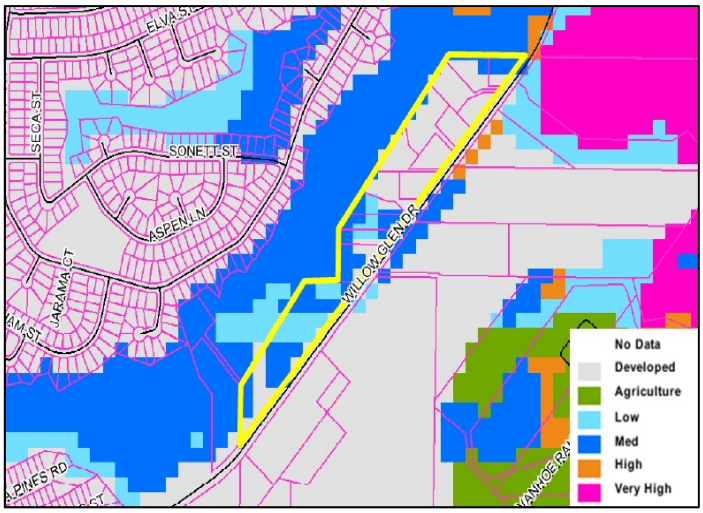
VDO103



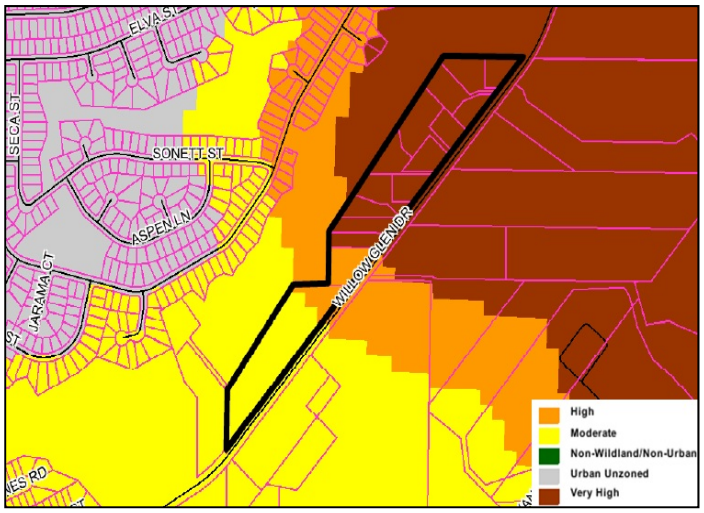
Steep Slope (Greater than 25%)



Floodplain



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

VDO 103 involves 15 parcels, covering 26 acres. The current designation of VR-2 is considered a mapping error, that didn't reflect the desire of the community to have a designation that considers the slope on the property. The proposal is to change these parcels to SR-0.5, which is a slope dependent category.

General Plan Consistency

Policy 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.*

The SR-0.5 designation is consistent with Policy LU-9.2 based on the following:

- These properties are adjacent to the Sweetwater River floodplain, which serves as a greenbelt buffer between the Village densities and more Semi-Rural development in the community.
- Approximately half of the area contains steep slopes with some sensitive Coastal sage scrub vegetation. The SR-0.5 designation is a slope dependent category, which would serve to limit development densities in the steep slope areas.

APNs

5180206200, 5180204100, 5180204000, 5180203500, 5180206700, 5180204800, 5180203900, 5180205300, 5180205200, 5180205000, 5180202900, 5180204900, 5180201600, 5180204600, and 5180205100

CPG Minutes

County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

REGULAR MEETING MINUTES: May 7, 2013

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:00 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Henderson, Manning, Perry, Phillips, Reith, Schuppert, Tierney, Wollitz

Absent: Hyatt, Myers, Mitrovich

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2) Redesignates parcels 518-020-16, 29, 35, 39, 40, 41, 46, 48, 49, 50, 51, 52, 53, 62, and 67 along the north side of Willow Glen Drive between Steele Canyon Road and Hillsdale Road. Parcels changed from Village Residential 2 to Semi-rural 0.5 (Subarea VDO103.)

PHILLIPS presented. County made an error in their mapping. The zoning should have been SR-0.5. Phillips **moved** to support the County's proposal for Subareas VDO 102 & 104 and VDO103 (Brownlee seconded.)
VOTE: to approve 12-0-0.

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VDO104

Proposed Change: Public/Semi-Public to Limited Impact Industrial (I-1)

Basis for Change: Public to Private Ownership

Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
Quick Processing Inc.
Property Size:
1 parcel (7 acres)
Location/Description:
Near the intersection of Jamacha Rd. and Campo Rd.; inside the County Water Authority boundary

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

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

Land Use

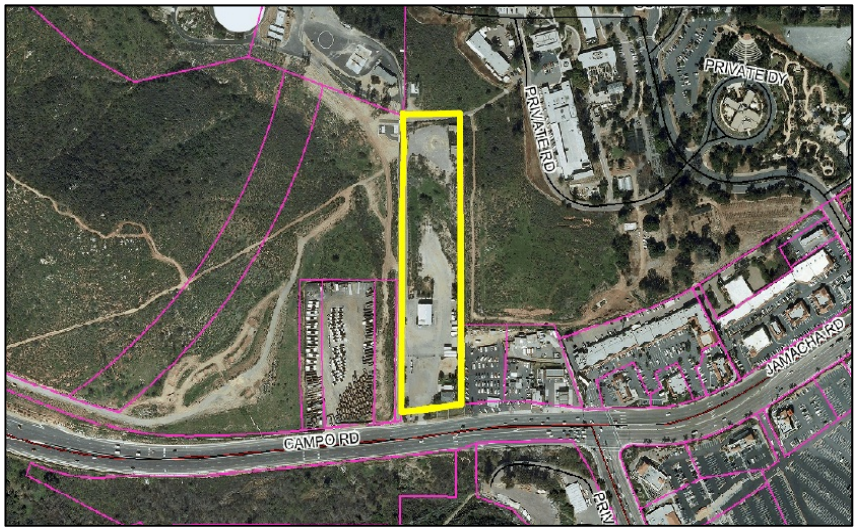
General Plan

Scenario	Designation	DU's
Existing General Plan	Public/Semi-Public Facilities (P/SP)	0
Proposed Change	Limited Impact Industrial (I-1)	0
GP Update Analyzed	P/SP	0

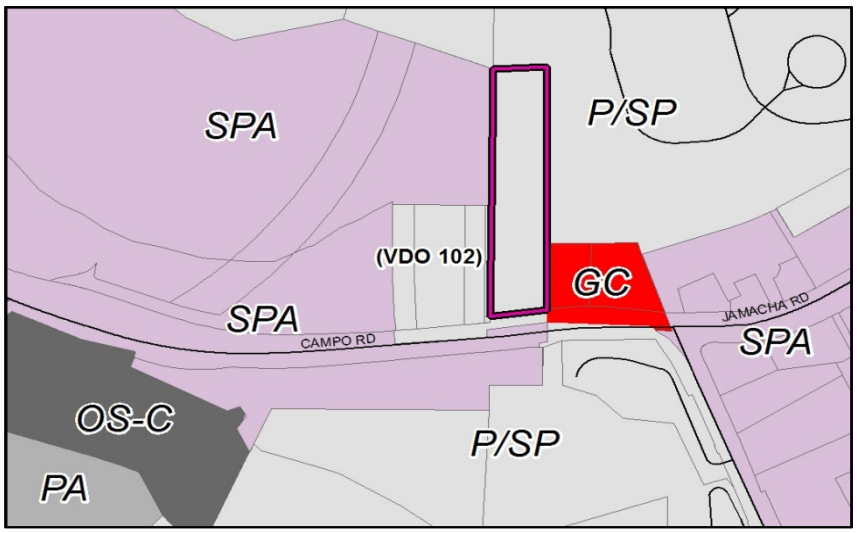
Zoning

Scenario	Designation	Min. Lot Size
Existing	S90	8 acres
Proposed	M52	None

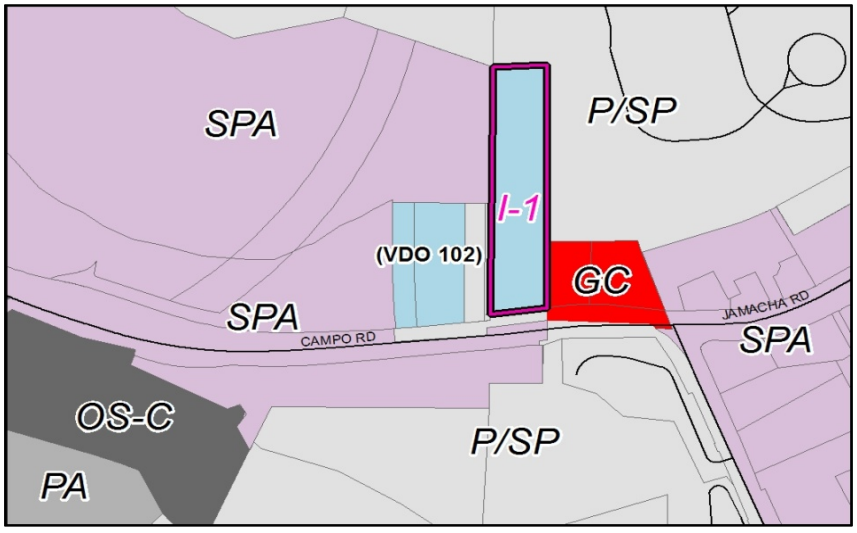
Note:
[1] Valle De Oro CPG Minutes of May 7, 2013 (attached)



Aerial Photo

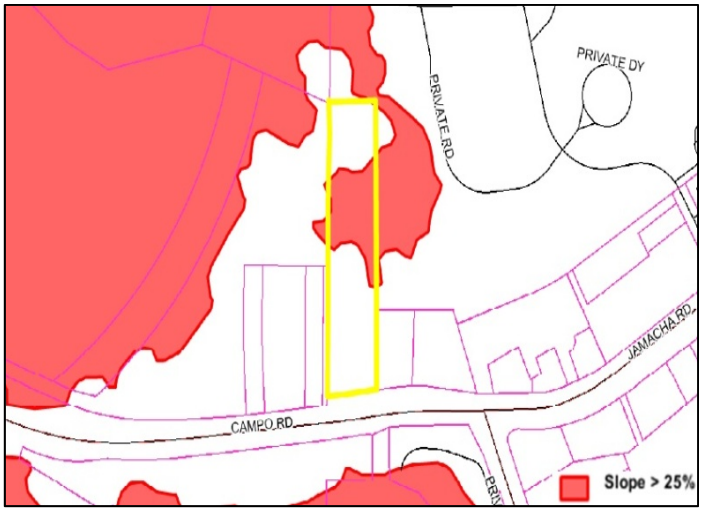


General Plan

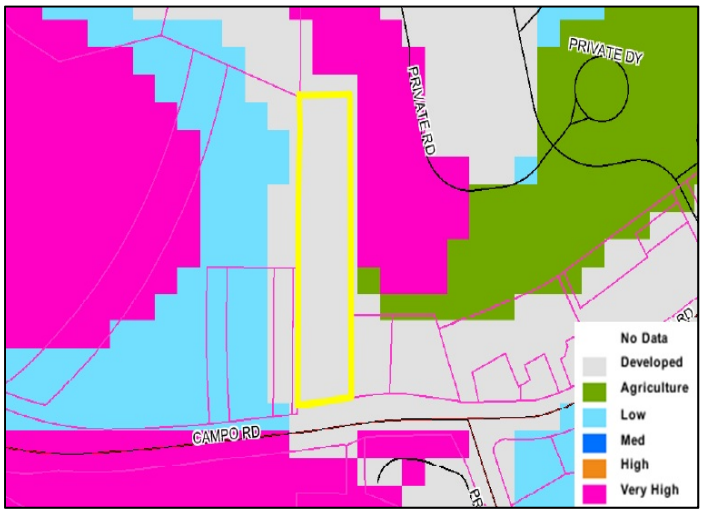


Staff Recommendation

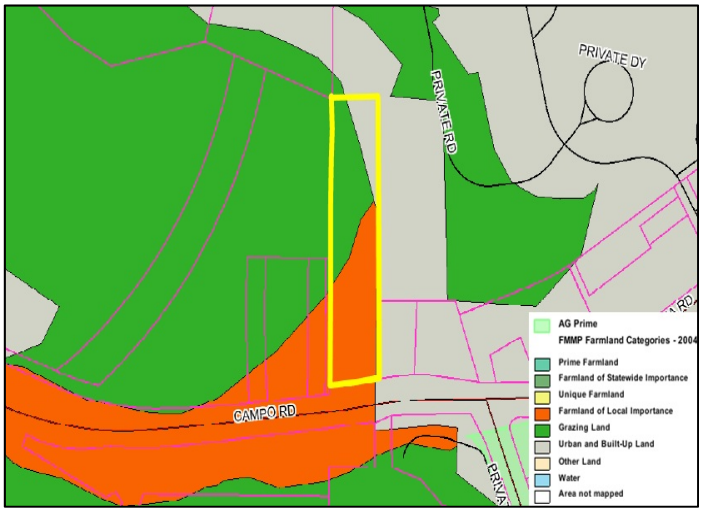
VDO104



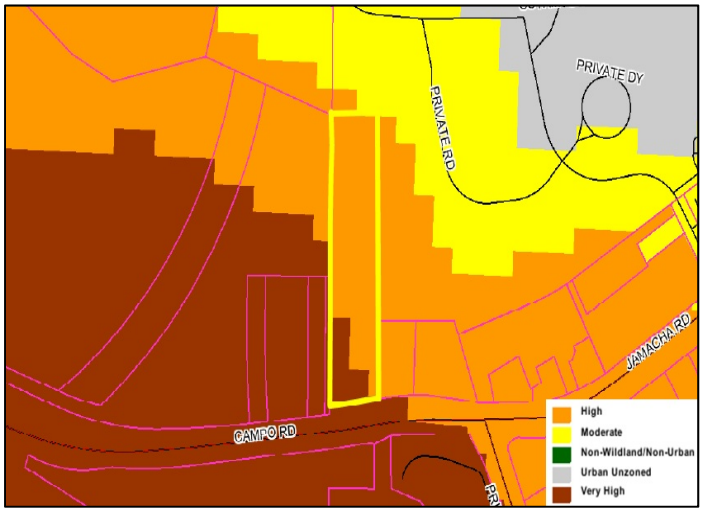
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Context

This seven acre property was transferred from public to private ownership. A General Plan designation change is requested to change the parcel from Public/Semi-Public Facilities to Limited Impact Industrial to match the industrial designations on the properties to the west.

General Plan Consistency

Policy LU-11.2 Compatibility with Community Character. *Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.*

The Limited Impact Industrial designation is consistent with Policy LU-11.2 because the property is close to properties that are already zoned Industrial and the closest residences are a half mile away, thus reducing the potential for impacts to residents from industrial activity.

APN

5060200200

Valle De Oro Community Planning Group Minutes

County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

REGULAR MEETING MINUTES: May 7, 2013

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:00 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Henderson, Manning, Perry, Phillips, Reith, Schuppert, Tierney, Wollitz

Absent: Hyatt, Myers, Mitrovich

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b. 2013 General Plan Clean-up:

1) Redesignates parcels 506-010-62 and 65 and 5060-200-20 on Campo Road near Jamacha Road from Public/Semi Public to Limited Impact Industrial (Subareas VDO 102 & 104.)

PHILLIPS presented. Parcels are in location with difficult access. He believes that Limited Impact Industrial zoning (M52) is a good use for the parcels. Item will be combined with the following item for vote.

PHILLIPS presented. County made an error in their mapping. The zoning should have been SR-0.5. Phillips **moved** to support the County's proposal for Subareas VDO 102 & 104 and VDO103 (Brownlee seconded.)
VOTE: to approve 12-0-0.

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VC102

Proposed Change: Rural Lands 20 & Semi-Rural 2 to Open Space-Conservation	
Basis for Change: Open Space Acquisition	
Community Recommendation	Support[1]
Opposition Expected	No

Property Description

Property Owner:
State of California
Property Size:
12 parcels (910 acres)
Location/Description:
Approximately 3 miles East of I-15, adjacent to Lilac Rd.; inside the County Water Authority boundary

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

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

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Rural Lands 20 (RL-20) & Semi-Rural 2 (SR-2)	330
Proposed Change	Open Space-Conservation (OS-C)	0
GP Update Analyzed	RL-40, RL-20, OS-C	330[2]

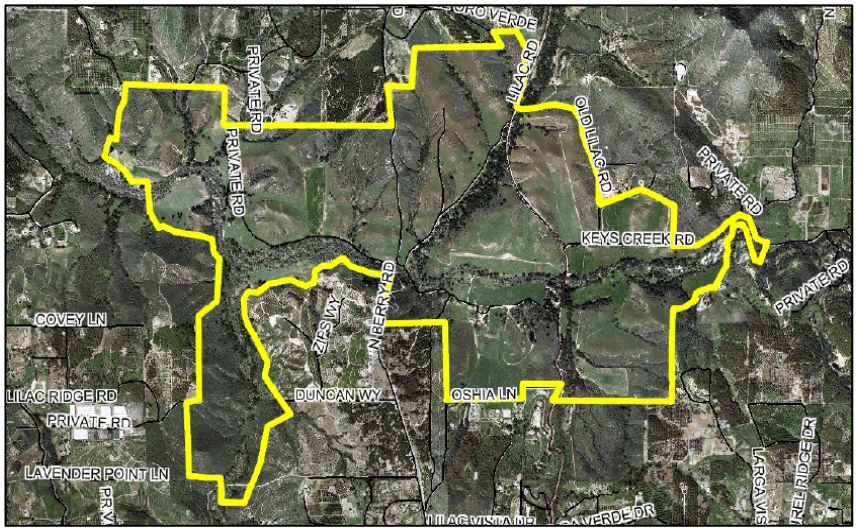
Zoning

Scenario	Designation	Min. Lot Size
Existing	S88	1 acre
Proposed	S80	2 acres

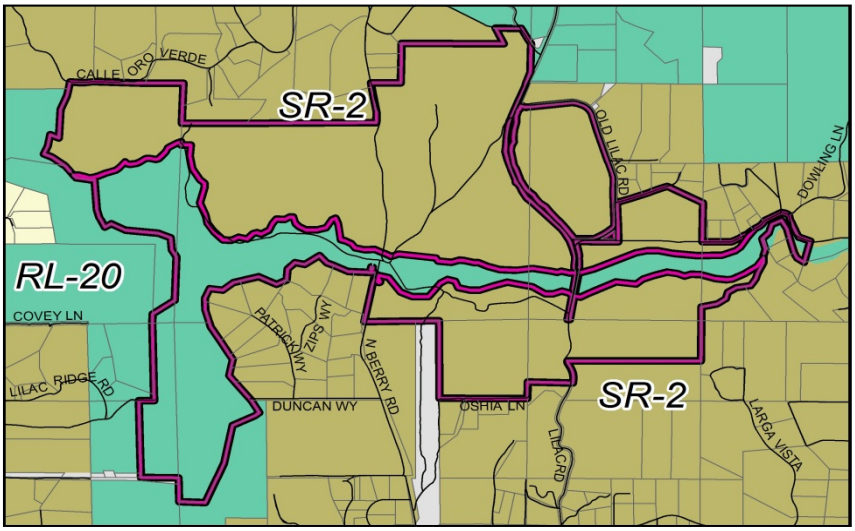
Note:

[1] Valley Center CPG Minutes of June 10, 2013

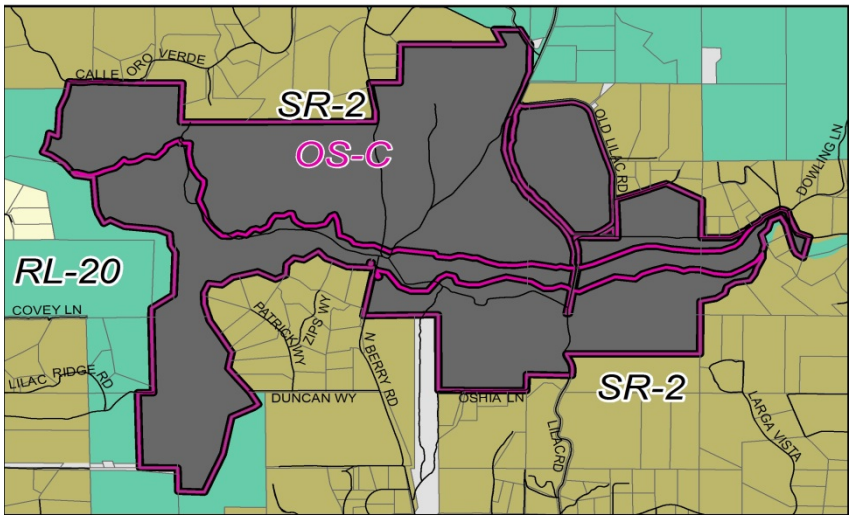
[2] Based on most intensive Land Use designation alternative analyzed



Aerial Photo

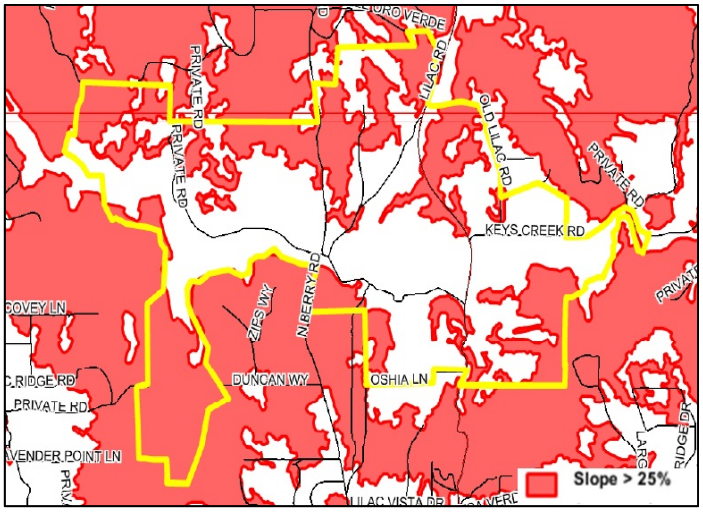


General Plan

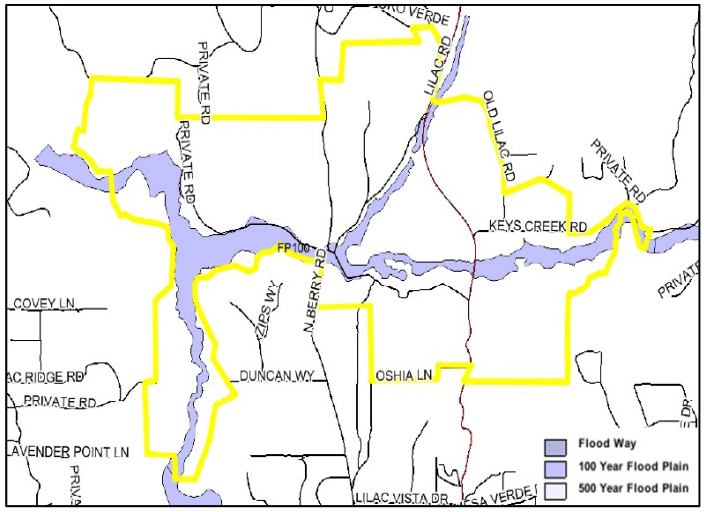


Staff Recommendation

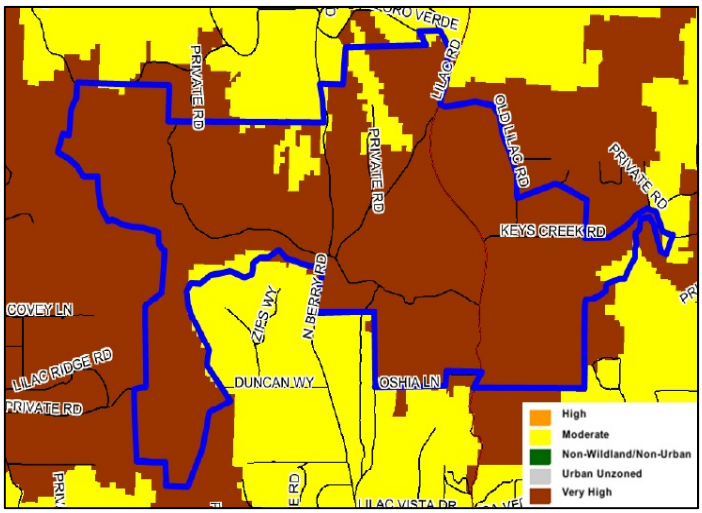
VC102



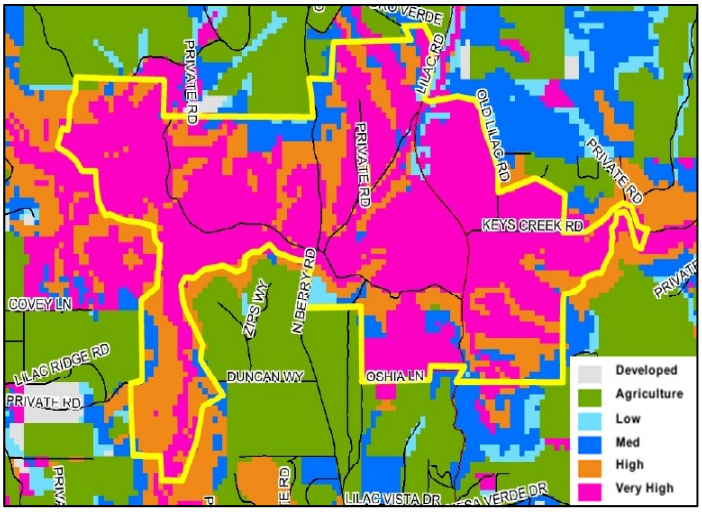
Steep Slope (Greater than 25%)



Floodplain



Wetlands



Habitat Evaluation Model

Context

These parcels, formerly known as Lilac Ranch, were sold to Caltrans for use as mitigation land. As such, the proposal is to change the designations from Semi-Rural 2 and Rural Lands 20 to Open Space-Conservation. The parcels are located approximately three miles east of I-15 in northwest Valley Center.

General Plan Consistency

Policy LU-11.1 Location and Connectivity. *Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.*

The Open Space-Conservation designation is consistent with Policy LU-11.1 because the property contains large areas of sensitive habitats, including wetlands, oak woodlands, and Coastal sage scrub.

APNs

1282304600, 1282304700, 1283602200, 1285100500, 1285100600, 1285100700, 1285210800, 1285211000, 1290400400, 1292000600, 1293200100, and 1293200300

Valley Center Community Planning Group Minutes

Valley Center Community Planning Group

Minutes of the 10 June, 2013 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services N=Nay P=Present R=Recuse SC=Subcommittee VC= Valley Center VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 5 July 2013

Approved: 8 July 2013

A	Call to Order and Roll Call by Seat #:													7:05 PM
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LAVENTURE	HUTCHISON	EVANS	GLAVINIC	BRITSCH	FRANCK	QUINLEY	VICK		NJOORHWNOSOODN	SMITH	JACKSON	RUDOLF	BOB DAVIS	BRET DAVIS
A	P	A	P	P	P	P	A		P	P	P	P	P	P

Notes:

Quorum Established: 11 present

E2

Discussion and vote on approving the Valley Center portion of the Draft 2013 General Plan Bi-Annual Clean-Up GPA. The county has asked for a formal VCCPG vote on the two items related to Valley Center. (Smith/Rudolf)

a) VC101 Change the Abe Buolos property zoning from RR to C32

b) VC102 Change the former Lilac Ranch property zoning from SPA to open space (purchased by CalTrans as Mitigation Land for SR76 construction).

Specifics on the proposed changes may be found at:

http://www.sdcounty.ca.gov/pds/advance/2013GPBiAnnualClnUp.html

Motion: Move to approve the County's change for Lilac Ranch from SPA to open space

Maker/Second: Rudolf/Jackson | **Carries**/Fails: [Y-N-A] **10-1-0** Voice; Glavinic dissents

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