

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

# LAND USE CLEAN-UP

AL301

**Proposed Change:** Redesignate one parcel from Rural Lands 40 (RL-40) to Public / Semi-Public Facilities (P/SP)

**Basis for Change:** Ownership Change – Sweetwater Authority

Community Recommendation No Vote

Opposition Expected No

## Property Description

Property Owner:

Sweetwater Authority

Property Size:

1 parcel (40 acres)

Location:

West of Forest Route 16SD1, northwest of Loveland Reservoir, and east of Sequan Truck Trail

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

Scenario	Designation	DU's
Existing General Plan	RL-40	1
Proposed Change	P/SP	0
GP Update Analyzed	RL-40	1

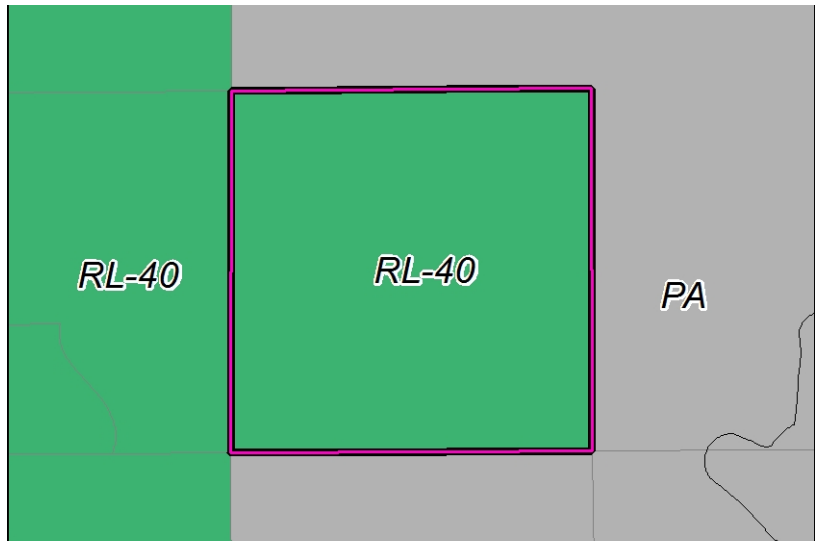
### Zoning

Scenario	Designation
Existing	A72 (General Agriculture)
Proposed	A72 (General Agriculture)

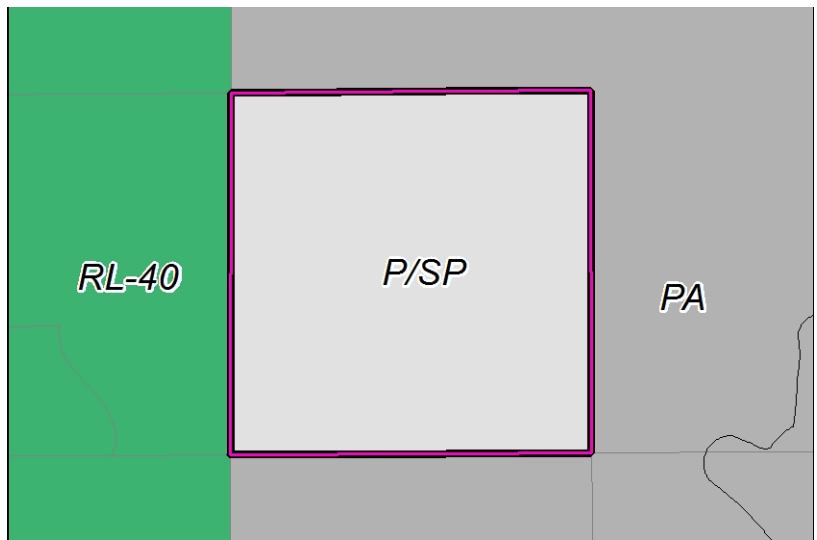
Note:



Aerial Photo



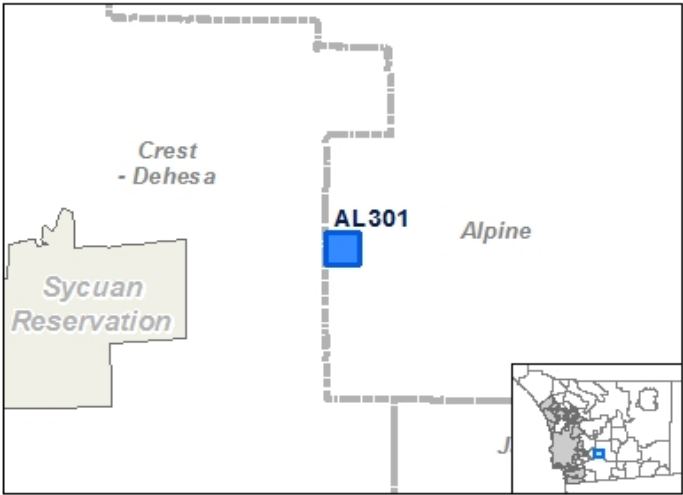
Current General Plan Designation



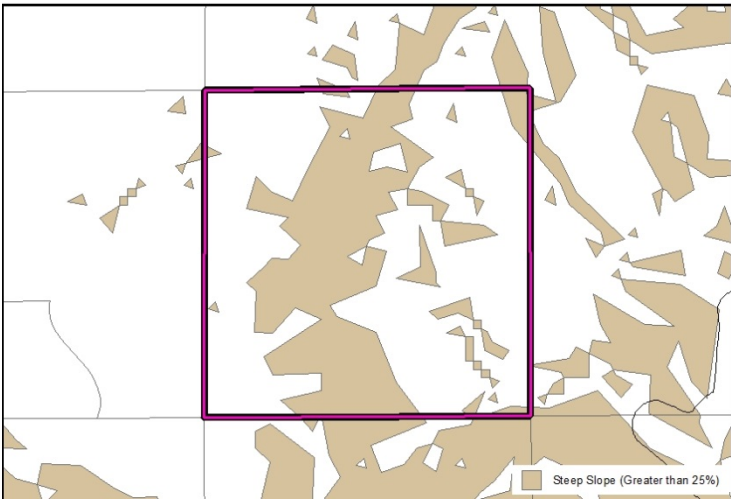
Proposed General Plan Designation

# LAND USE CLEAN-UP

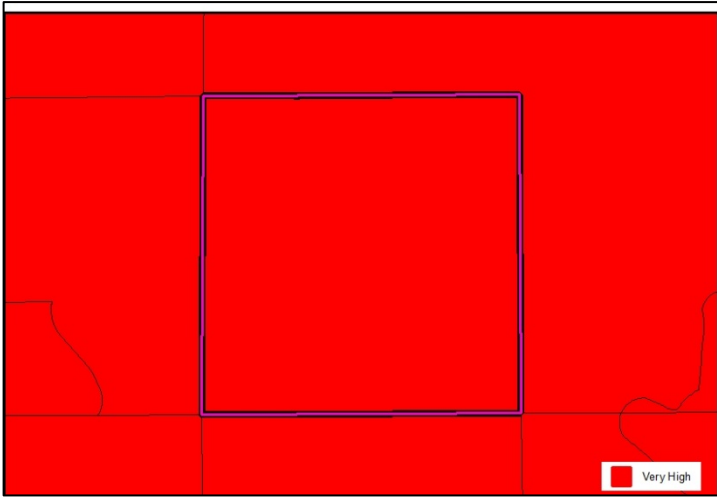
AL301



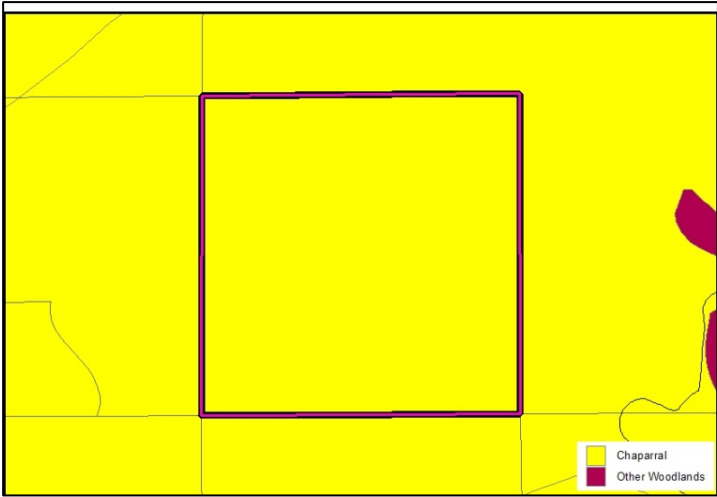
Vicinity Map



Steep Slope



Fire Hazard Severity Zones



Vegetation

## Context

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

## General Plan Consistency

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

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

## APN

520-100-12-00

# LAND USE CLEAN-UP

BO302

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

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

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

Casa Del Zorro LLC

Property Size:

1 parcel (3.4 acres)

Location:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

○ Steep Slope (Greater than 25%)

● Floodplain

○ Wetlands

○ Sensitive Habitat

○ Agricultural Lands

○ Fire Hazard Severity Zones

## Land Use

### General Plan

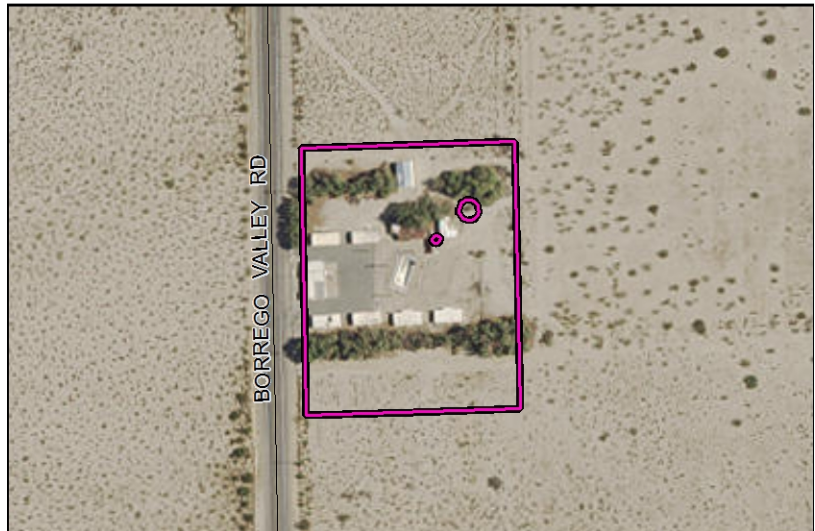
Scenario	Designation	DU's
Existing General Plan	Rural Commercial	0
Proposed Change	N/A	N/A
GP Update Analyzed	Rural Commercial	0

### Zoning

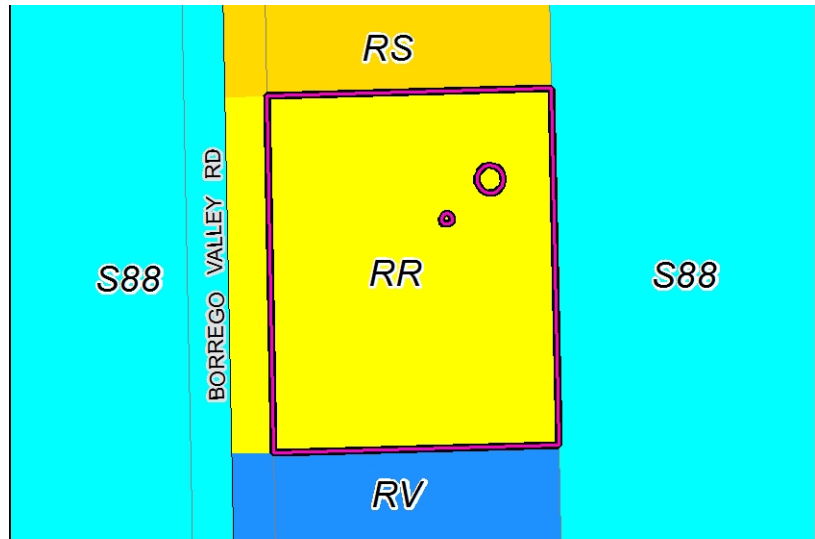
Scenario	Designation
Existing	RR
Requested	C40

Note:

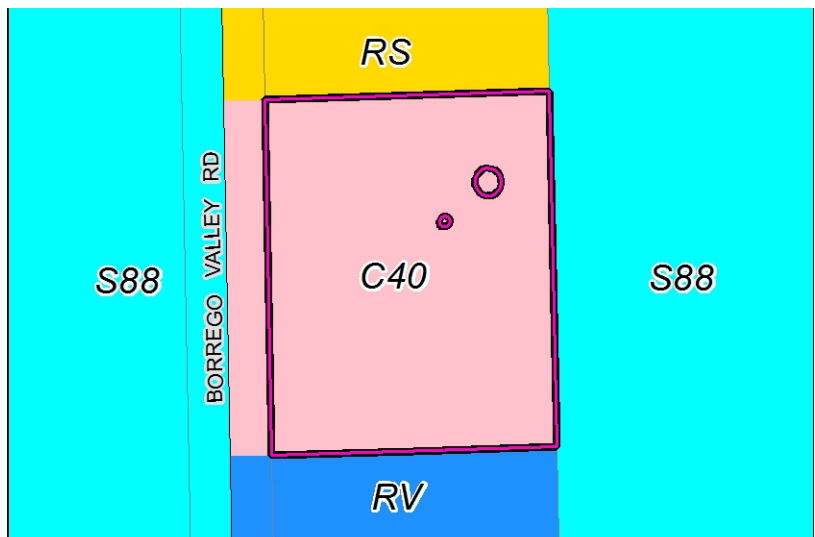
<sup>1</sup>Borrego Springs CPG Minutes of 7/6/2017



Aerial Photo



Current Zoning Designation

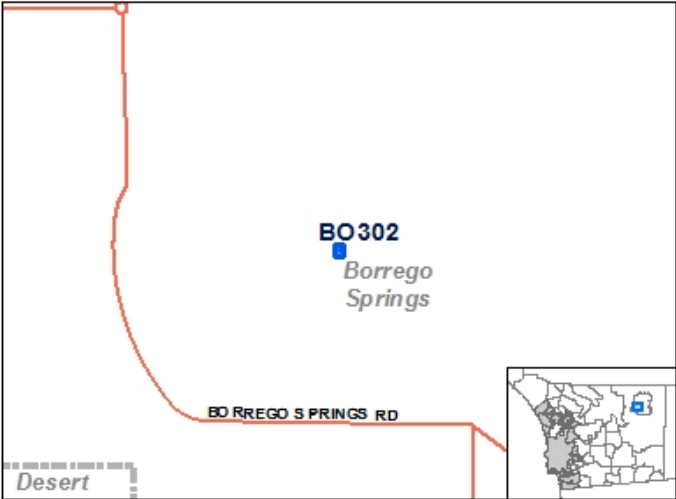


Proposed Zoning Designation

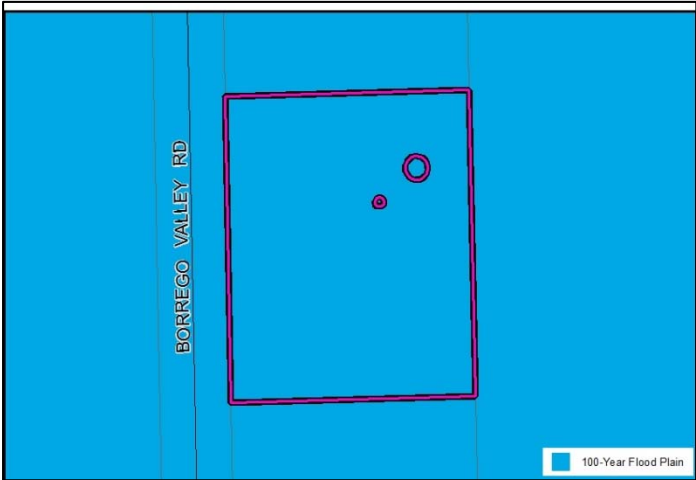


# LAND USE CLEAN-UP

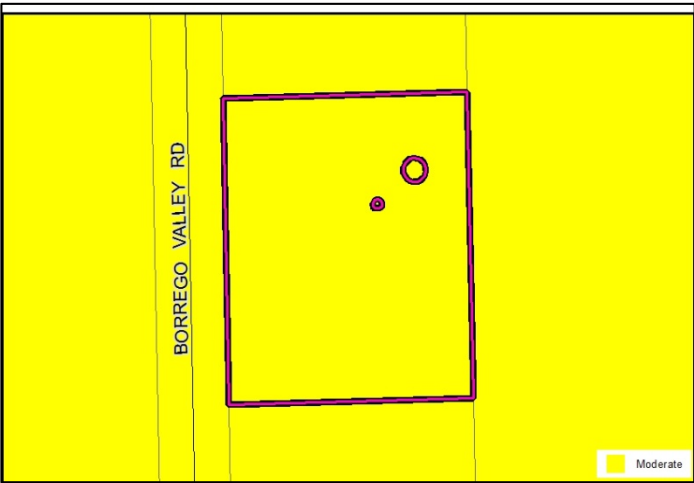
BO302



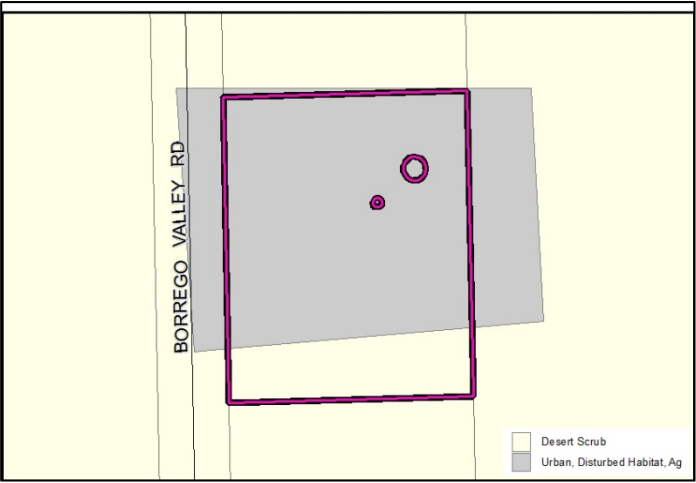
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Habitat Evaluation Model

## Context

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

## General Plan Consistency

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

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

## APN

199-090-18-00

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

**Administrative Items**

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

**Action Items**

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

**Informational and Non-Action Items**

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

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

#### Public Disclosure

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# LAND USE CLEAN-UP

BS302

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

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

Community Recommendation No Vote

Opposition Expected No

## Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (6.44 acres)

Location/Description:

East of Highway 76 and north of Camino Del Rey

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

○ Steep Slope (Greater than 25%)

● Floodplain

● Wetlands

○ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

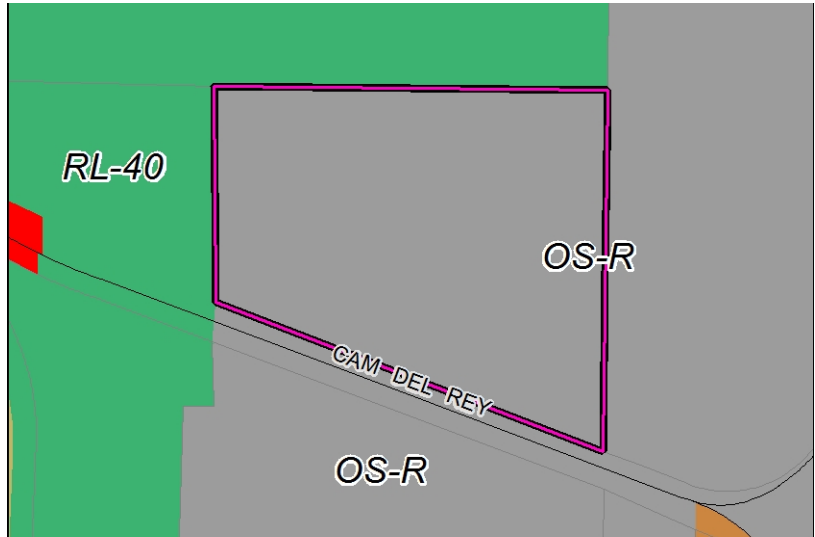
### Zoning

Scenario	Designation
Existing	A70
Proposed	S80

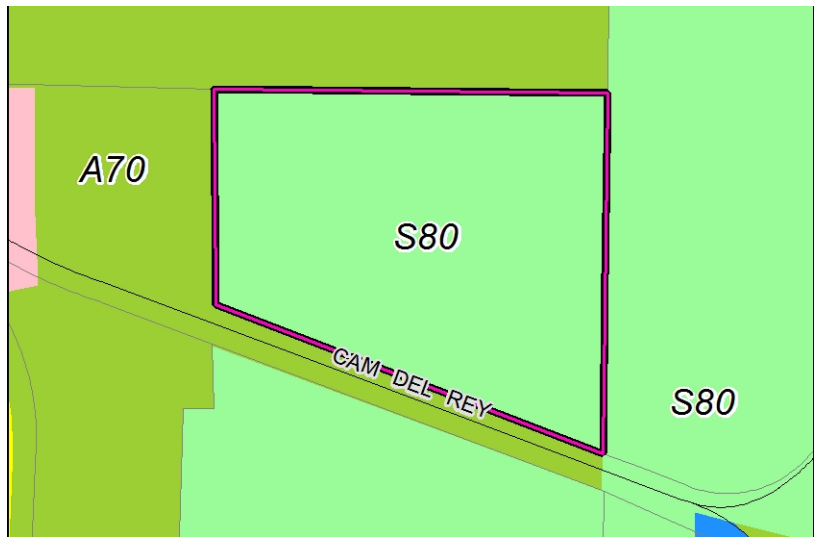
Note:



Aerial Photo



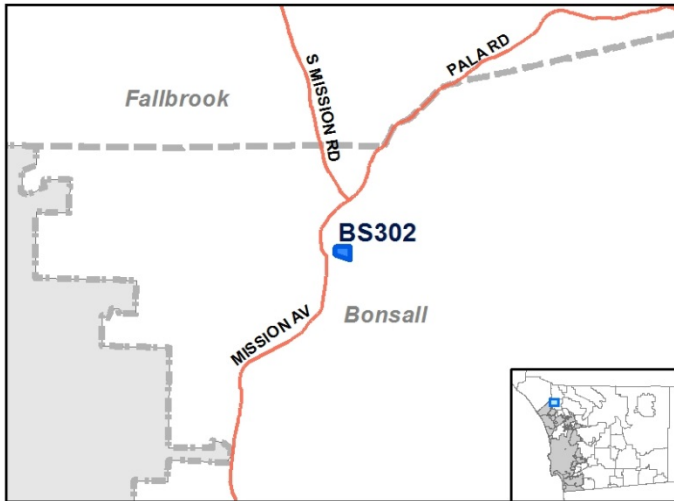
Proposed General Plan Designation



Proposed Zoning Designation

# LAND USE CLEAN-UP

BS302



Vicinity Map



Flood Zone



Fire Hazard Severity Zone



Wetlands

## Context

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

## General Plan Consistency

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

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

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

## APN

126-230-14

# LAND USE CLEAN-UP

BS303

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	No Vote
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Opposition Expected	No
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## Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (6 acres)

Location:

East of Highway 76 and north of Little Gopher Canyon Road

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

○ Steep Slope (Greater than 25%)

● Floodplain

● Wetlands

○ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

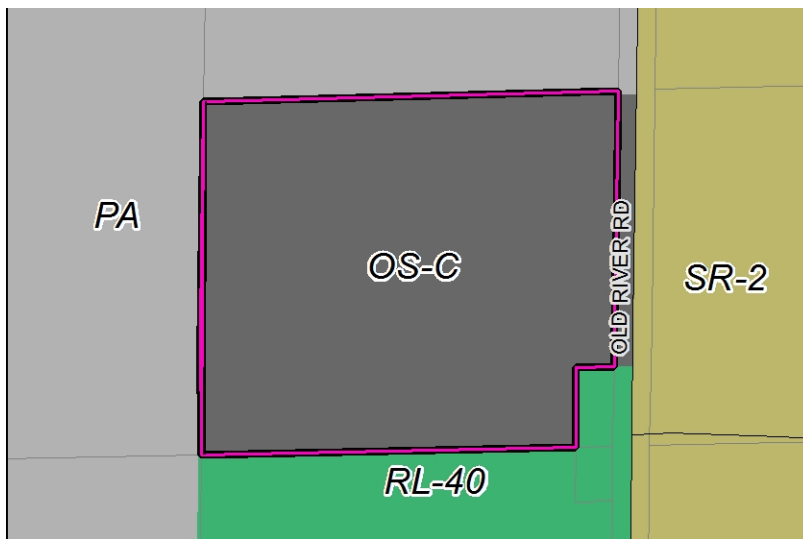
### Zoning

Scenario	Designation
Existing	A70
Proposed	S80

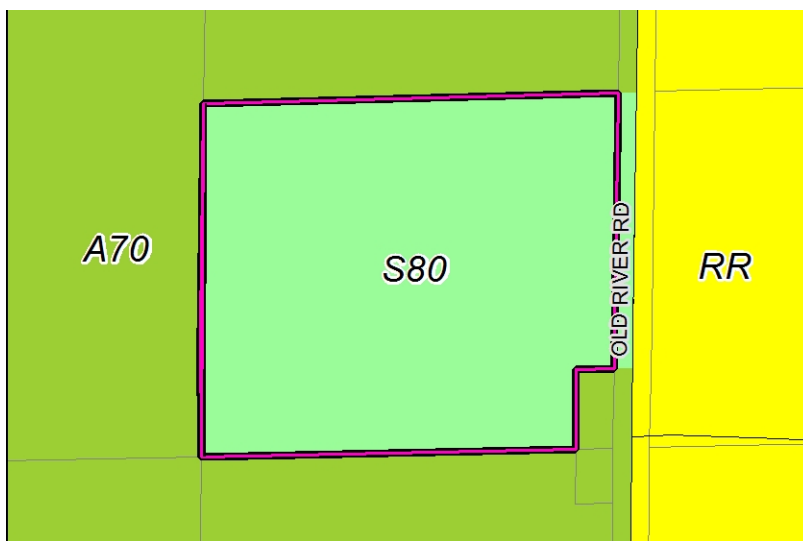
Note:



Aerial Photo



Proposed General Plan Designation

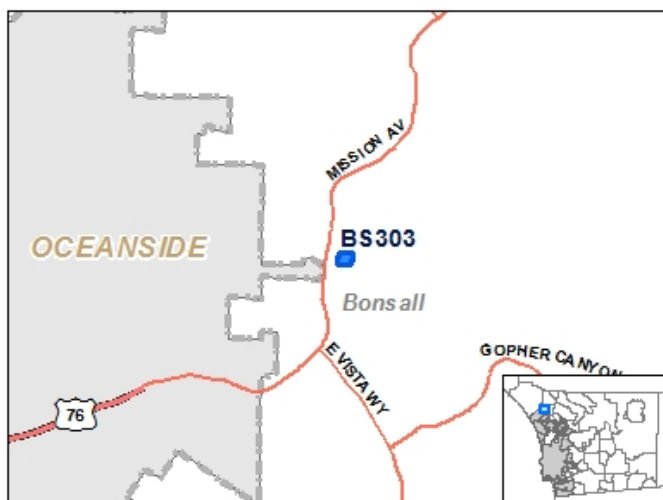


Proposed Zoning Designation

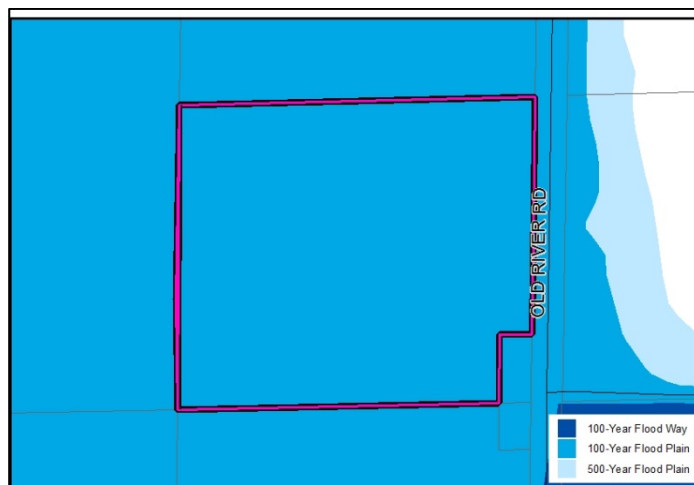


# LAND USE CLEAN-UP

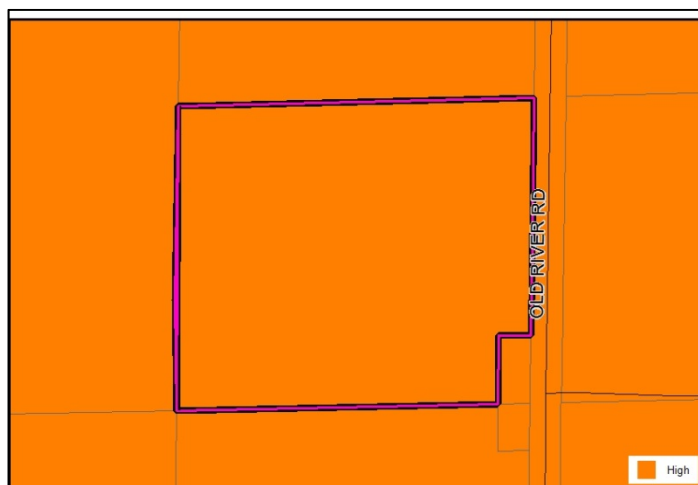
BS303



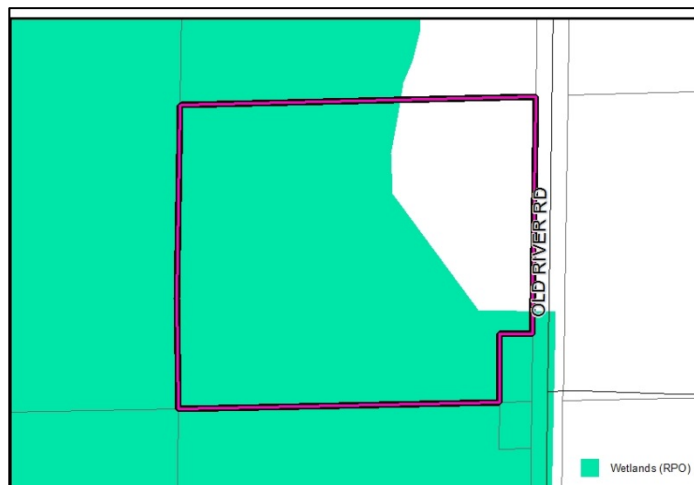
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Wetlands

## Context

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

## General Plan Consistency

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

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

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

## APN

126-170-88-00

# LAND USE CLEAN-UP

DT301

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

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

Community Recommendation No Vote

Opposition Expected No

## Property Description

Property Owner:

BLM

Property Size:

13 parcels (1,720 acres)

Location:

Approximately 10 miles to the southeast of Julian

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

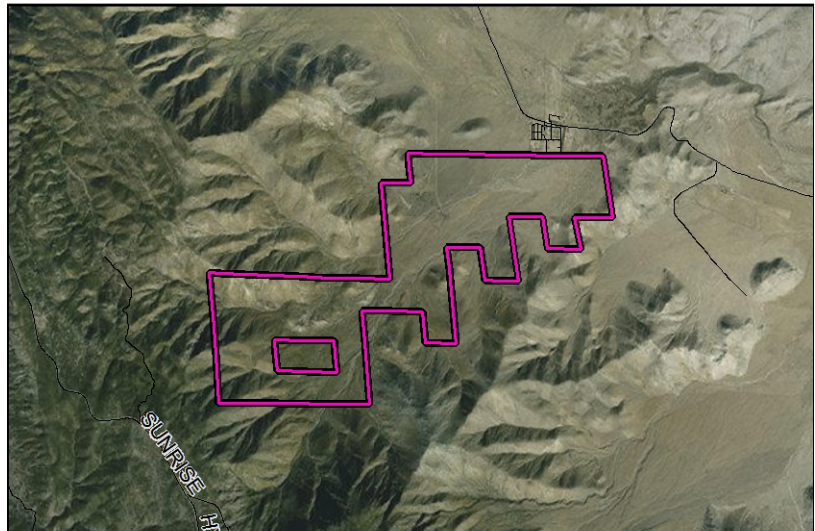
### General Plan

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

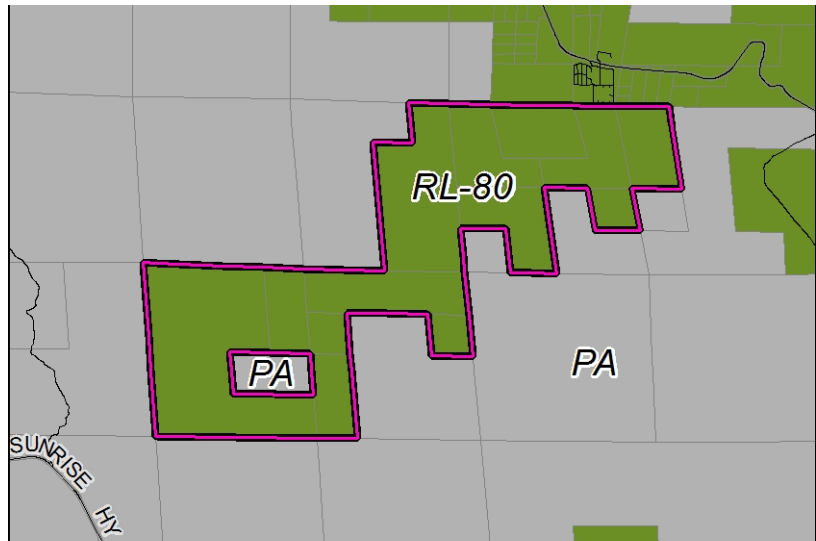
### Zoning

Scenario	Designation
Existing	S92 (General Rural)
Proposed	S92

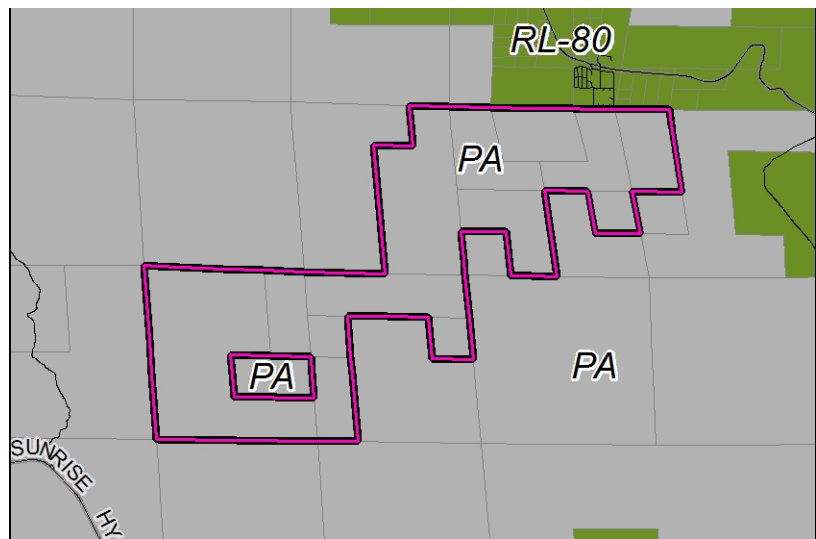
Note:



Aerial Photo



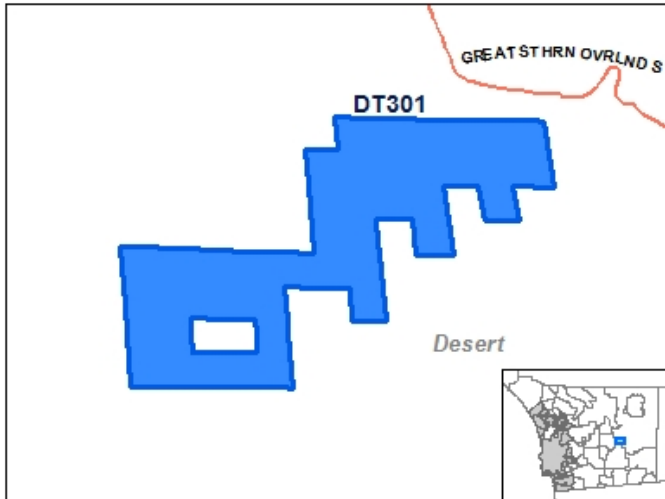
General Plan Designation



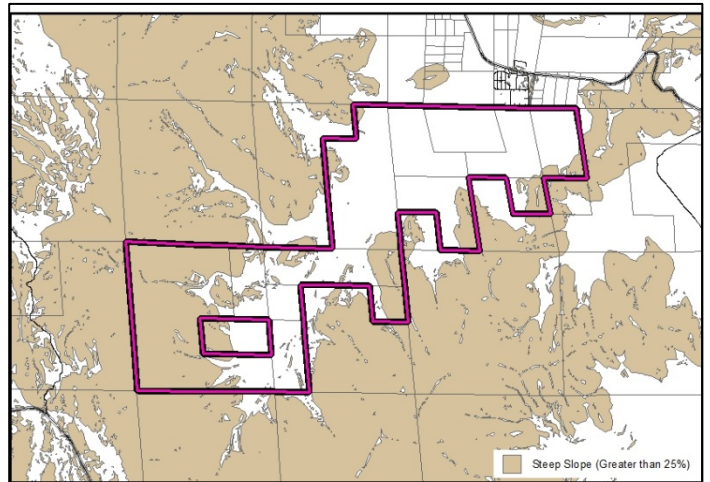
Proposed General Plan Designation

# LAND USE CLEAN-UP

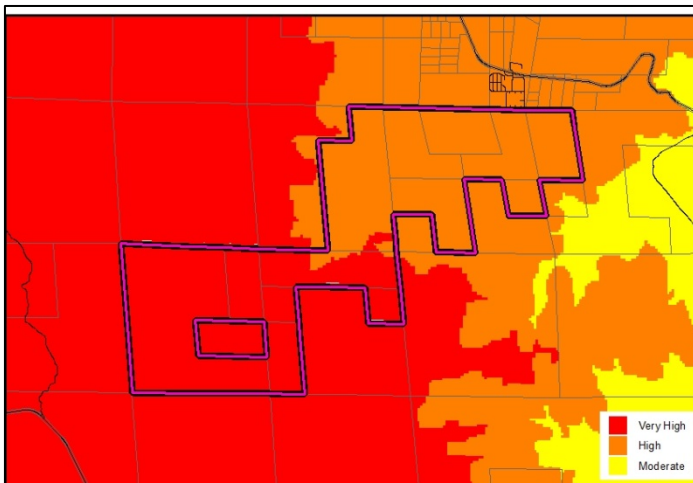
DT301



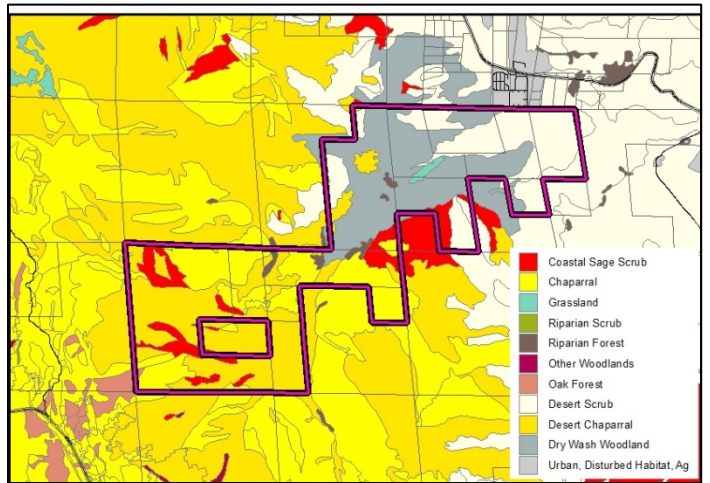
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

## APN

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



# LAND USE CLEAN-UP

HM301

**Proposed Change:** Rezone ten parcels from S88 to A70

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

Community Recommendation No Vote

Opposition Expected No

## Property Description

Property Owner:

Various

Property Size:

10 parcels (308.11 acres)

Location:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

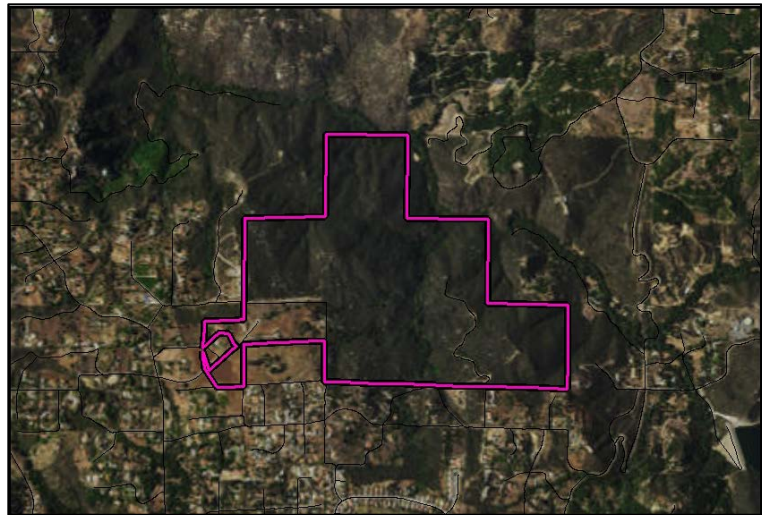
Scenario	Designation	DUs
Existing General Plan	Semi-Rural 1 (SR-1) and Rural Lands 20 (RL-20)	143
Proposed Change	No change	N/A
GP Update Analyzed	SR-1 and RL-20	143

### Zoning

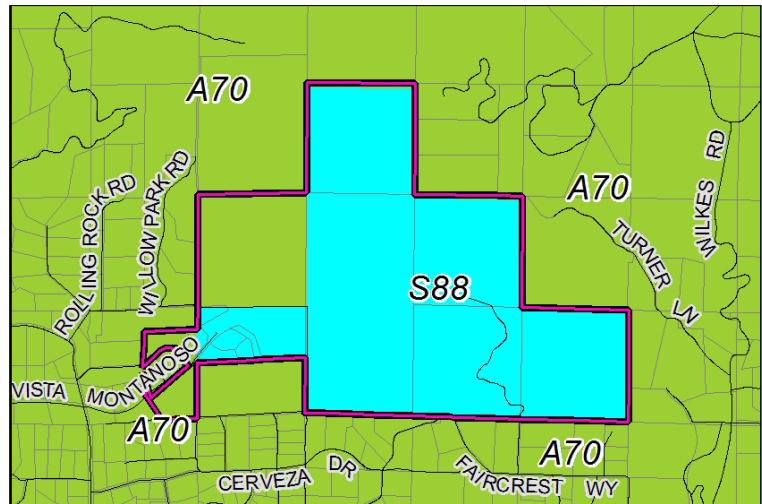
Scenario	Designation
Existing	S88
Requested	A70

Summary of Development Designator Changes:

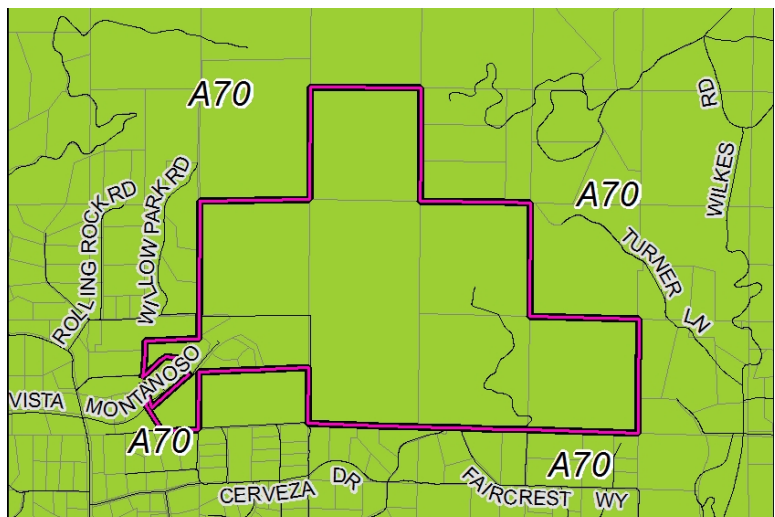
- Remove 0.31 Density
- Change Setback from "V" to "D"
- Remove "A" Special Area Designator



Aerial Photo



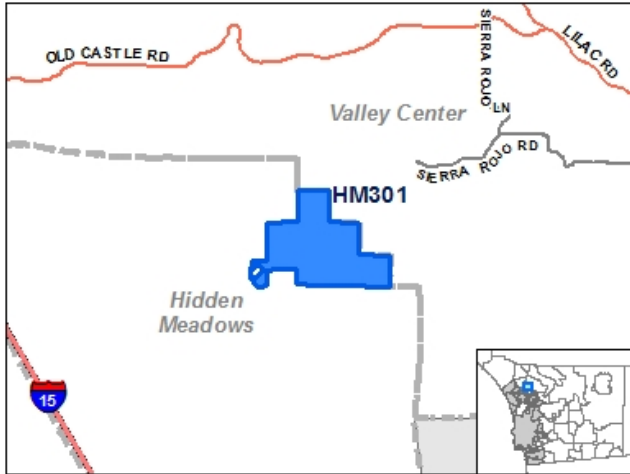
Current Zoning Designation



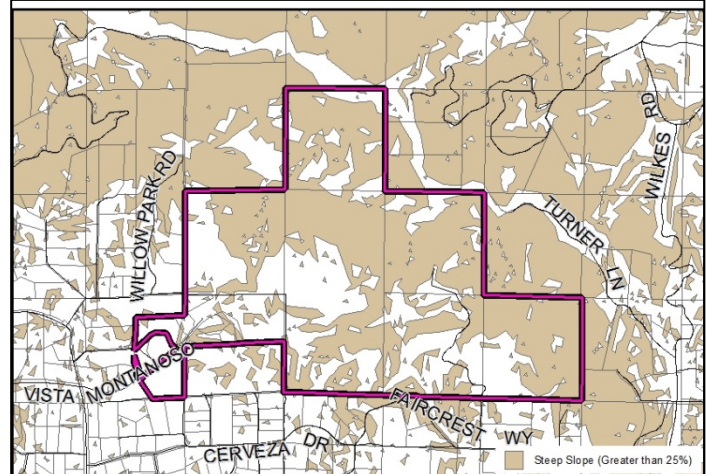
Proposed Zoning Designation

# LAND USE CLEAN-UP

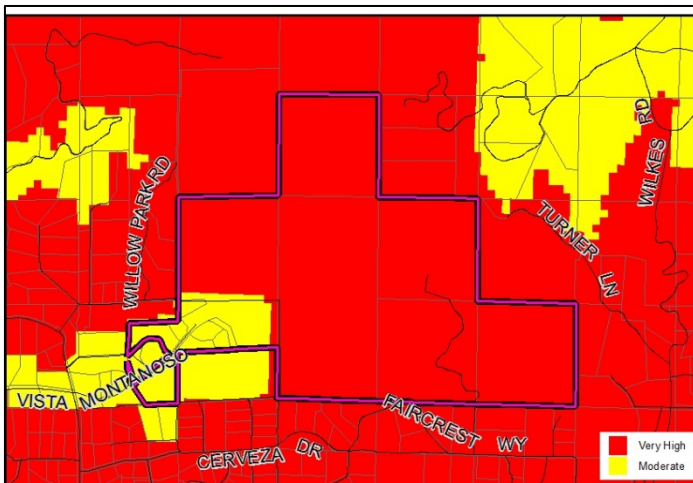
HM301



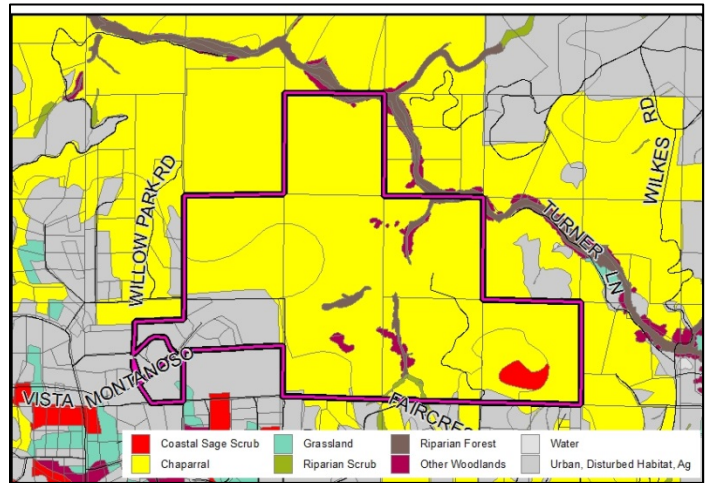
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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

# LAND USE CLEAN-UP

LS301

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

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

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

Blue Centurion Homes, LLC

Property Size:

1 parcel (1.73 acres)

Location:

Unincorporated El Cajon on 1<sup>st</sup> Street between Greenfield Drive and Broadway.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

○ Sensitive Habitat

○ Agricultural Lands

○ Fire Hazard Severity Zones

## Land Use

### General Plan

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

### Zoning

Scenario	Designation
Existing	Variable Family Residential (RV)
Requested	RV

Summary of Development Designator Changes:

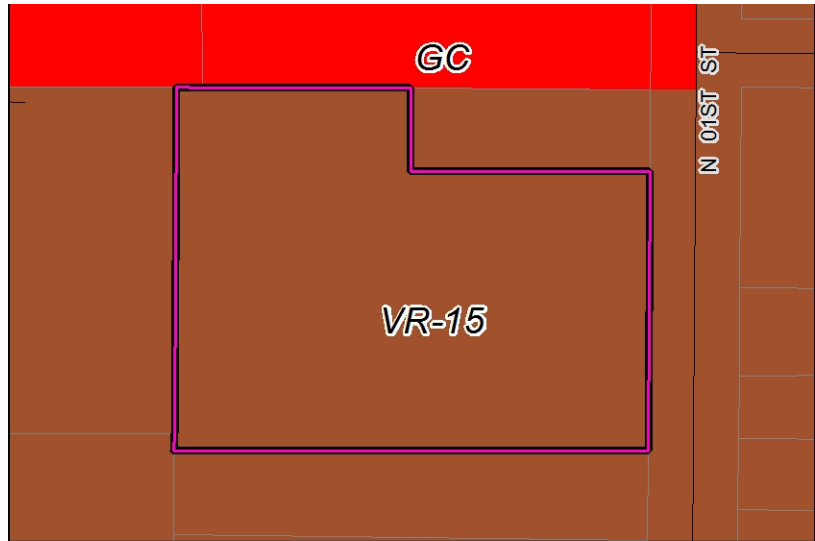
- Change the building type designator from "F" to "K"

Note:

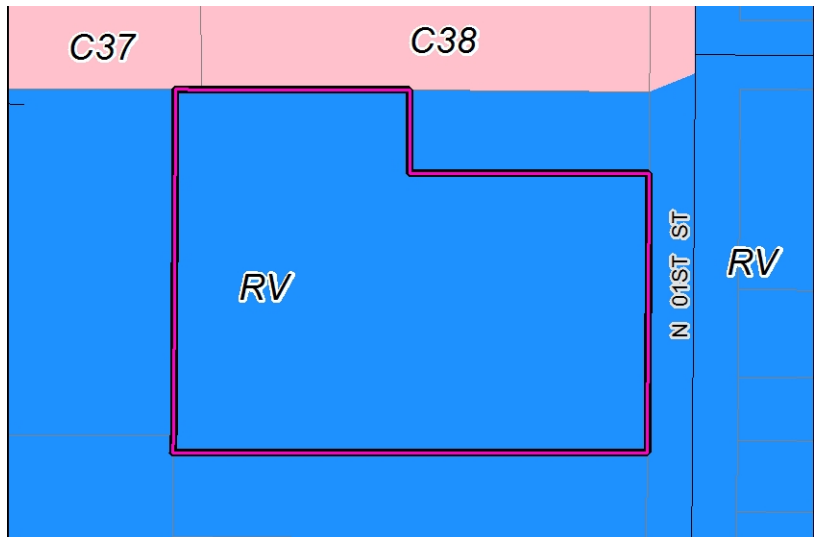
<sup>1</sup>Lakeside CPG Minutes of 7/19/2017



Aerial Photo



Current General Plan Designation



Current Zoning Designation

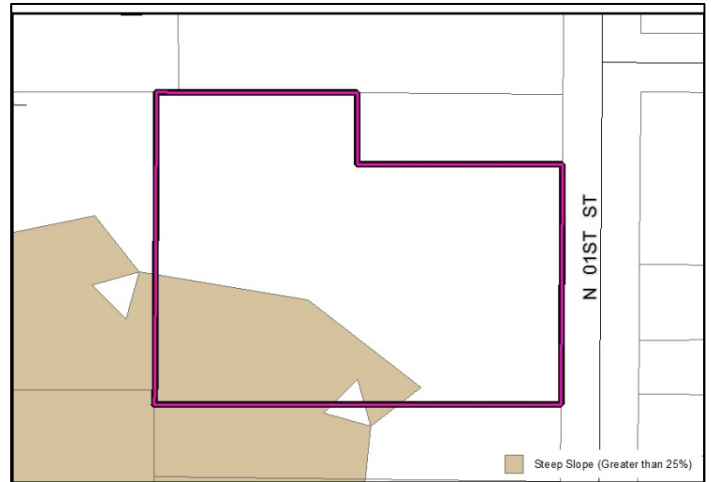


# LAND USE CLEAN-UP

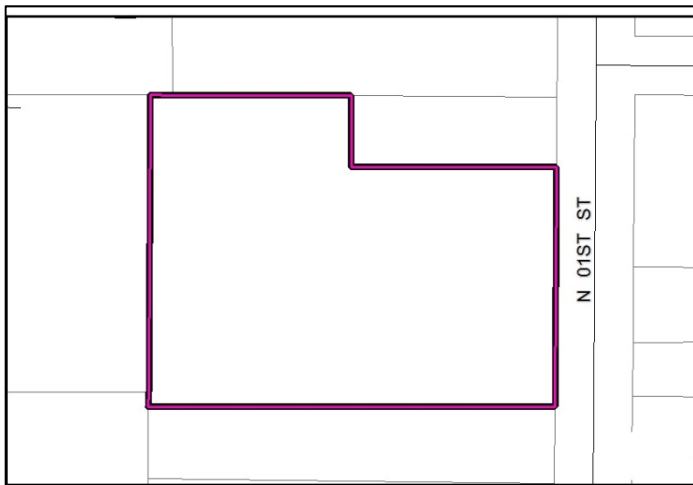
LS301



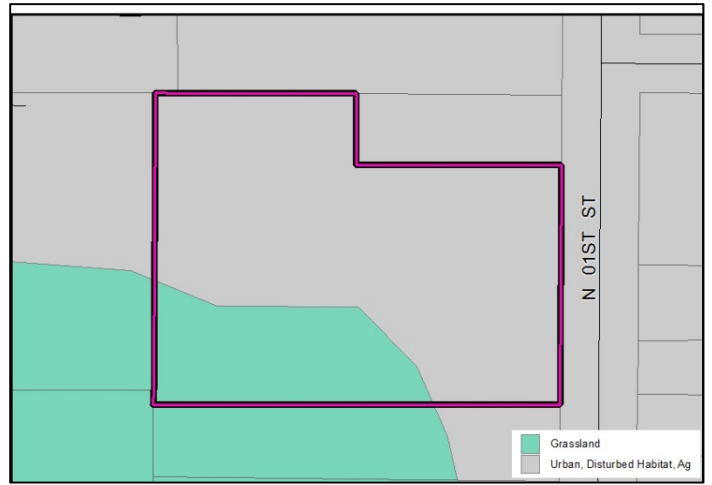
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

484-092-21-00

# LAND USE CLEAN-UP

## LS302

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

**Basis for Change:** Ownership change – Endangered Habitats Conservancy League

Community Recommendation Not Approved<sup>1</sup>

Opposition Expected Yes

### Property Description

#### Property Owner:

Endangered Habitats Conservancy League

#### Property Size:

7 parcels (405 acres)

#### Location:

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

#### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

### Land Use

#### General Plan

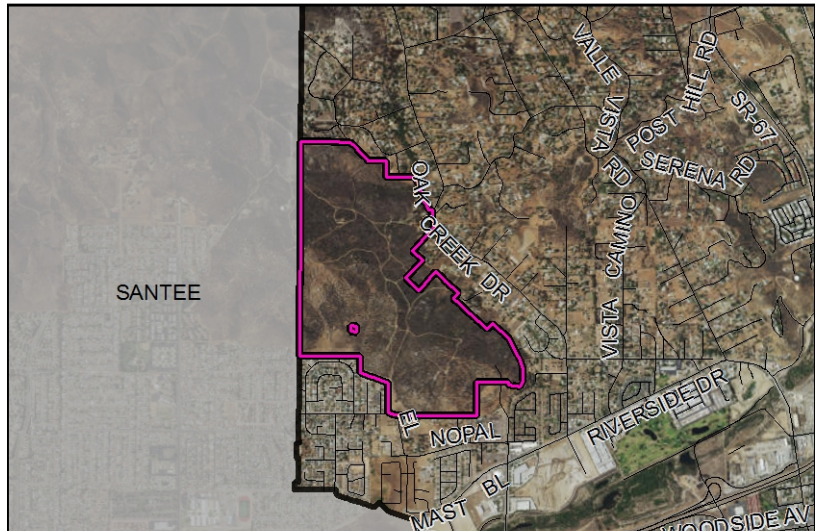
Scenario	Designation	DUs
Existing General Plan	SR-1/VR-7.3	491
Proposed Change	OS-C	0
GP Update Analyzed	SR-1/VR-7.3	491

#### Zoning

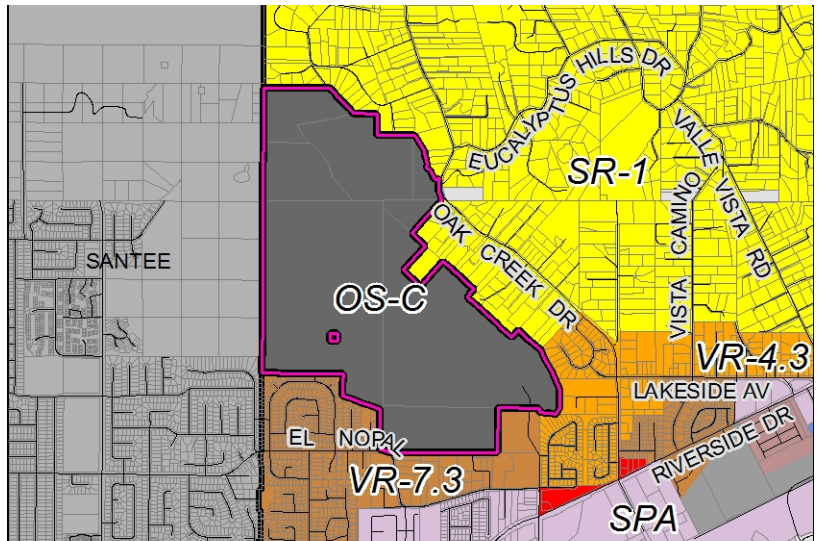
Scenario	Designation
Existing	A70
Requested	S80

#### Note:

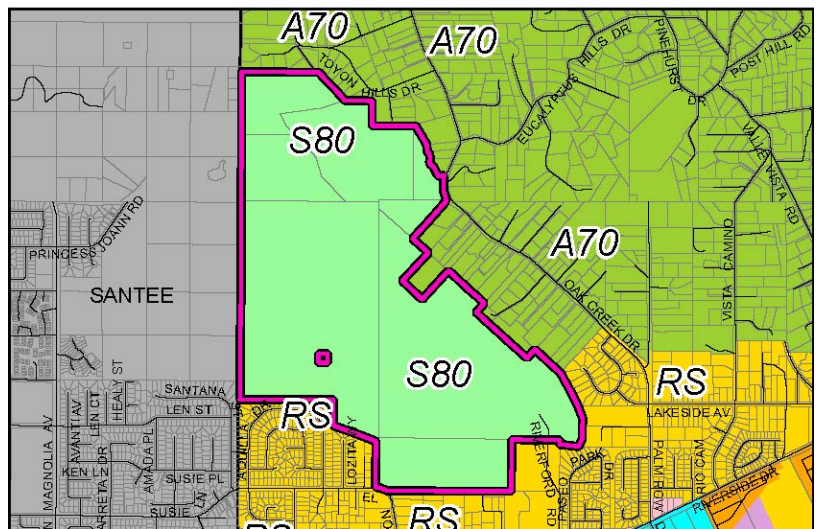
<sup>1</sup>Lakeside CPG Minutes of 7/19/2017



Aerial Photo



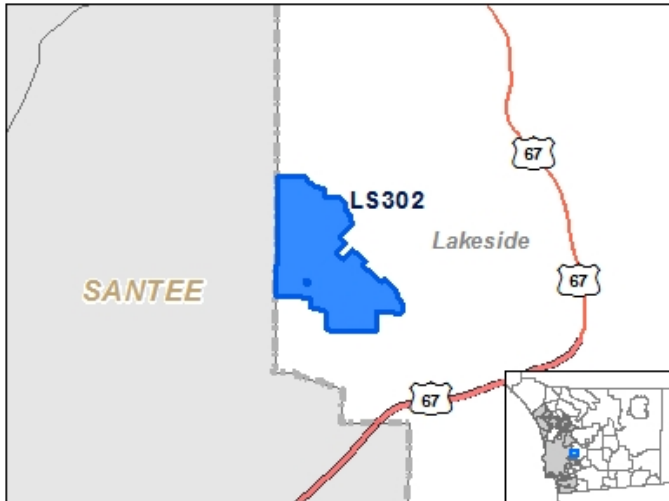
Proposed General Plan Designation



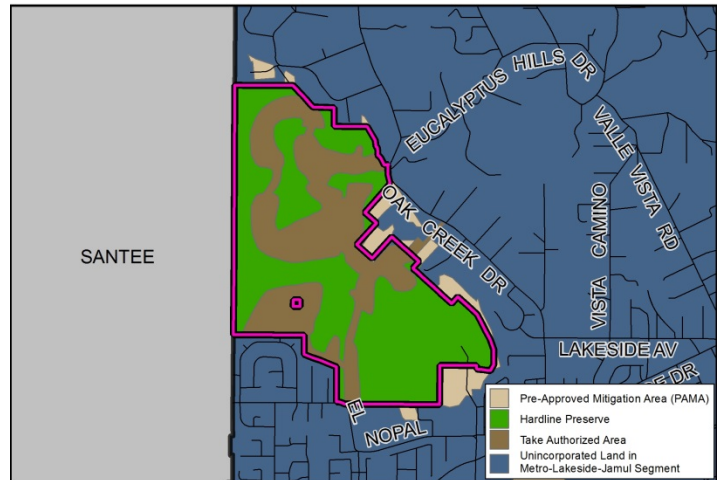
Proposed Zoning Designation

# LAND USE CLEAN-UP

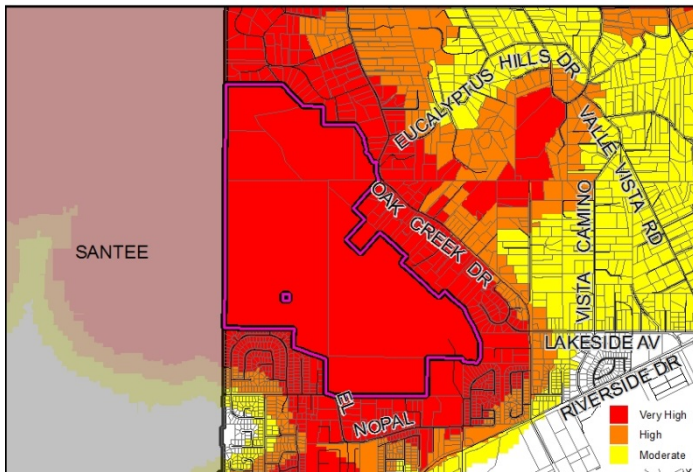
LS302



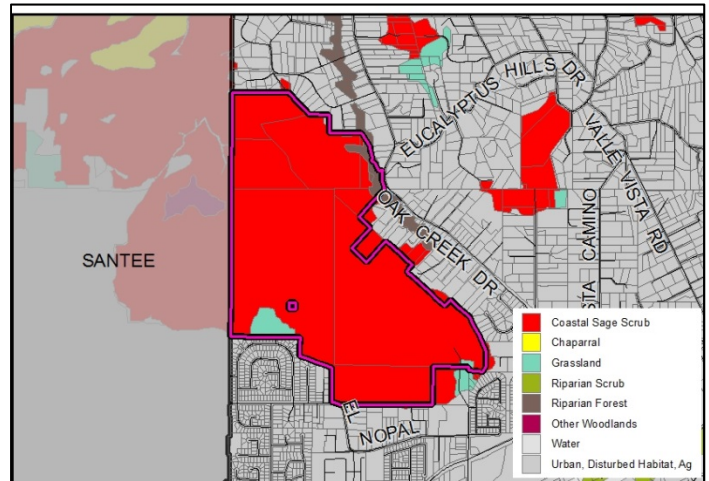
Vicinity Map



South County MSCP



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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



# LAND USE CLEAN-UP

LS303

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

**Basis for Change:** Mapping Error - Flood zone

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

Family Stations Inc.

Property Size:

1 parcel (48.4 acres)

Location:

East of Highway 67 and north of San Vicente Avenue

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

### Zoning

Scenario	Designation
Existing	A70
Proposed Change	N/A

Summary of Development Designator Changes:

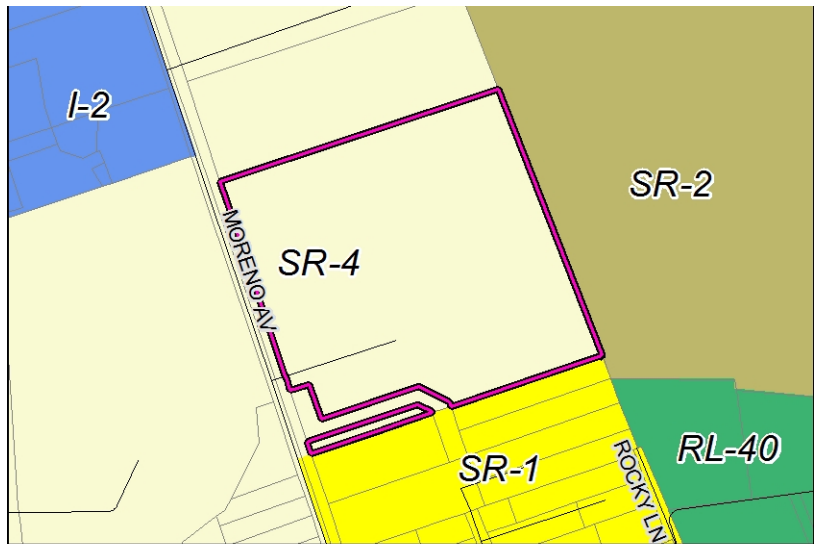
- Change the special area regulations from "None" to "F"

Note:

<sup>1</sup>Lakeside CPG Minutes of 7/19/2017



Aerial Photo



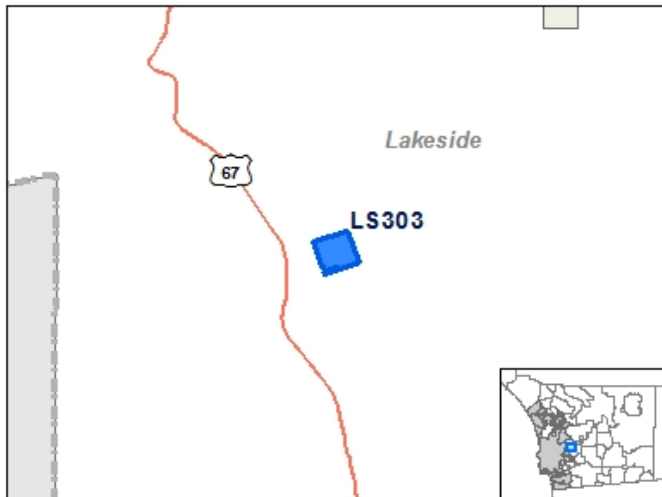
Current General Plan Designation



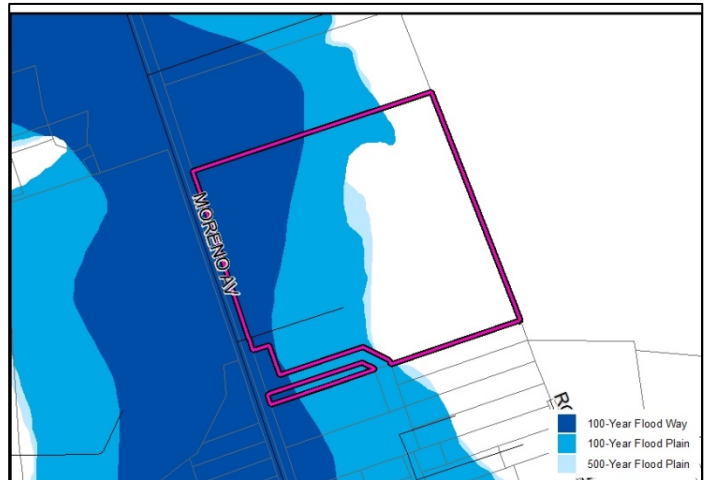
Current Zoning Designation

# LAND USE CLEAN-UP

LS303



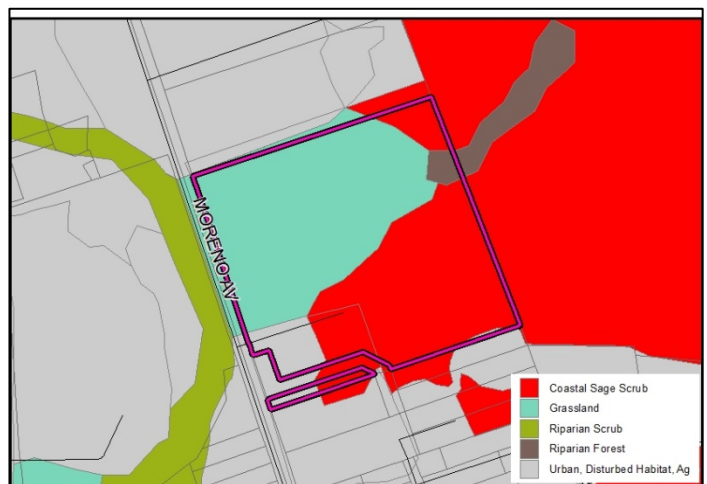
Vicinity Map



Floodway/Floodplain



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

375-111-24-00

# LAND USE CLEAN-UP

LS305

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	Approved <sup>1</sup>
Opposition Expected	No

## Property Description

Property Owner:

County of San Diego

Property Size:

4 parcels ( 140 acres)

Location/Description:

Directly south of Scripps Poway Parkway and west of Interstate 67

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

## Land Use

### General Plan

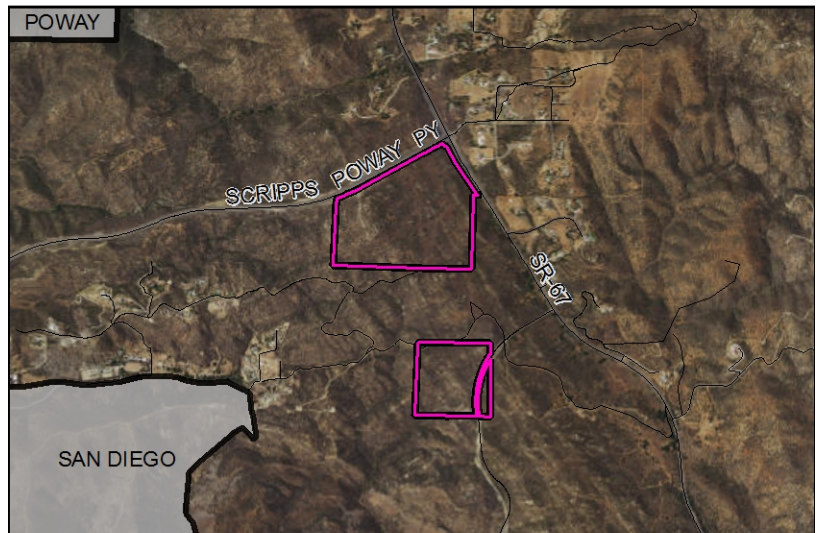
Scenario	Designation	DU's
Existing General Plan	RL-40	3
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	3

### Zoning

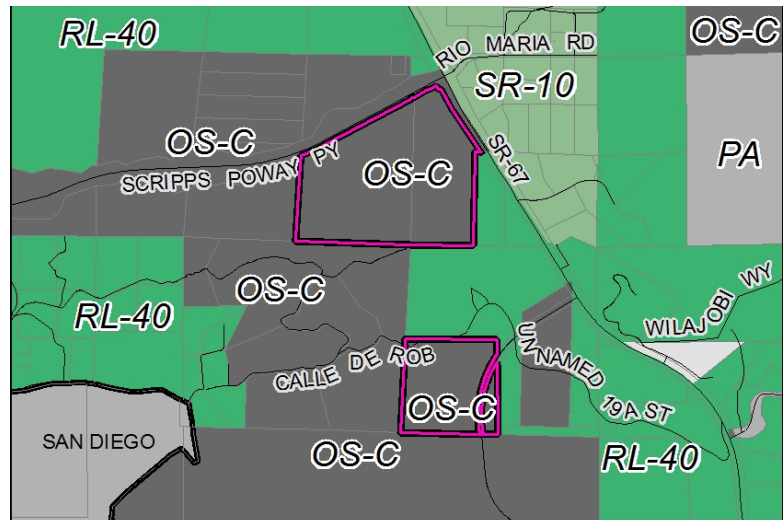
Scenario	Designation
Existing	A70
Proposed	S80

Note:

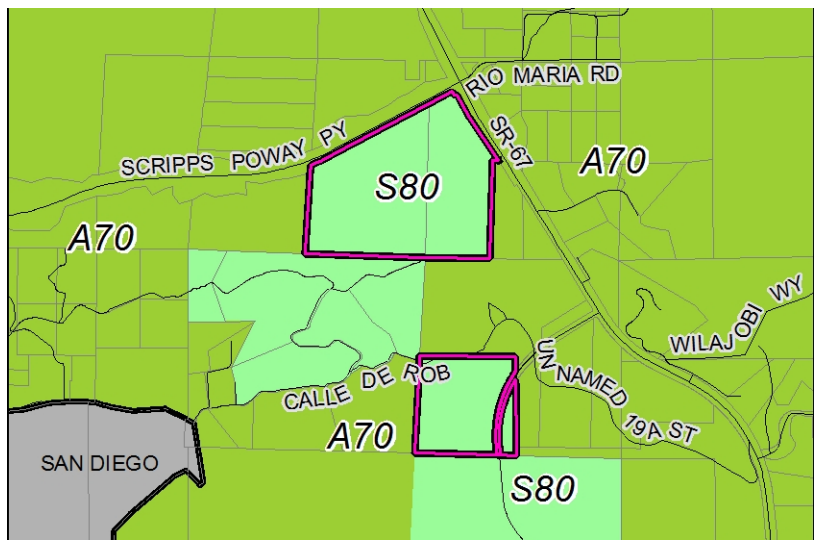
<sup>1</sup>Lakeside CPG Minutes of 7/19/2017



Aerial Photo



Proposed General Plan Designation

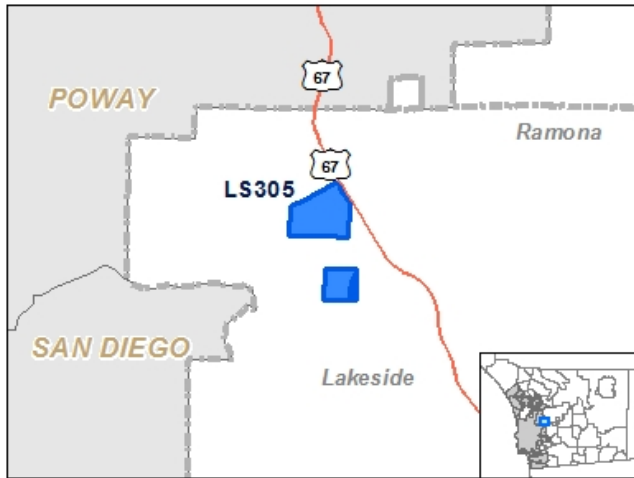


Proposed Zoning Designation

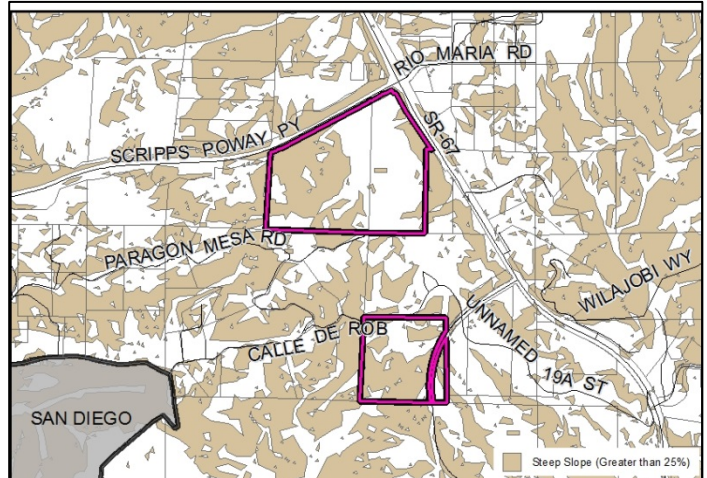


# LAND USE CLEAN-UP

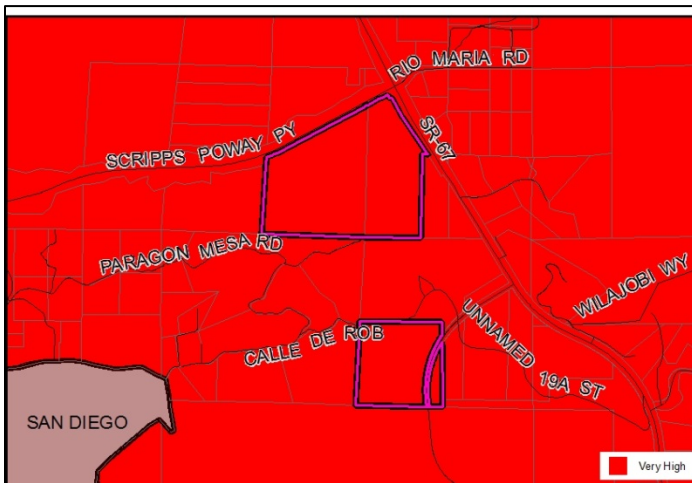
LS305



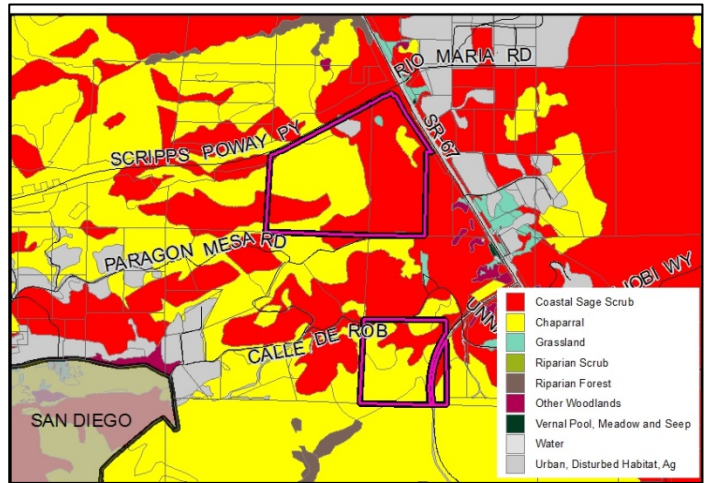
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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

# LAND USE CLEAN-UP

LS306

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	Approved <sup>1</sup>
Opposition Expected	No

## Property Description

Property Owner:

County of San Diego

Property Size:

3 parcels (40 acres)

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

### General Plan

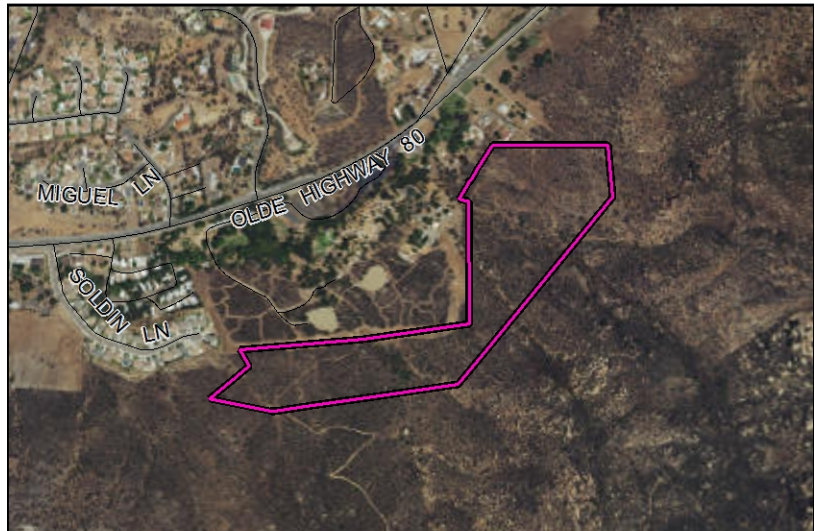
Scenario	Designation	DU's
Existing General Plan	SR-4	10
Proposed Change	OS-C	0
GP Update Analyzed	SR-4	10

### Zoning

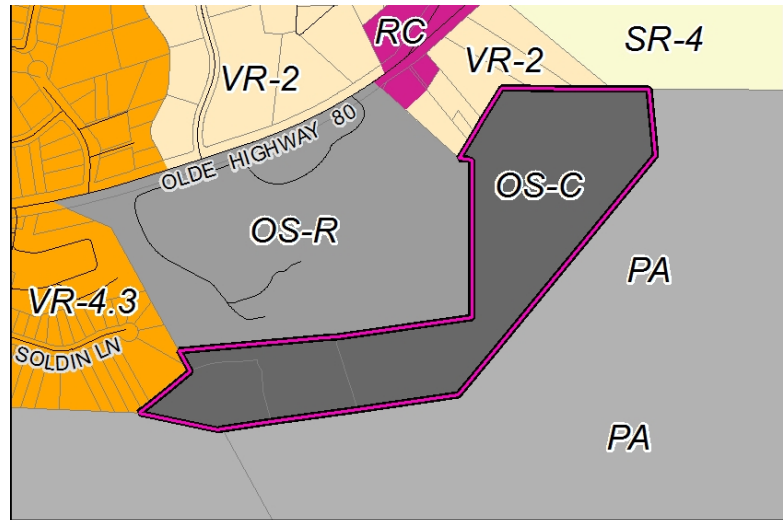
Scenario	Designation
Existing	A70
Proposed	S80

Note:

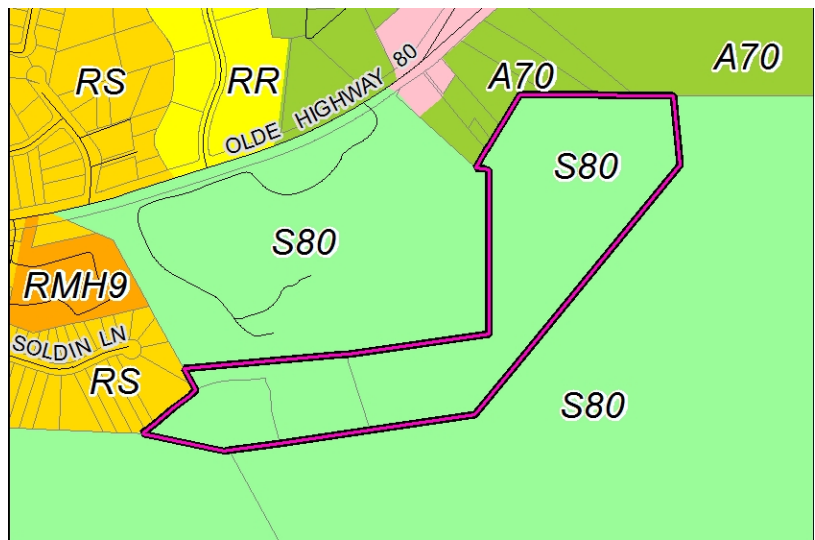
<sup>1</sup>Lakeside CPG Minutes of 7/19/2017



Aerial Photo



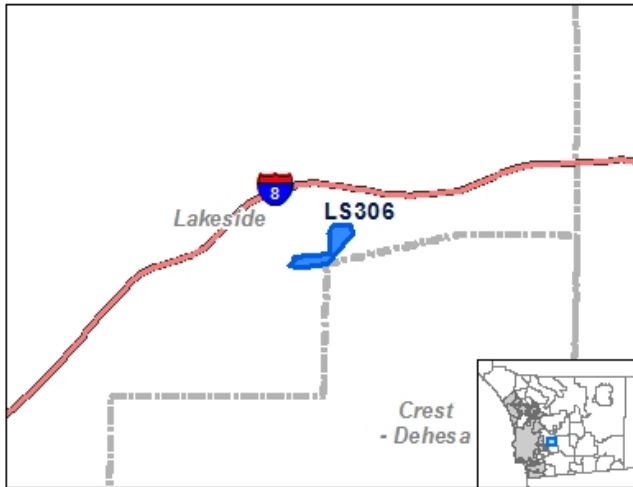
Proposed General Plan Designation



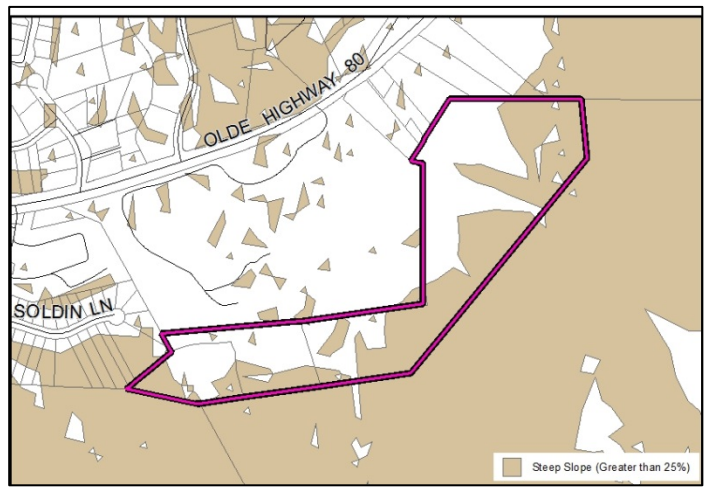
Proposed Zoning Designation

# LAND USE CLEAN-UP

LS306



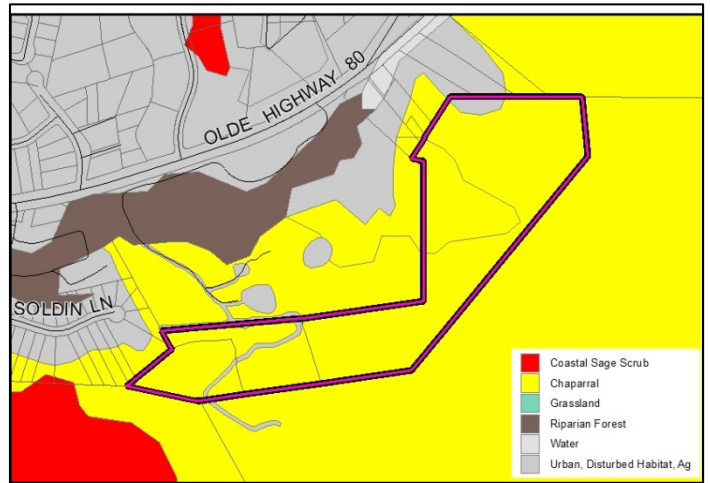
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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

Wednesday, July 5, 2017

## FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

### Regular Meeting

Lakeside Community Center  
9841 Vine Street, Lakeside, CA 92040



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

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

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

**PLEDGE OF ALLEGIANCE:** Lead by Joseph Kufa

Quorum reached with 11 present

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

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

**Late:**

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

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

**ACTION:**

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

Ayes: (11)

Nays:

Abstain:

**ANNOUNCEMENTS**

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

**OPEN FORUM**

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

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

## **COUNTY PRESENTATIONS**

### **1. SUBJECT:**

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

### **OVERVIEW:**

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

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

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

### **ACTION:**

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

Ayes: (11)

Nays:

Abstain:



**ACTION:**

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

Ayes: (11)

Nays:

Abstain:

**PUBLIC HEARING**

**2. SUBJECT:**

Tree removal located at 10626 Palm Row Drive, Lakeside.

**OVERVIEW:**

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

**ACTION:**

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

Ayes: (11)

Nays:

Abstain:

**3. SUBJECT:**

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

**OVERVIEW:**

Proponent not present

**ACTION:**

Will contact proponent and reschedule

**4. SUBJECT:**

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

**OVERVIEW:**

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

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

**ACTION:**

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

Ayes: (11)

Nays:

Abstain:

**5. SUBJECT:**

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

**OVERVIEW:**

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

Michelle Sable spoke against the project.

Proponent was not present

**ACTION:**

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

**GROUP BUSINESS**

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

**ACTION:**

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

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

Ayes: (11)

Nays:

Abstain:

4. Voting on new Group appointee candidates:

**OVERVIEW:**

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

Michael Evans, seat 15, withdrew

Marty Barnard, seat 9, was present and introduced herself

**ACTION:**

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

Ayes: (11)

Nays:

Abstain:

**SUBCOMMITTEE REPORTS**

A. Design Review Board (DRB):

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

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

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

D. CIP:

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

E. PLDO

- i. No discussion

**ADJOURNMENT OF MEETING: 7:36pm**

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

Deborah Montgomery, Secretary  
Lakeside Community Planning Group  
[lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

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

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**Public Disclosure**

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

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# LAND USE CLEAN-UP

## NCM301

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

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

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

Opposition Expected	Yes
---------------------	-----

### Property Description

#### Property Owner:

Tullis Kimberly L 2015 Trust

#### Property Size:

1 parcel (1.8 acres)

#### Location:

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

#### Prevalence of Constraints (See following page):

- – high; ◐ – partially; ○ - none
- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

#### General Plan

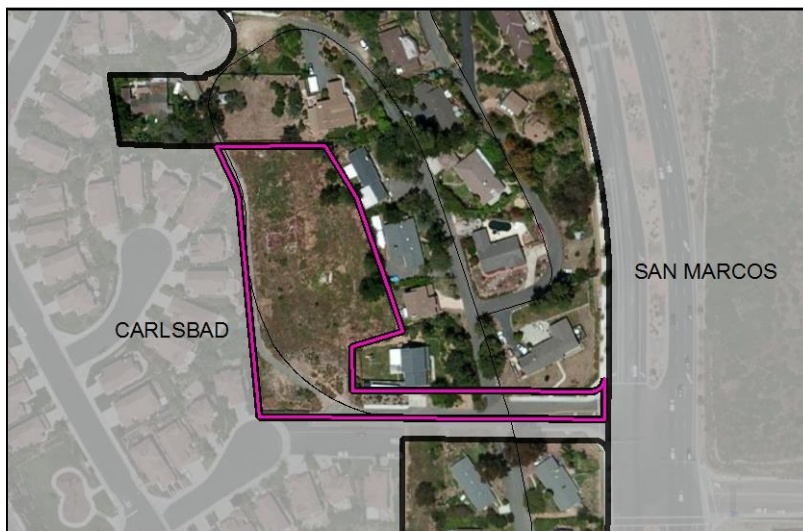
Scenario	Designation	DU's
Existing General Plan	VR-4.3	7
Proposed Change	No change	N/A
GP Update Analyzed	VR-4.3	7

#### Zoning

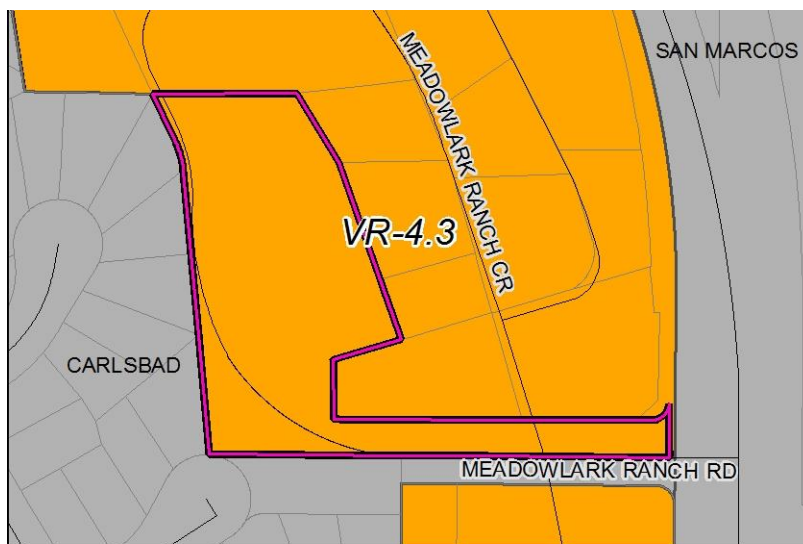
Scenario	Designation
Existing	RS
Proposed	N/A

#### Summary of Development Designator Changes:

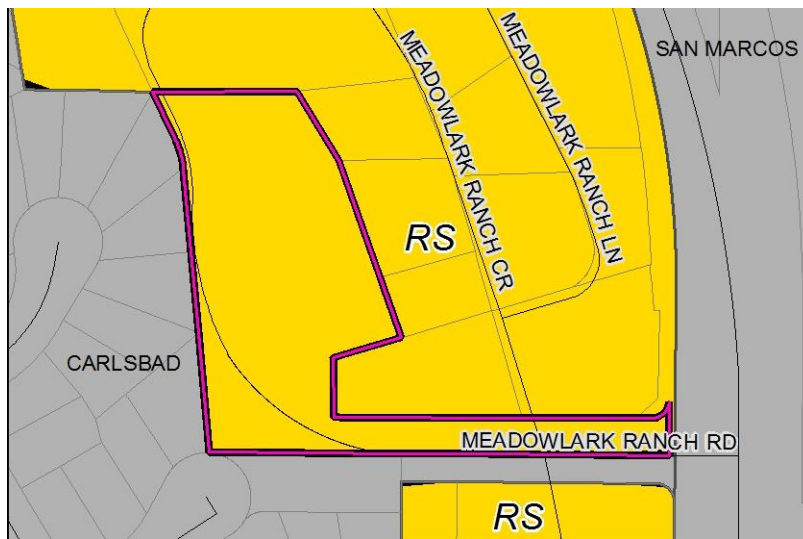
- Change the minimum lot size from 15,000 sf to 10,000 sf



Aerial Photo



Current General Plan Designation



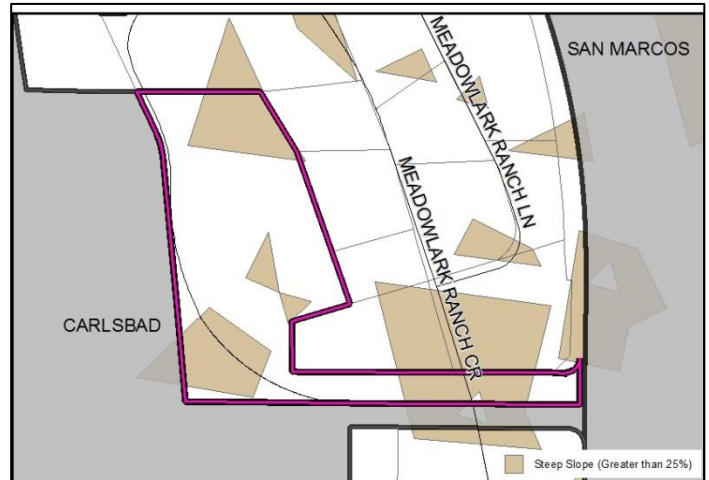
Current Zoning Designation

# LAND USE CLEAN-UP

NCM301



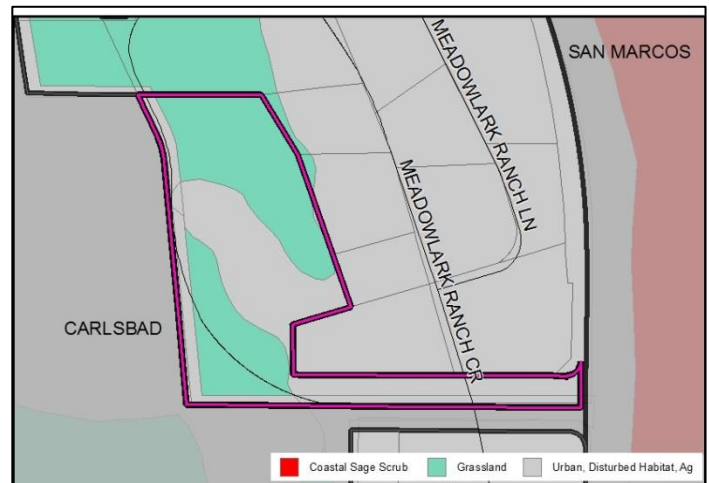
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

222-160-29-00

# LAND USE CLEAN-UP

NM301

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	No Vote
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Opposition Expected	No
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## Property Description

Property Owner:

County of San Diego

Property Size:

3 parcels ( 178 acres)

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

○ Steep Slope (Greater than 25%)

◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones

## Land Use

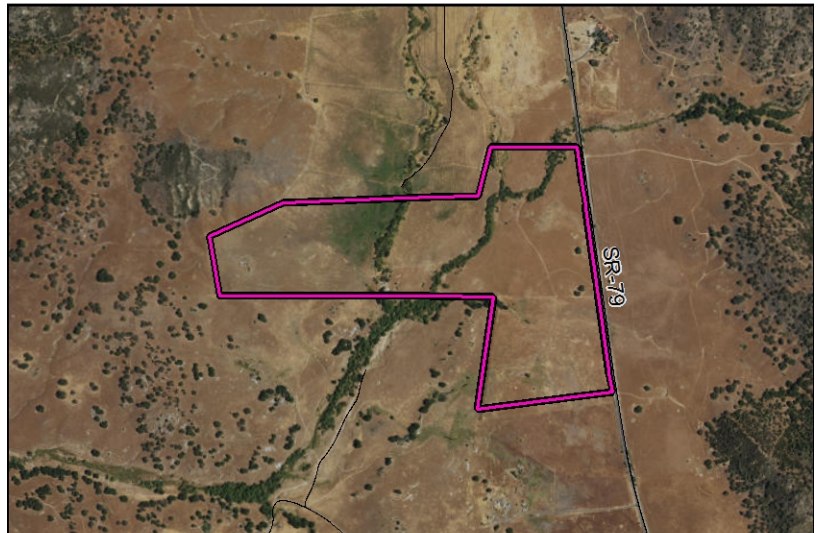
### General Plan

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

### Zoning

Scenario	Designation
Existing	A72
Proposed	S80

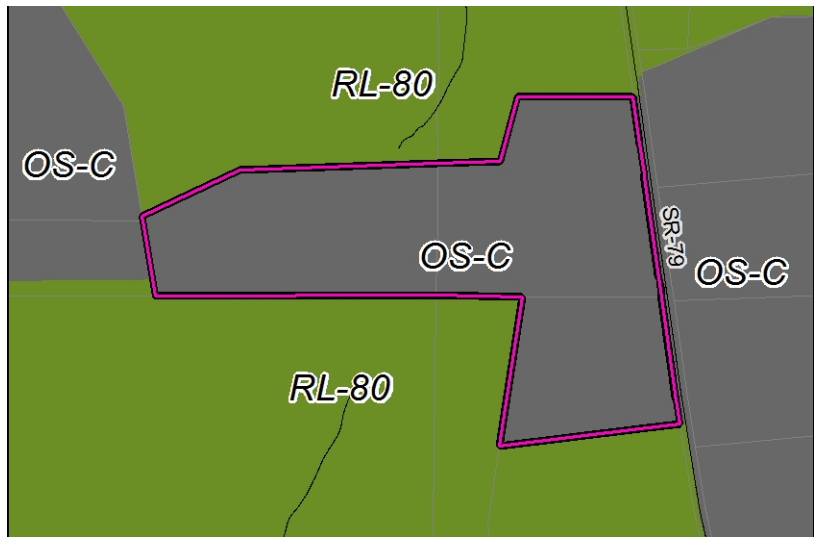
Note:



Aerial Photo



General Plan Designation

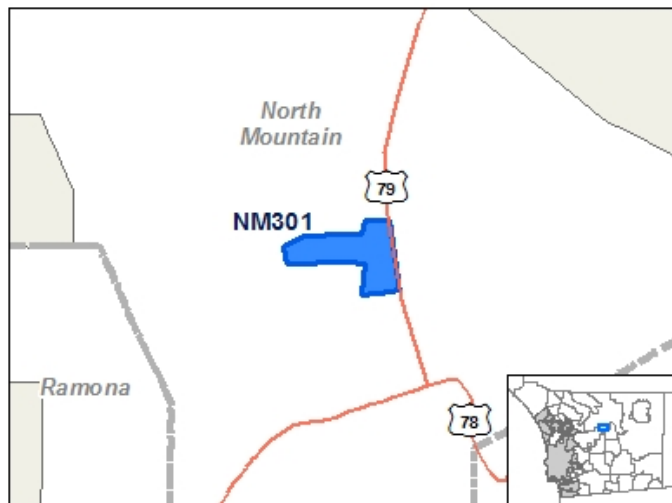


Proposed General Plan Designation

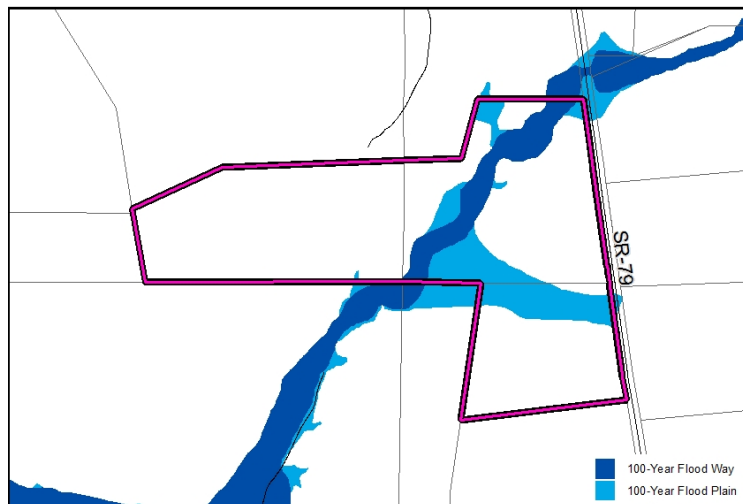


# LAND USE CLEAN-UP

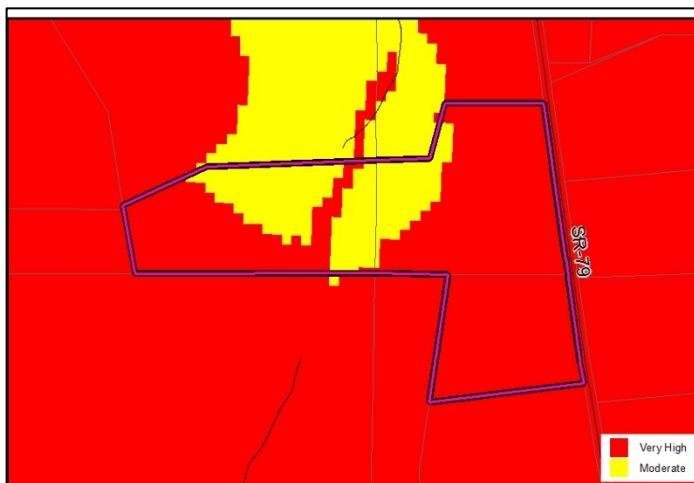
NM301



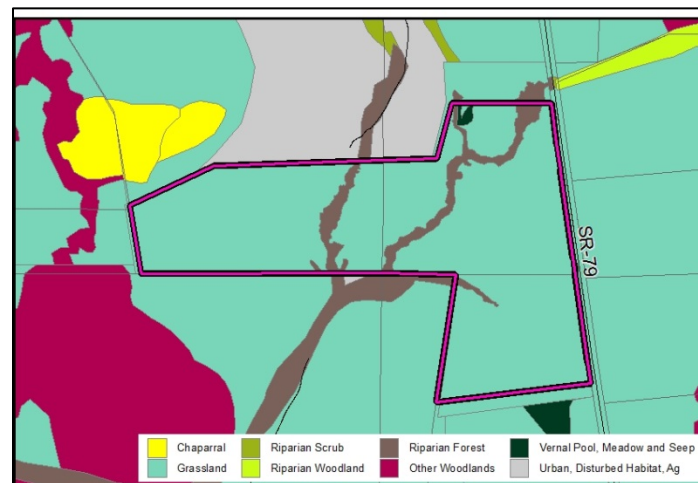
Vicinity Map



Floodplain



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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



# LAND USE CLEAN-UP

PP301

**Proposed Change:** Rezone two parcels from Indian Reservation to A70

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

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

### Property Owner:

North American Granite Inc.

### Property Size:

2 parcels (80 acres)

### Location:

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

### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

### Zoning

Scenario	Designation
Existing	Indian Reservation
Requested	A70

### Summary of Development Designator Changes:

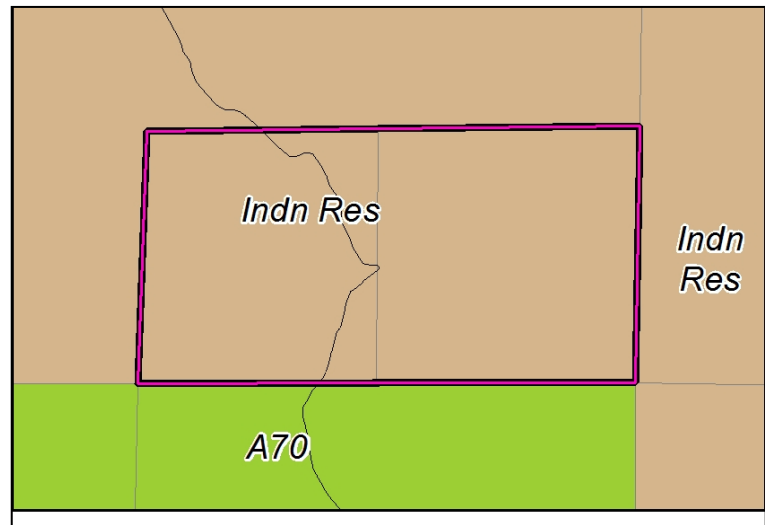
- Change minimum lot size from "none" to "8 acres"
- Change height from "none" to "G"
- Change setback from "none" to "C"

### Note:

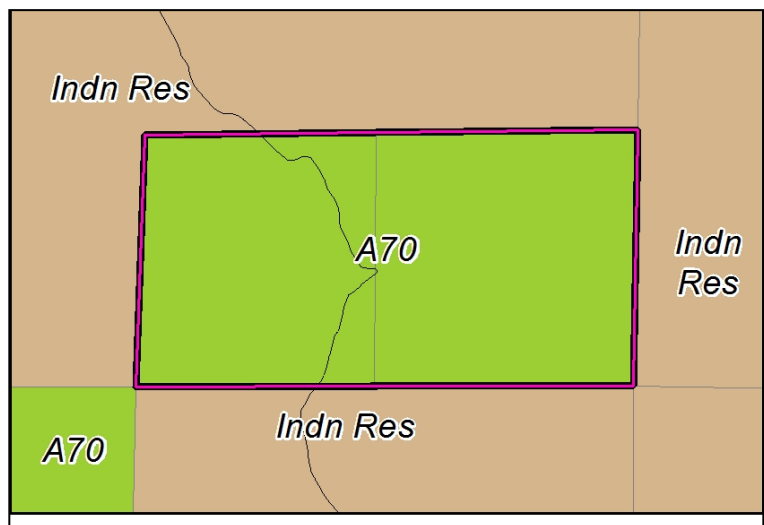
<sup>1</sup>Pala Pauma CPG Minutes of 7/10/2017



Aerial Photo



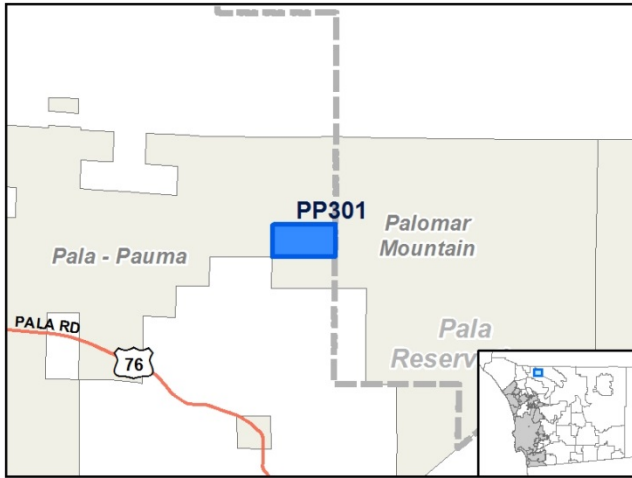
Current Zoning Designation



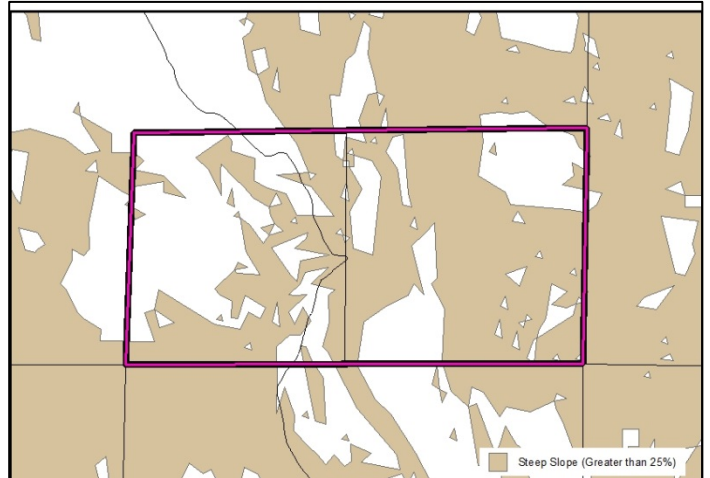
Proposed Zoning Designation

# LAND USE CLEAN-UP

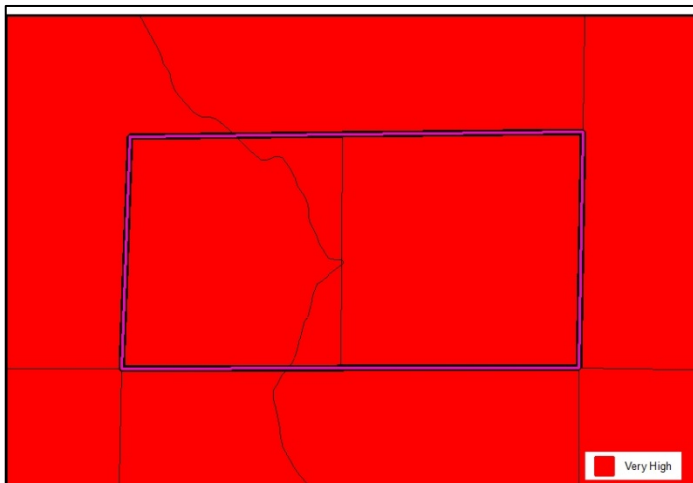
PP301



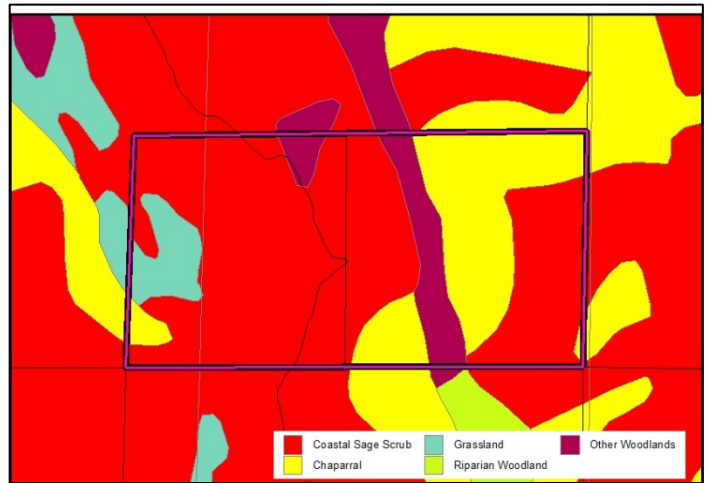
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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



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

PROJECT NAME: General Plan Cleanup (Draft)

PROJECT CASE NUMBER(s):                     

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

Results of Planning / Sponsor Group Review

Meeting Date: July 10, 2017

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

Support the cleanup efforts.

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

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

MOTION:

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

VOTE: 4 Yes      0 No             Abstain

C. Recommended conditions of approval:

None

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

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

\*PDS-534\* PDS-534 (01/12)



# LAND USE CLEAN-UP

PV301

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

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

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

Opposition Expected	No
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## Property Description

### Property Owner:

J&B Family LTD Partnership and United States of America

### Property Size:

3 parcels (18 acres)

### Location:

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

### Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

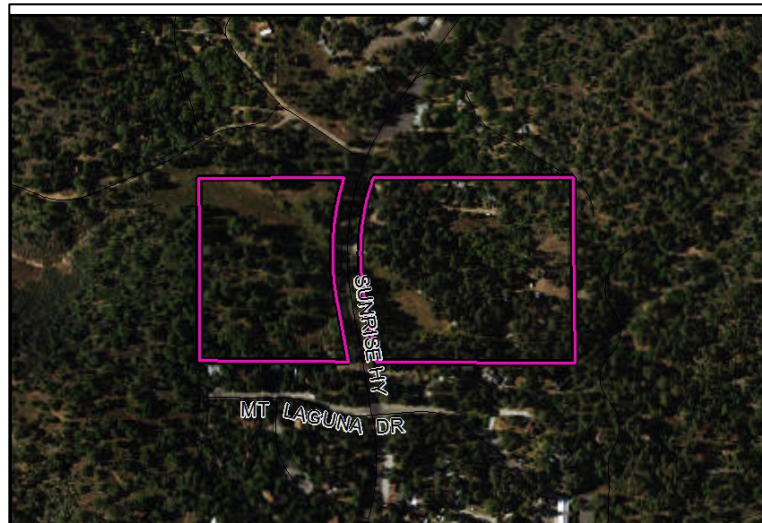
Scenario	Designation	DU's
Existing General Plan	RL-80	3
Proposed Change	No change	N/A
GP Update Analyzed	RL-80	3

### Zoning

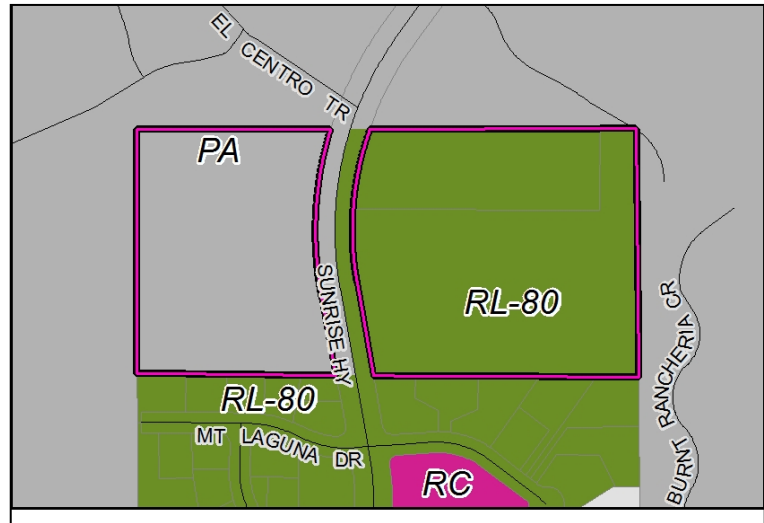
Scenario	Designation	Zone Box
Existing	S80	0.125
Requested	N/A	Remove

### Summary of Development Designator Changes:

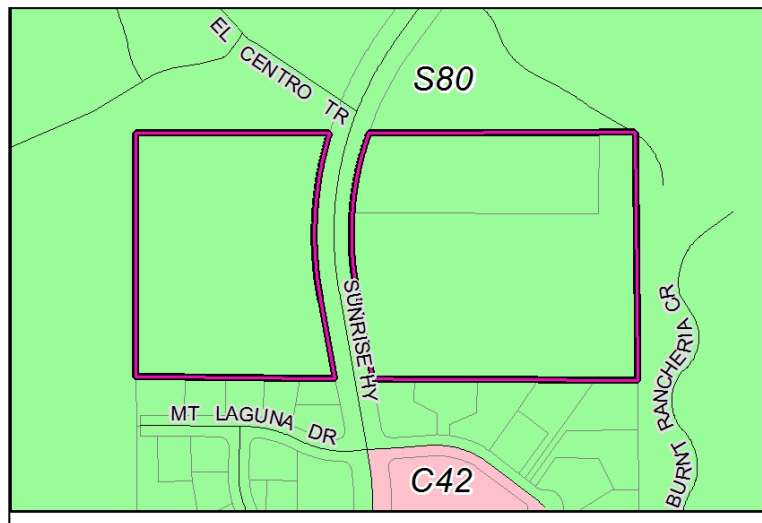
- Remove 0.125 density



Aerial Photo



Current General Plan Designation

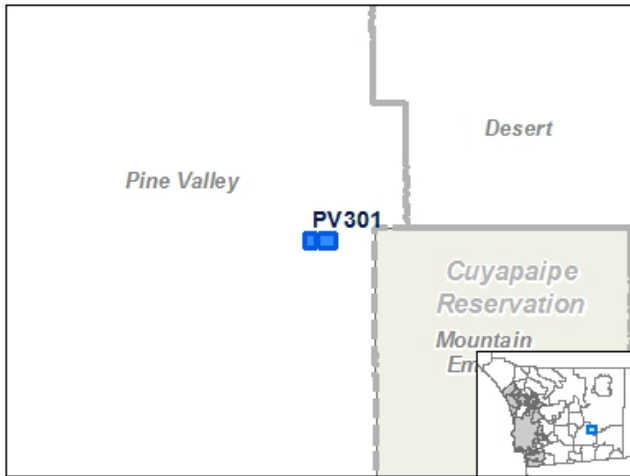


Current Zoning Designation



# LAND USE CLEAN-UP

PV301



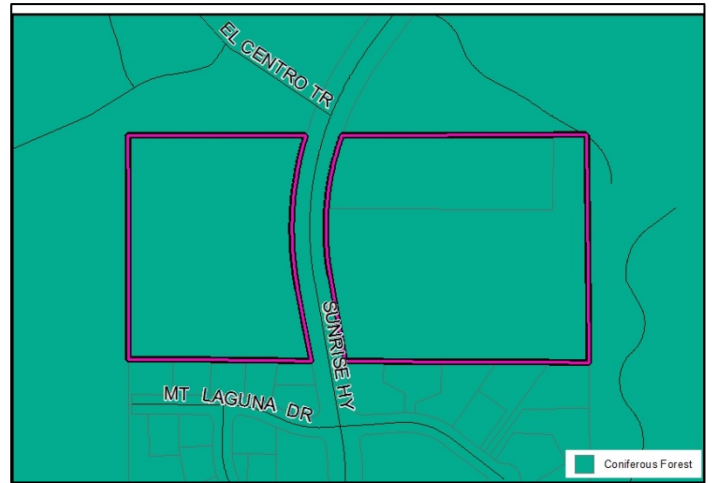
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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

# LAND USE CLEAN-UP

SD301

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

**Basis for Change:** Mapping Error – Private ownership

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

Fig Farm LLC

Property Size:

1 parcel (5.49 acres)

Location:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

◐ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

### Zoning

Scenario	Designation
Existing	S80
Requested	RR

Summary of Development Designator Changes:

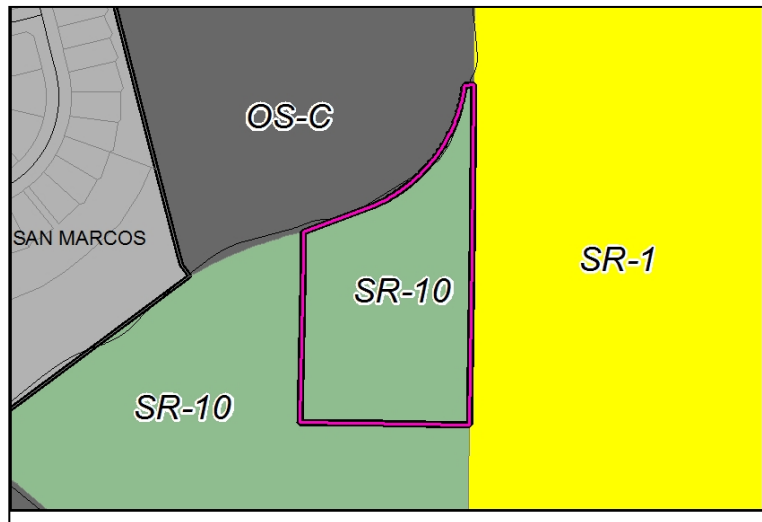
- Remove 0.25 density
- Change the regional category from "No Jurisdiction" to "Semi-Rural"

Note:

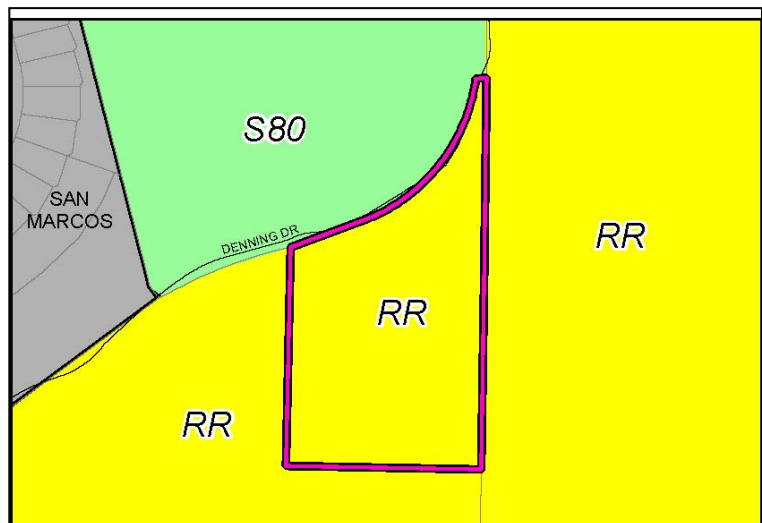
<sup>1</sup>San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



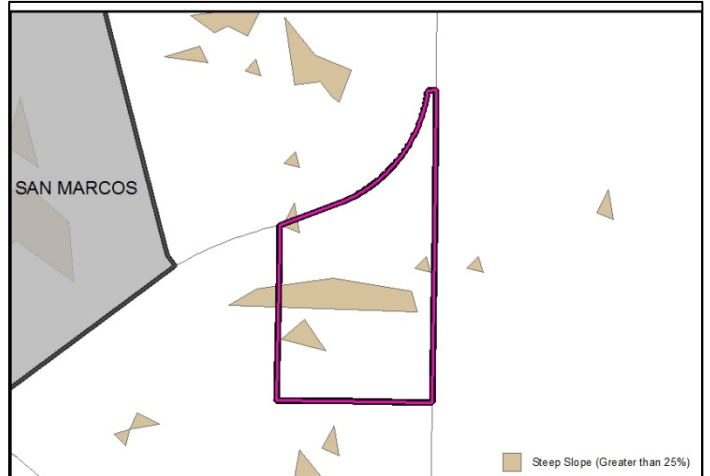
Proposed Zoning Designation

# LAND USE CLEAN-UP

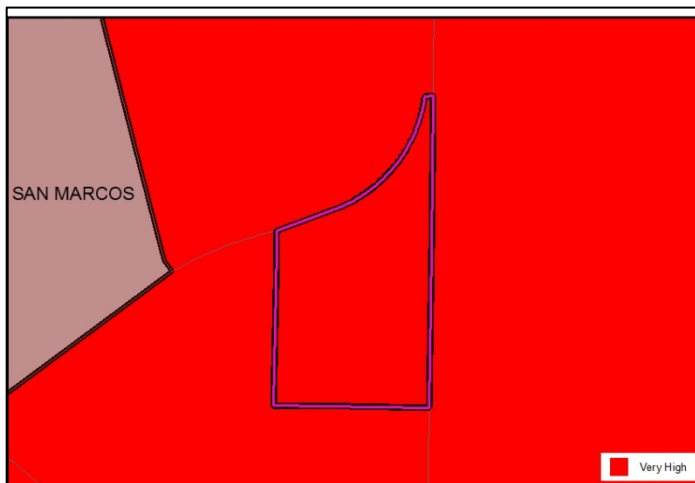
SD301



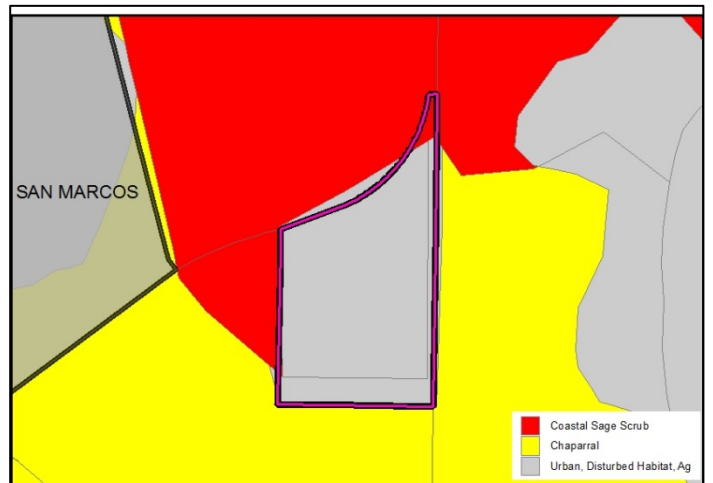
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

## APN

223-070-08

# LAND USE CLEAN-UP

SD302

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	Approved <sup>1</sup>
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Opposition Expected	No
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## Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel (5 acres)

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

### General Plan

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

### Zoning

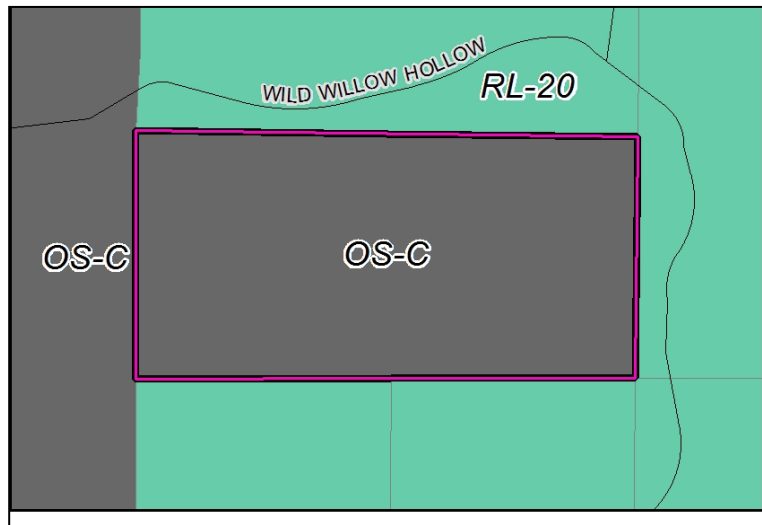
Scenario	Designation
Existing	A70
Requested	S80

Note:

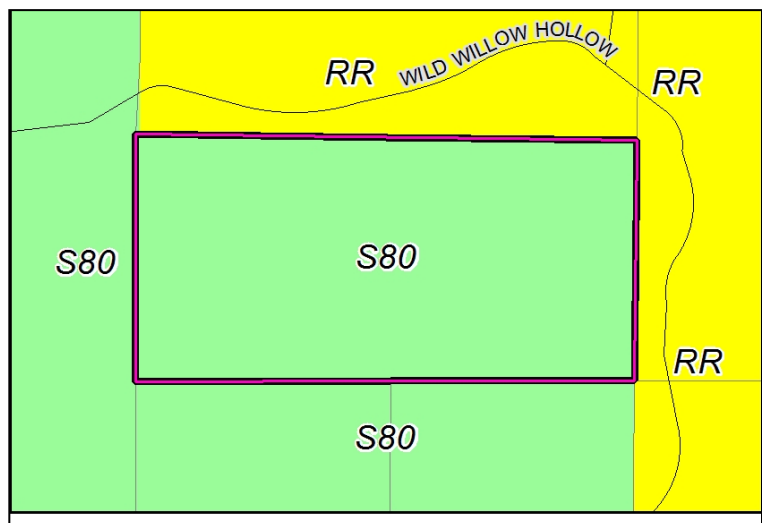
<sup>1</sup>San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



Proposed Zoning Designation



# LAND USE CLEAN-UP

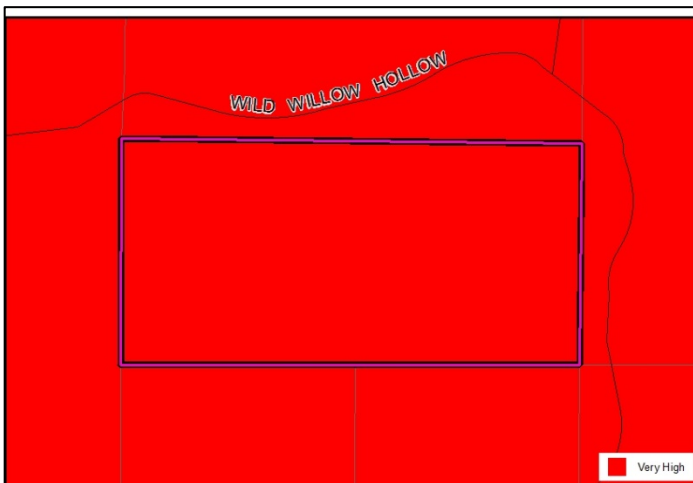
SD302



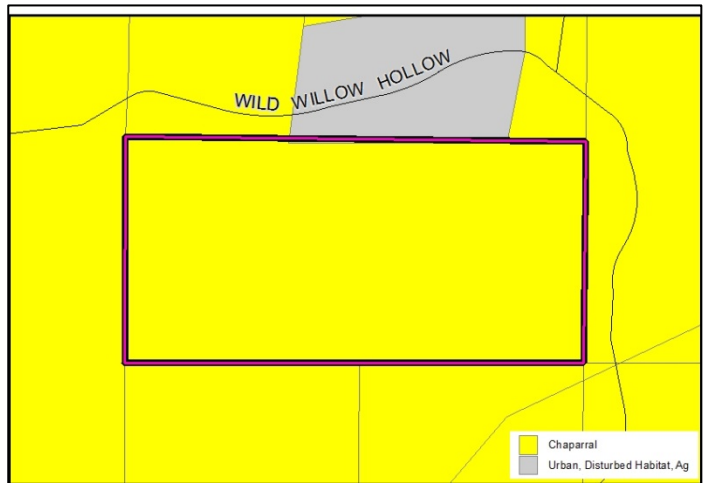
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

679-130-08



# LAND USE CLEAN-UP

SD303

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation	Approved <sup>1</sup>
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Opposition Expected	No
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## Property Description

Property Owner:

County of San Diego

Property Size:

1 parcel ( 14.27 acres)

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

● Steep Slope (Greater than 25%)

○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

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

### Zoning

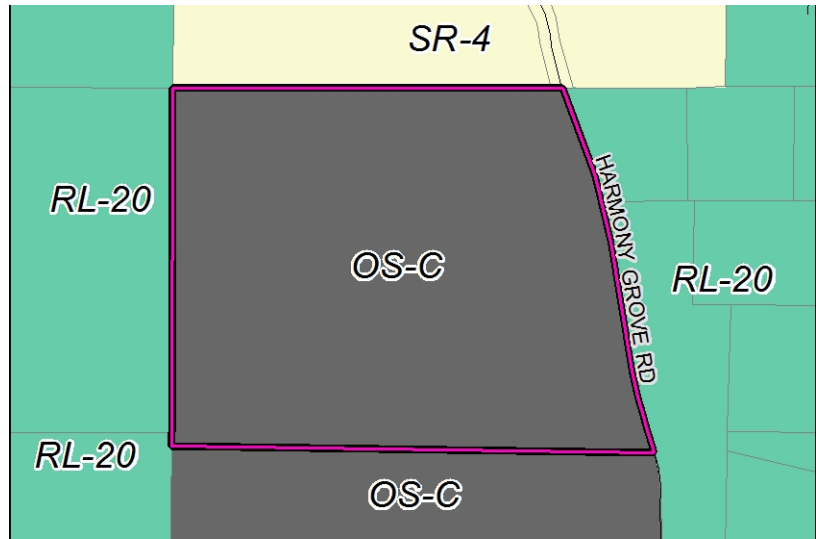
Scenario	Designation
Existing	A70
Proposed	S80

Note:

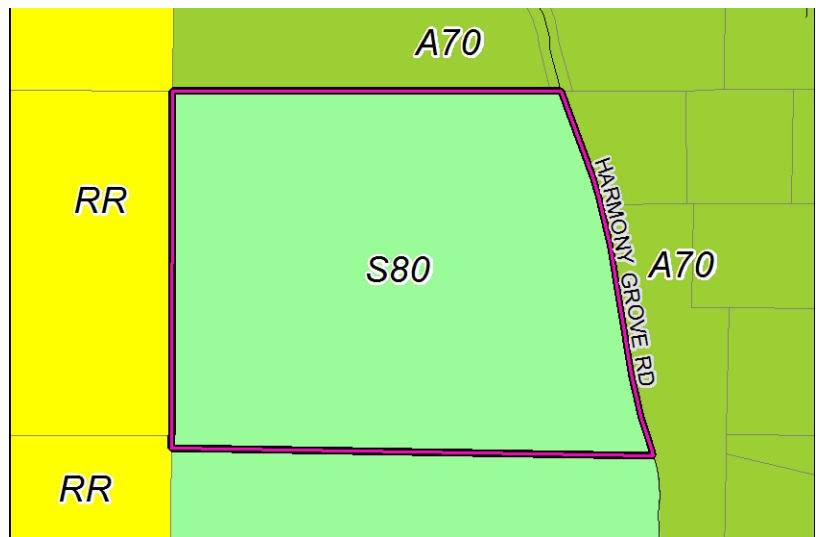
<sup>1</sup>San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



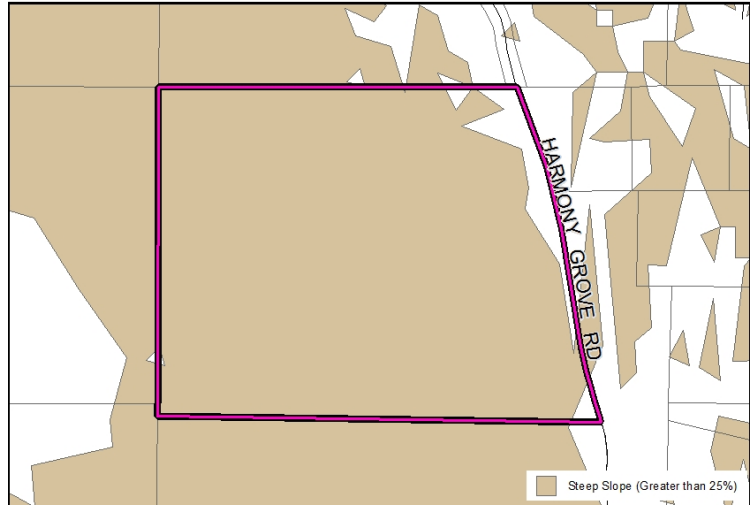
Proposed Zoning Designation

# LAND USE CLEAN-UP

SD303



Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

238-011-23

# LAND USE CLEAN-UP

SD304

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

**Basis for Change:** Mapping Error – Public Ownership

Community Recommendation	Approved <sup>1</sup>
Opposition Expected	TBD

## Property Description

### Property Owner:

Olivenhain Municipal Water District

### Property Size:

4 parcels (98.3 acres)

### Location:

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

### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

### General Plan

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

### Zoning

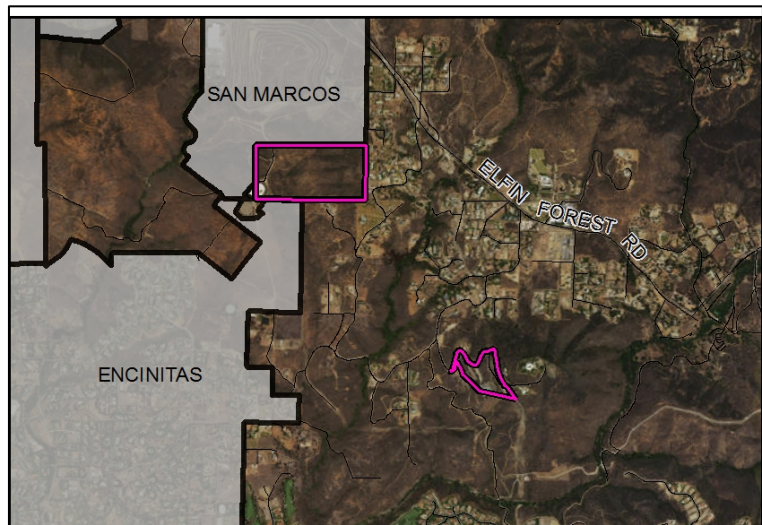
Scenario	Designation
Existing	S80
Proposed	RR

### Summary of Development Designator Changes:

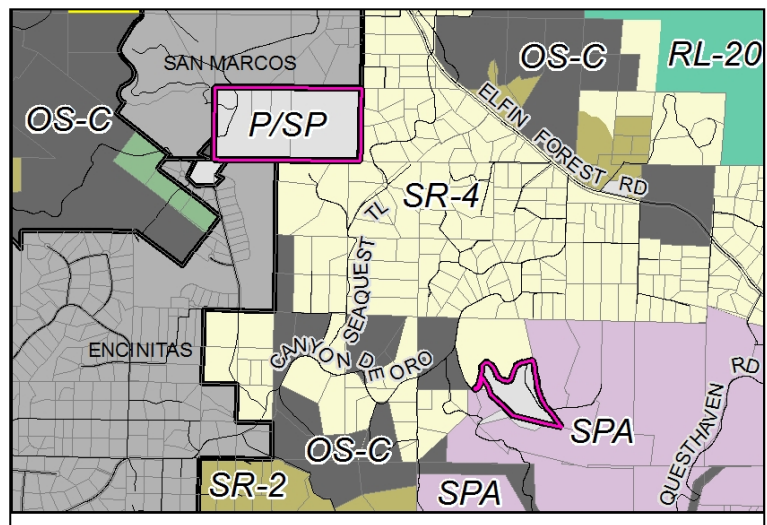
- Remove 0.25 density
- Change the regional category from "No Jurisdiction" to "Semi-Rural"

### Note:

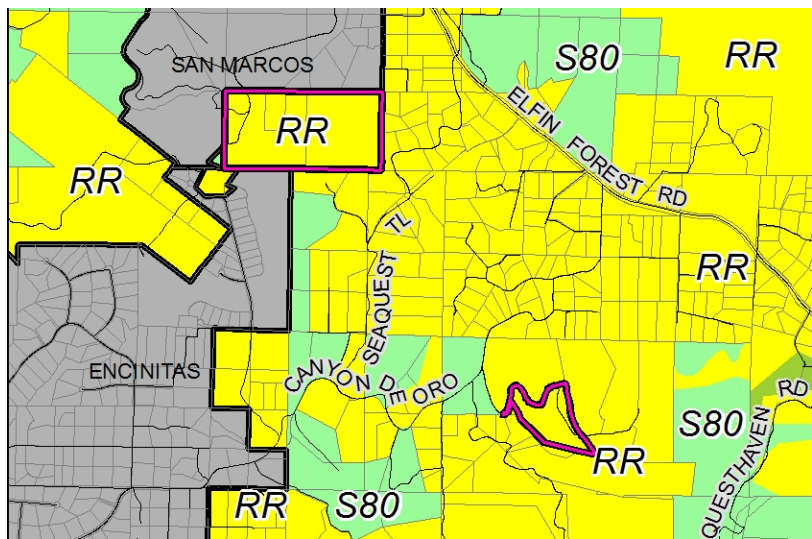
<sup>1</sup>San Diegoito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



Proposed Zoning Designation

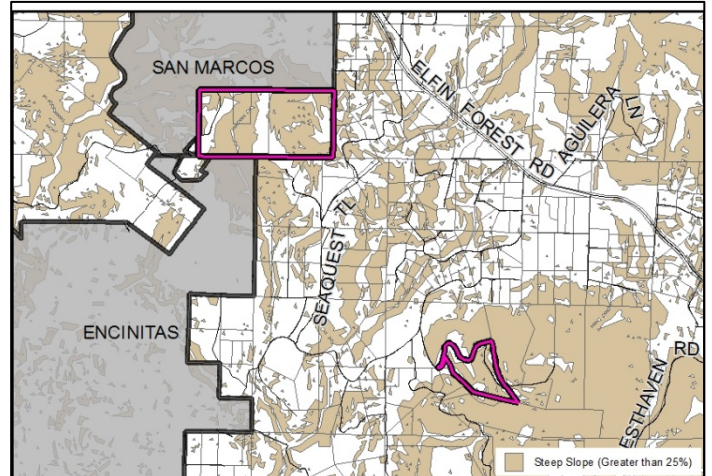


# LAND USE CLEAN-UP

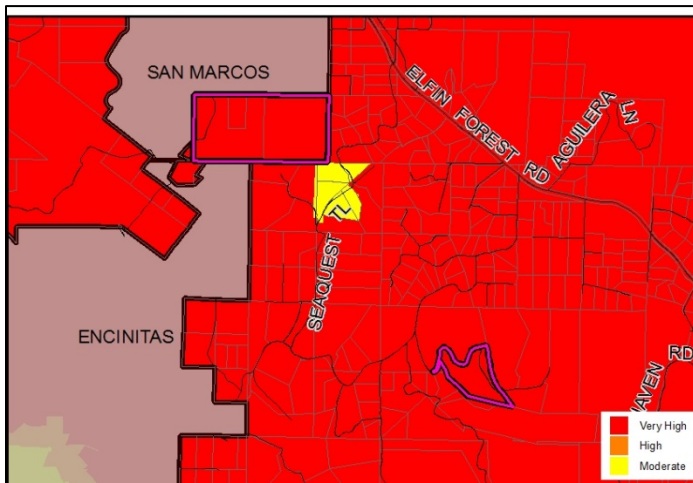
SD304



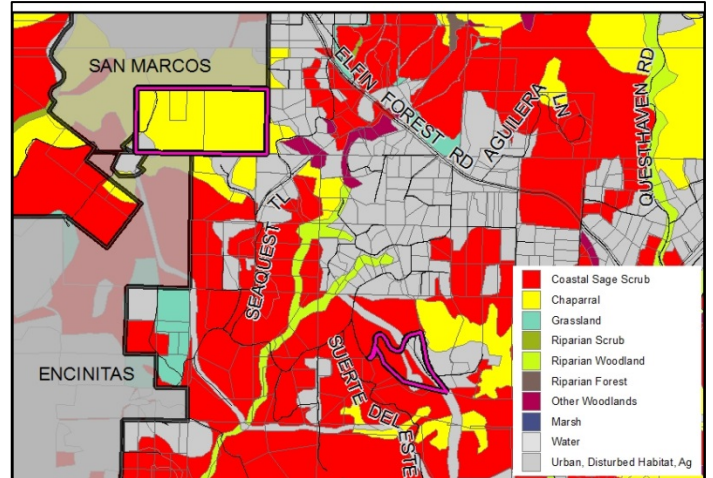
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

## APN

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

# LAND USE CLEAN-UP

SD305

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

**Basis for Change:** Ownership change – Endangered Habitats Conservancy League

Community Recommendation <sup>1</sup>Approved

Opposition Expected No

## Property Description

### Property Owner:

Endangered Habitats Conservancy League

### Property Size:

6 parcels (97 acres)

### Location:

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

### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

### General Plan

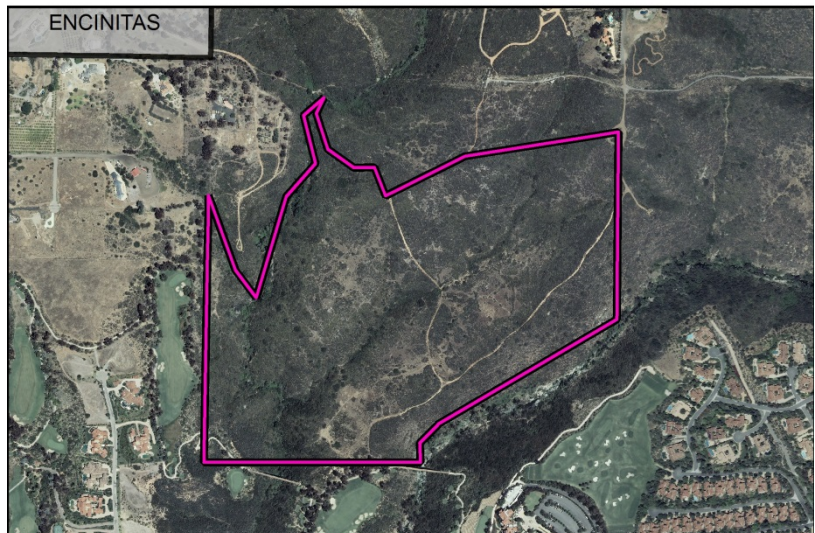
Scenario	Designation	DUs
Existing General Plan	SR-2	36
Proposed Change	OS-C	0
GP Update Analyzed	SR-2	36

### Zoning

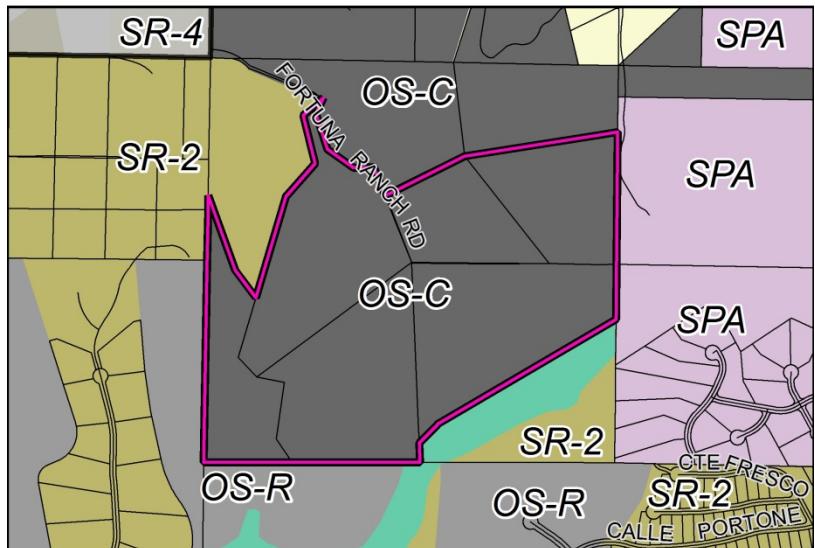
Scenario	Designation
Existing	RR
Requested	S80

Note:

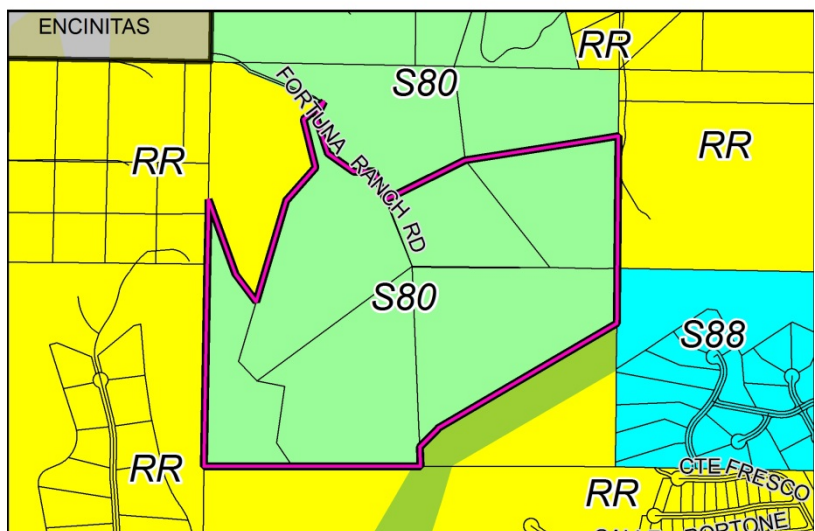
<sup>1</sup>San Dieguito CPG Minutes of 7/13/2017



Aerial Photo



Proposed General Plan Designation



Proposed Zoning Designation

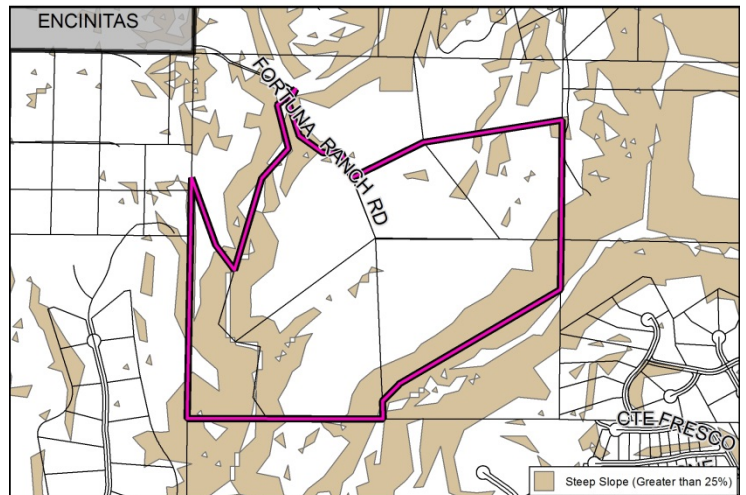


# LAND USE CLEAN-UP

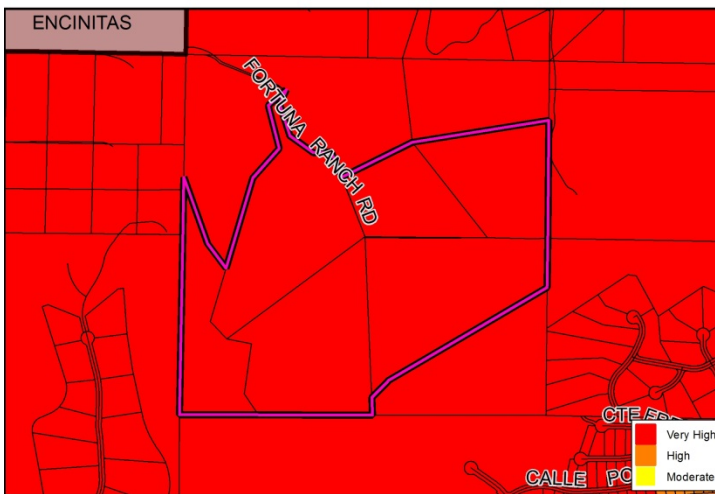
SD305



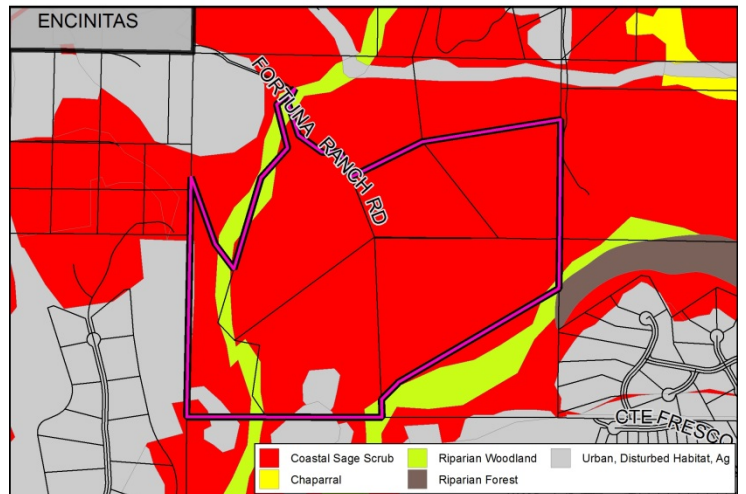
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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

# SAN DIEGUITO PLANNING GROUP

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

## Minutes of Meeting

July 13, 2017

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

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

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

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### Public Disclosure

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

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## 6. MAJOR PROJECTS AND LAND USE ITEMS:

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

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

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

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

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

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

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

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

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

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7. ADMINISTRATIVE MATTERS:

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

Adjourned at 8:52 pm.

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

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

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

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# LAND USE CLEAN-UP

TO301

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

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

Community Recommendation No Vote

Opposition Expected No

## Property Description

Property Owner:

San Diego County Water Authority

Property Size:

1 parcel (0.4 acres)

Location:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

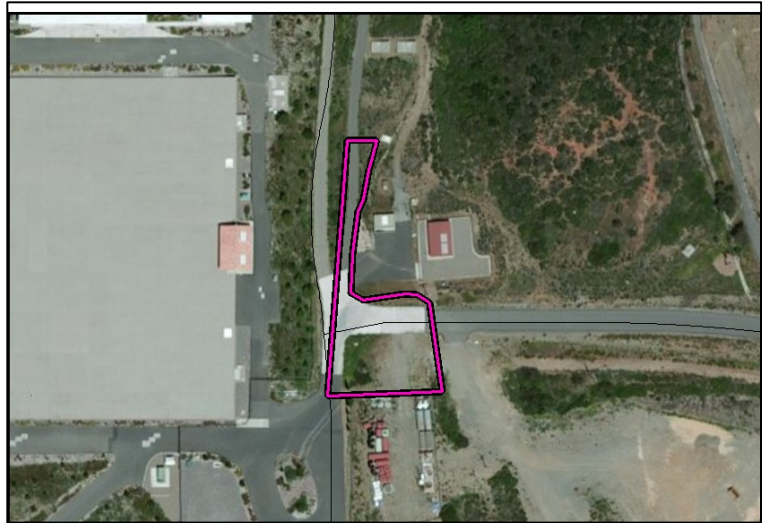
### General Plan

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

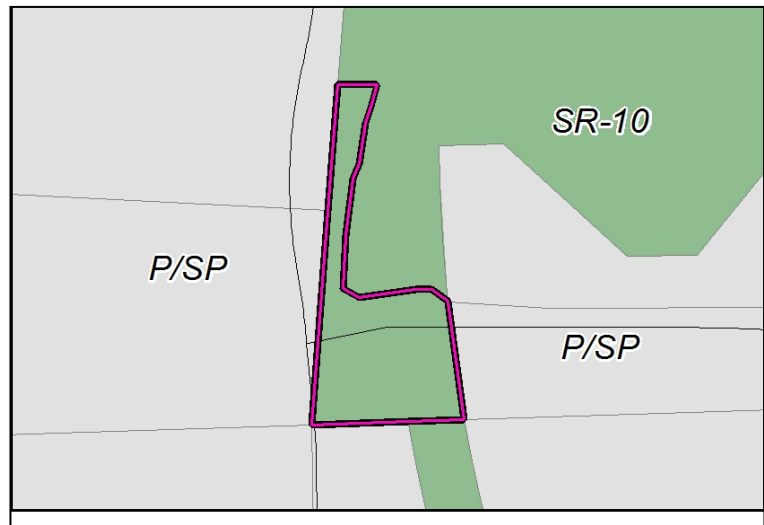
### Zoning

Scenario	Designation
Existing	RR
Requested	RR

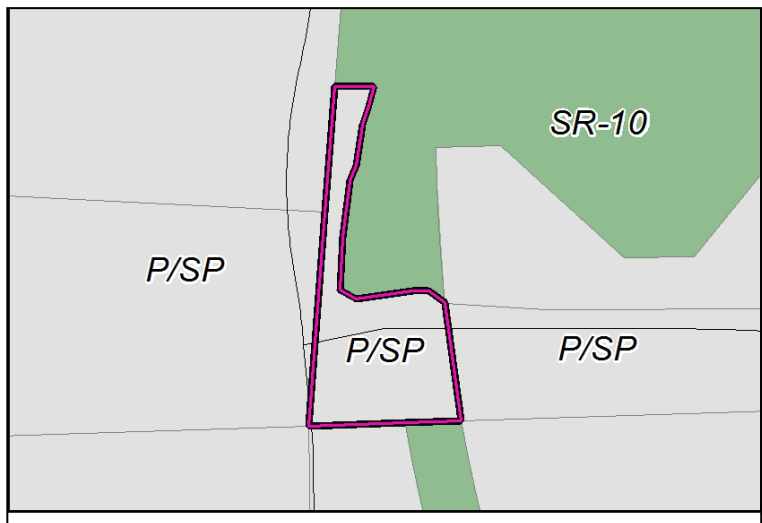
Note:



Aerial Photo



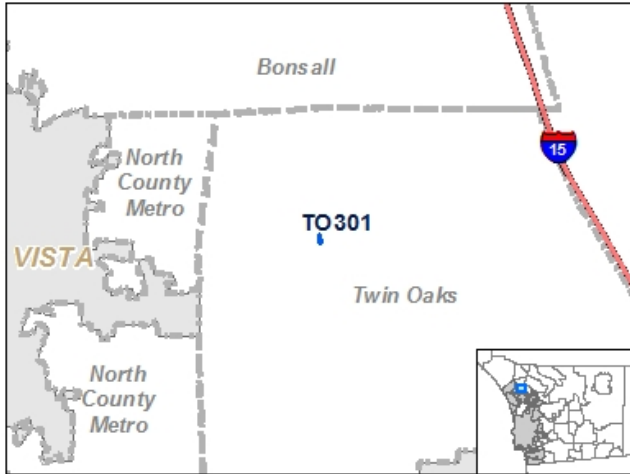
Current General Plan Designation



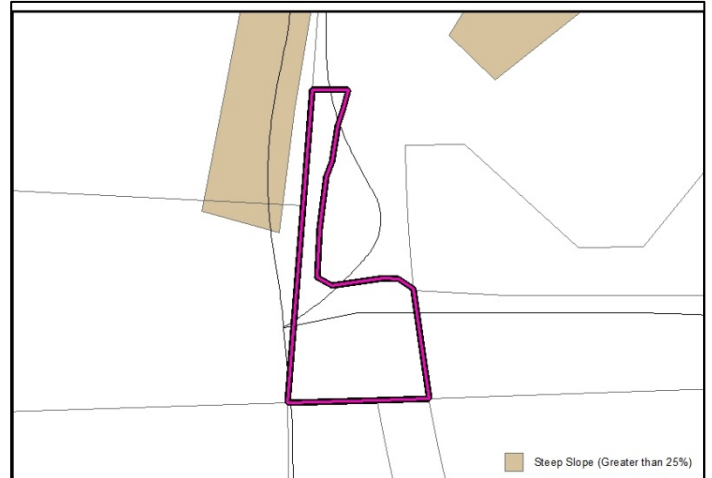
Proposed General Plan Designation

# LAND USE CLEAN-UP

TO301



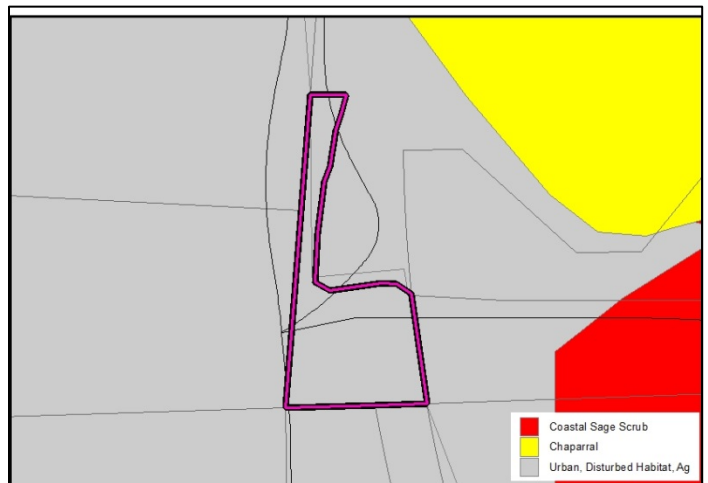
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

## APN

174-300-32-00

# LAND USE CLEAN-UP

VC301

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

**Basis for Change:** Mapping Error – Inconsistent lot sizes

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

Various

Property Size:

3 parcels (4 acres)

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

## Land Use

### General Plan

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

### Zoning

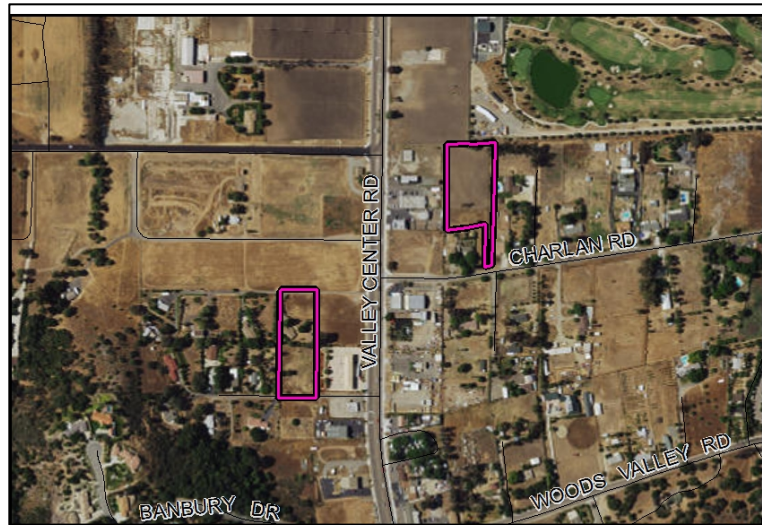
Scenario	Designation
Existing	C36
Proposed	C36

Summary of Development Designator Changes:

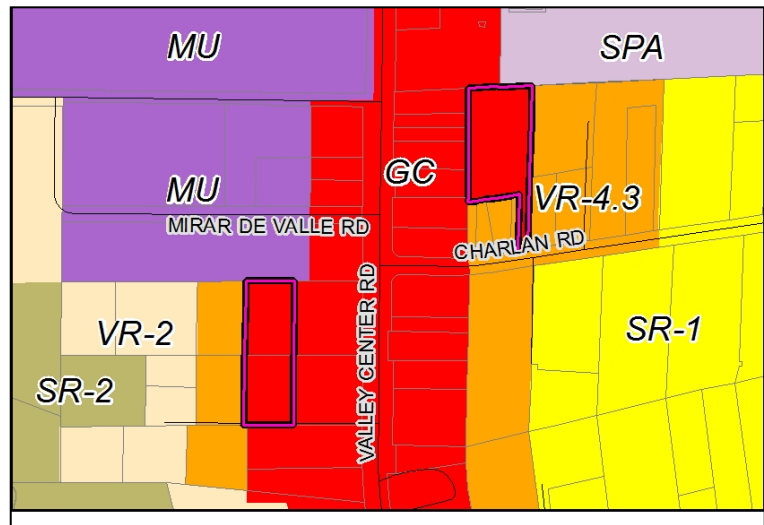
- Change the minimum lot size from 1 acre to 6,000 sf

Note:

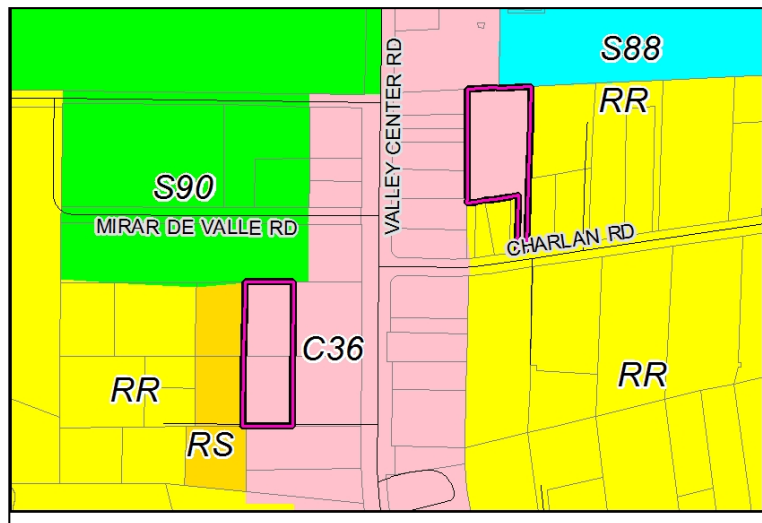
<sup>1</sup>Valley Center CPG Minutes of 7/6/2017



Aerial Photo



Current General Plan Designation



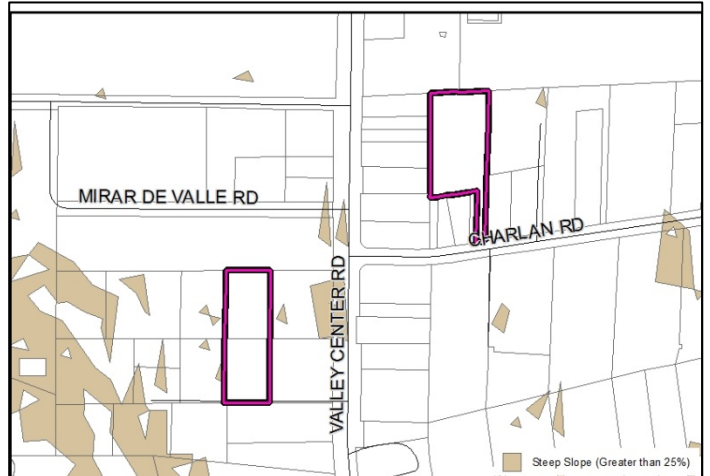
Current Zoning Designation

# LAND USE CLEAN-UP

VC301



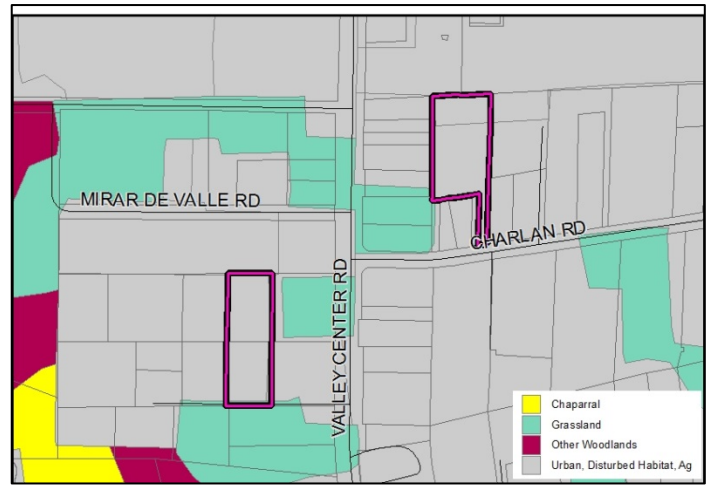
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

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



# LAND USE CLEAN-UP

VC304

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

**Basis for Change:** DPR Open Space Acquisition

Community Recommendation Approved<sup>1</sup>

Opposition Expected No

## Property Description

Property Owner:

County of San Diego

Property Size:

2 parcels (148 acres)

Location/Description:

North of where Lilac Road and Valley Center Road intersect

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

◐ Steep Slope (Greater than 25%)

○ Floodplain

○ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones

## Land Use

### General Plan

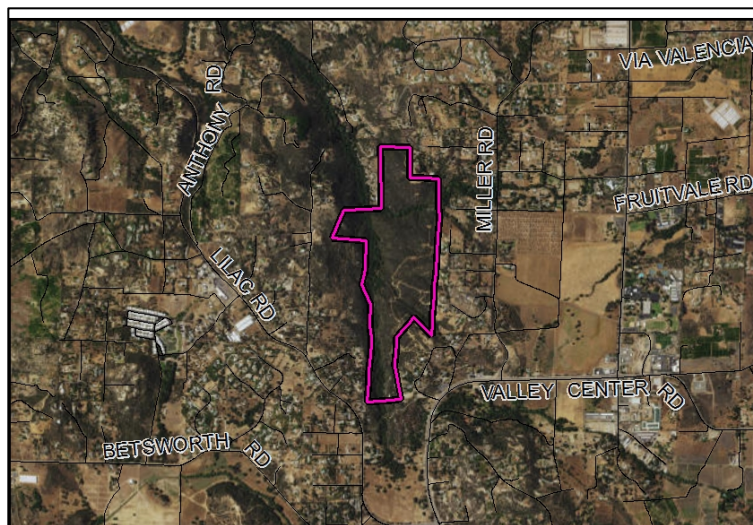
Scenario	Designation	DU's
Existing General Plan	SR-2	39
Proposed Change	OS-C	0
GP Update Analyzed	SR-2	39

### Zoning

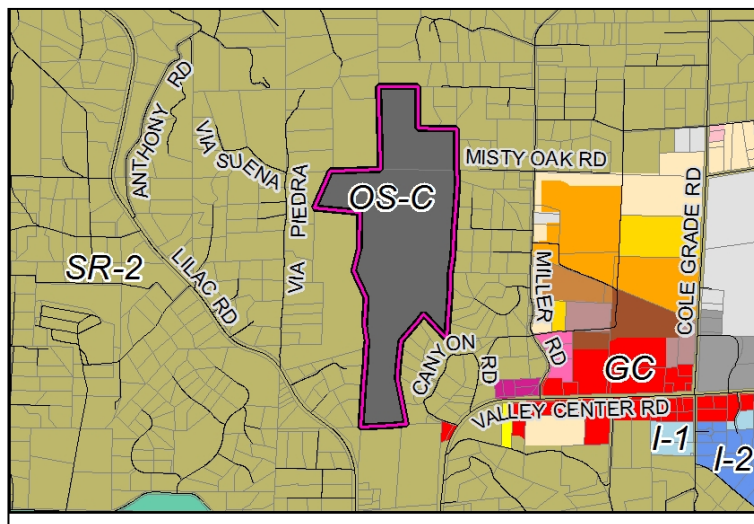
Scenario	Designation
Existing	A70
Proposed	S80

Note:

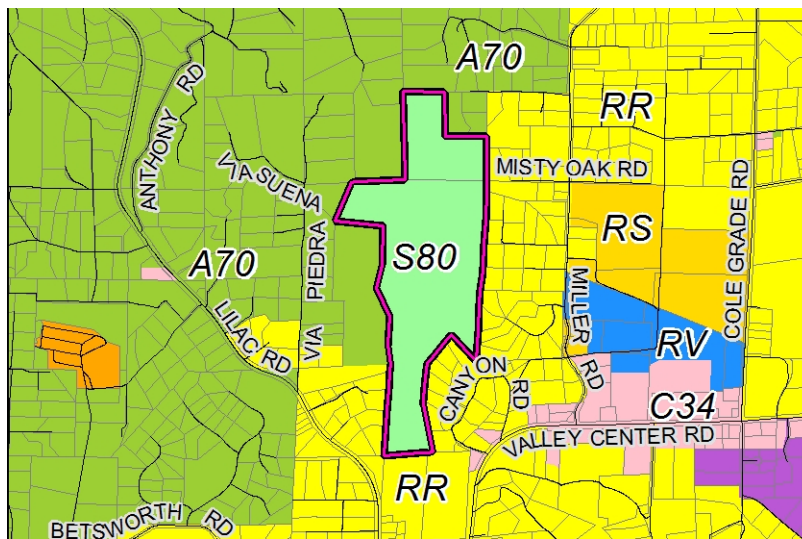
<sup>1</sup>Valley Center CPG Minutes of 7/6/2017



Aerial Photo



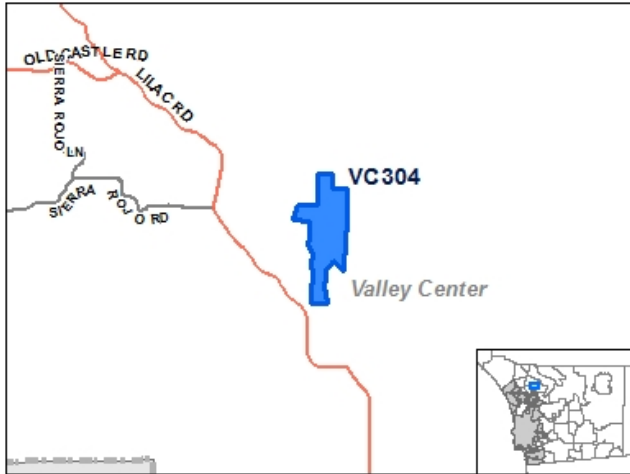
Proposed General Plan Designation



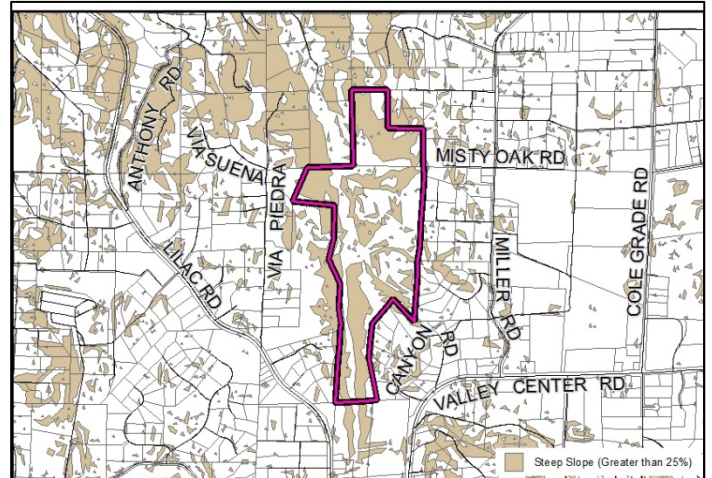
Proposed Zoning Designation

# LAND USE CLEAN-UP

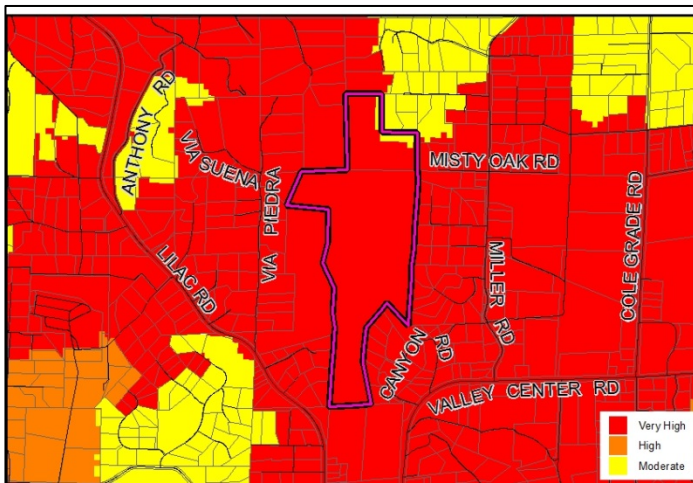
VC304



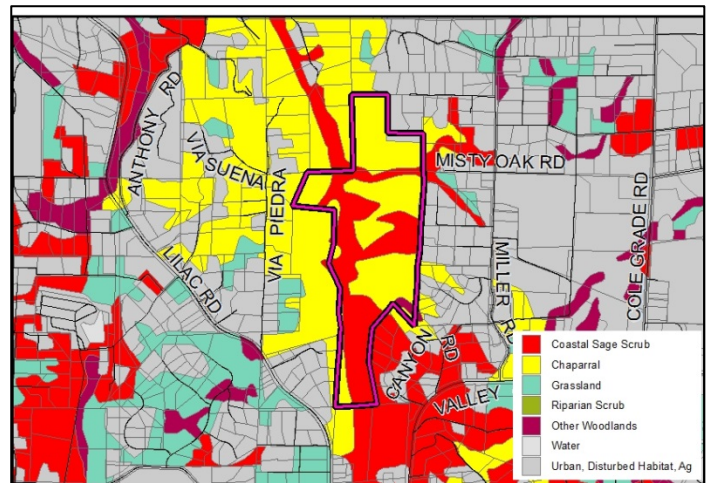
Vicinity Map



Steep Slope



Fire Hazard Severity Zone



Vegetation

## Context

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

## General Plan Consistency

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

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

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

## APN

185-201-34 and 185-451-15

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

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

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

None

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

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

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

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

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

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

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

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

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

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

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

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