

Attachment D – Correspondence

INTRODUCTION

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

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

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

Administrative Items

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

Action Items

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

Informational and Non-Action Items

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

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

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

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

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

None

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

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

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

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

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

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

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

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

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

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

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

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



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

PROJECT NAME: General Plan Cleanup (Draft)

PROJECT CASE NUMBER(s):

PLANNING / SPONSOR GROUP NAME: Pale 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 [X] 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:

- [X] Approve without conditions
[] Approve with recommended conditions
[] Deny
[] Continue

VOTE: 4 Yes 0 No Abstain

C. Recommended conditions of approval:

None

Reported by: Bradley Smith Position: Chair Date: 7/11/17

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

PDS-534 PDS-534 (01/12)

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

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

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

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

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

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

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

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

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

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

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

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7. ADMINISTRATIVE MATTERS:

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

Adjourned at 8:52 pm.

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

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

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

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Wednesday, July 5, 2017

FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

Regular Meeting

Lakeside Community Center
9841 Vine Street, Lakeside, CA 92040

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

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

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

PLEDGE OF ALLEGIANCE: Lead by Joseph Kufa

Quorum reached with 11 present

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

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

Late:

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

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

ACTION:

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

Ayes: (11)

Nays:

Abstain:

ANNOUNCEMENTS

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

OPEN FORUM

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

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

COUNTY PRESENTATIONS

1. SUBJECT:

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

OVERVIEW:

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

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

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

ACTION:

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

Ayes: (11)

Nays:

Abstain:

ACTION:

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

Ayes: (11)

Nays:

Abstain:

PUBLIC HEARING

2. SUBJECT:

Tree removal located at 10626 Palm Row Drive, Lakeside.

OVERVIEW:

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

ACTION:

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

Ayes: (11)

Nays:

Abstain:

3. SUBJECT:

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

OVERVIEW:

Proponent not present

ACTION:

Will contact proponent and reschedule

4. SUBJECT:

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

OVERVIEW:

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

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

ACTION:

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

Ayes: (11)

Nays:

Abstain:

5. SUBJECT:

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

OVERVIEW:

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

Michelle Sable spoke against the project.

Proponent was not present

ACTION:

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

GROUP BUSINESS

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

ACTION:

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

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

Ayes: (11)

Nays:

Abstain:

4. Voting on new Group appointee candidates:

OVERVIEW:

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

Michael Evans, seat 15, withdrew

Marty Barnard, seat 9, was present and introduced herself

ACTION:

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

Ayes: (11)

Nays:

Abstain:

SUBCOMMITTEE REPORTS

A. Design Review Board (DRB):

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

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

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

D. CIP:

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

E. PLDO

- i. No discussion

ADJOURNMENT OF MEETING: 7:36pm

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

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

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

Public Disclosure

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

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

SWEETWATER



Community
Planning
Group

August 2, 2017

Joshua Menvielle
Land Use/Environmental Planner
County Of San Diego/Planning and Development Services
5510 Overland Avenue: Suite 310
San Diego, CA 92123

Dear Joshua,

At Sweetwater Community Planning Group meeting August 1, 2017, the vote for the 2017 General Plan update regarding regional transportation and cultural resources passed unanimously at 13 aye, with no noes and no abstentions.

If you need anything further, please contact the undersigned.

Regards,

A handwritten signature in black ink that reads "Stephen Stonehouse". The signature is fluid and cursive, with the first and last names being the most prominent.

Stephen Stonehouse, Co-Chair
Sweetwater Community Planning Group

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Monday, June 19, 2017 9:19 AM
To: 'feederdormike@aol.com'
Cc: Gustafson, Nicolas
Subject: RE: i recieved notice of property changes for 4840922100

Hi Mr. Grundman,

The General Plan designation for the property you are referring to is Village Residential-15 (VR-15) and the zoning is Variable Family Residential (RV). The development potential for the property allows for 15 units per acre to be built on the property.

As you mentioned, the 2017 GP Clean-Up will change the building type designator from F to K. This means that the types of buildings allowed will change. An "F" building type designator allows single detached units, duplexes, or stacked units. A "K" building type designator allows single detached units, duplexes, triplexes, and multi-dwelling units.

In short, there is no change to the development potential (it still allows 15 units per acre), the only change is the type of buildings that can be built on the property.

Feel free to let me know if this answers your question.

Thanks,

Josh Menvielle
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

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

From: feederdormike@aol.com [mailto:feederdormike@aol.com]
Sent: Sunday, June 18, 2017 10:58 AM
To: Menvielle, Joshua
Subject: i recieved notice of property changes for 4840922100

hi, I own 1217-1219 north first st el cajon ca 92021. i recieved this notice that changes are going on across the street from me at 1140 first st. how will this affect me? and what are the changes that are proposed? and if more units are going in there,,, where will they park? the parking situation is already way out of hand here.it says the building type designator will change from f to k... what does that mean? I would be happy and anxious for any improvements to the neighborhood, but anything that makes the terrible parking situation worse will be a very unwelcome thing.

please respond asap... Mike Grundman feederdormike@aol.com

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 11:36 AM
To: 'sjlynch@cox.net'
Cc: Gustafson, Nicolas
Subject: RE: Concerning letter sent to residents about Draft Plan ID LS302

Good morning,

Every two years the County conducts a "clean-up" of the General Plan in order to fix any mapping errors, inconsistencies, or ownership changes discovered through the implementation of the general plan. In this case, the Endangered Habitats Conservancy League has purchased seven parcels, one of which is within 300 feet of your property, that they have designated for open space. Because of this ownership change, we are changing the General Plan designation and zoning of those properties to reflect that they are now open space and development is no longer allowed on that property. The project website can be found at the link below and the LS302 item can be found on page 33 of the draft plan.

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

If you have any follow up questions please feel free to let me know.

Thanks,

Josh Menvielle
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

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

From: sjlynch@cox.net [mailto:sjlynch@cox.net]
Sent: Tuesday, June 20, 2017 9:44 AM
To: Menvielle, Joshua
Subject: Concerning letter sent to residents about Draft Plan ID LS302

Dear Mr. Menvielle,

I received your notification concerning proposed property changes that are within 300 feet of property in Lakeside. I am troubled by the difficulty I am having trying to find the project. I tried the links that were given in the letter and was not able to find the information concerning the recommended changes to the property stated in the letter. The letter stated the Planning & Development Services was pleased to announce the release of the Draft plan for the 2017 General Plan Clean-up General Plan Amendment and Rezone (GPA16-001;REZ16-001). The changes are referenced in the Draft Plan as ID LS302. Please send me the information via email so I could find out more concerning the project. Thank you.

Sincerely,
J. Bale

Menvielle, Joshua

From: Markus Spiegelberg <mspiegelberg@cnlm.org>
Sent: Tuesday, June 20, 2017 12:38 PM
To: Menvielle, Joshua
Subject: 2017 General Plan Amendment Comments
Attachments: S022 S048 2017-05-12 Copper Hills Letter to City of San Marcos Signed.pdf; 2017-07-31 County of SD Notice of Public Hearing on Proposed Property Changes.pdf; S022 2017-07-31 County of SD Notice of Public Hearing on Proposed Property Changes 2.pdf

Dear Mr. Menvielle,

Thank you for providing us with notifications as to proposed zoning changes near our properties as part of the general plan amendment.

Attached are the mailings we received. At this time, I'm commenting on a few as I research the rest.

Here are our comments:

1. As to proposed zoning changes to APN 223-070-0800. We prefer if the OS-C zoning remains as is. Our land adjacent to this property is nature open space (OS-C) and is part of a MHCP core area, as is the 223-070-0800 parcel. Changing this designation reduces additional OS opportunity that buffers our property from roads and residential area. There are thousands of homes in this area, and more OS is needed. Increased residential puts additional strain on our property and increases traffic levels in an already congested area.
2. Zoning changes to 223-082-0400, 223-081-0500, 223-081-0400 and 264-04-12700. Same as above. The current zoning OS-C for some of these lots is consistent with the MHCP and adds valuable OS to the area. Changes to RR and P/SP just increases development pressure on our nature preserve, affects animal movement from Carlsbad to Elfin forest, and increases traffic and human density in an area already overrun with people.

Thanks for your consideration.

--
Markus Spiegelberg
San Diego Regional Preserve Manager
Center for Natural Lands Management
(619) 295-4953

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 2:14 PM
To: Agundes, Susie_SDSO
Cc: Gustafson, Nicolas
Subject: RE: Letter received

Good afternoon Ms. Agundes,

Every two years the County conducts a "clean-up" of the General Plan in order to fix any mapping errors, inconsistencies, or ownership changes discovered through the implementation of the general plan. In this case, the Endangered Habitats Conservancy League has purchased seven parcels, one of which is within 300 feet of your property, that they have designated for open space. Because of this ownership change, we are changing the General Plan designation and zoning of those properties to reflect that they are now open space and development is no longer allowed on that property. The project website can be found at the link below and the LS302 item can be found on page 33 of the draft plan.

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

If you have any follow up questions please feel free to let me know.

Thanks,

Josh Menvielle
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Agundes, Susie [mailto:Susie.Agundes@sdsheriff.org]
Sent: Tuesday, June 20, 2017 7:13 AM
To: Menvielle, Joshua
Subject: Letter received

Good Morning,

We received a letter about the county making changes to land that we are within 300 ft. of. Our address is 10339 Chase Creek Lane. My only questions are, are they changing the zoning behind our property so that it can be built on? If not, what exactly are the proposed changes because I do not know what a S80 is.

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, June 20, 2017 4:29 PM
To: 'merrill morgan'
Subject: RE: Notification Regarding Property Changes

Sure, please see below:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017gpcclean-up/20170616Draft%20Plan.pdf>

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: merrill morgan [mailto:morggy@gmail.com]
Sent: Tuesday, June 20, 2017 4:28 PM
To: Menvielle, Joshua
Subject: Re: Notification Regarding Property Changes

Thank You for the rapid reply. I cannot find the direct link you told me about on your reply note ?

On Tue, Jun 20, 2017 at 2:10 PM, Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov> wrote:

Good afternoon,

You are correct. The County Department of Parks and Recreation acquired the land and in order to be consistent with that acquisition we are designating the land as Open Space - Conservation (OS-C). Below is a direct link to the project page for the General Plan Clean-Up. A map of the proposed changes can be found on page 55 of the Draft Plan. Let me know if you have trouble finding this and if this answers your questions.

Feel free to let me know if you have any additional questions.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services

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

Office: [\(858\) 495-5451](tel:8584955451)

From: merrill morgan [mailto:morggy@gmail.com]

Sent: Monday, June 19, 2017 8:36 PM

To: Menvielle, Joshua

Cc: Doris Morgan

Subject: Notification Regarding Property Changes

Greetings:

My name is M.H.Morgan & today I received the attached notice of a public hearing regarding a property near me. I hope you can clear this up for me. I am not sure I translated the document to plain English correctly.

As I understand it the property next to me is being considered for designation as an "open space". Some of the provided links did not open correctly, possibly it was operator error on my part.

As you can tell I live at 13757 Via Encantado & I am guessing the property having the zoning change to "OS-C" is the large parcel south of me. If I understood the links that would open the requested change is to an open space.

Please let me know if I understood this correctly & possibly you could send me a link shoeing the parcels being changed. And showing my property. A link where I could just click on it to open & view. 🐱

Thank You for your assistance.

Menvielle, Joshua

From: Colleen Larsen <clarsen@padre.org>
Sent: Wednesday, June 21, 2017 11:55 AM
To: Menvielle, Joshua
Cc: Yelena Granovskaya; Gustafson, Nicolas
Subject: RE: 2017 General Plan clean-up question

Hi Joshua,

Perfect, this is very helpful. Thanks again for providing this information.

Have a wonderful day,

Colleen

Colleen Larsen

GIS Coordinator
Padre Dam Municipal Water District
W: 619-258-4648

From: Menvielle, Joshua [mailto:Joshua.Menvielle@sdcounty.ca.gov]
Sent: Wednesday, June 21, 2017 11:45 AM
To: Colleen Larsen
Cc: Yelena Granovskaya; Gustafson, Nicolas
Subject: RE: 2017 General Plan clean-up question

Hi Colleen,

No data will go through to the GIS database until the new designations/zoning are adopted by the Board of Supervisors in December. Will it help if I provide you with the APNs for those items you referenced (LS302, LS306, AL301)? I can also give you a brief summary of each of those items:

- AL301 - Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities. This change is taking place because the Sweetwater Authority purchased the parcel. [APN 520-100-12]
- LS302 – Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space Conservation and rezone from A70 to S80. This change is taking place because the Endangered Habitats Conservancy League purchased the land for open space. [APNs 379-011-01-00, 377-112-30-00, 377-112-31-00, 377-111-32-00, 379-040-01-00, 377-112-29-00, 379-011-02-00]
- LS306 – Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80. This change is taking place because the County Department of Parks and Recreation acquired the parcels for open space. [APNs 399-010-09, 399,010-10, 399-010-11]

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Colleen Larsen [<mailto:clarsen@padre.org>]
Sent: Tuesday, June 20, 2017 4:48 PM
To: Menvielle, Joshua
Cc: Yelena Granovskaya
Subject: RE: 2017 General Plan clean-up question

Great, thank you very much. Have a good day.

Colleen

Colleen Larsen

GIS Coordinator
Padre Dam Municipal Water District
W: 619-258-4648

From: Menvielle, Joshua [<mailto:Joshua.Menvielle@sdcounty.ca.gov>]
Sent: Tuesday, June 20, 2017 4:47 PM
To: Colleen Larsen
Cc: Yelena Granovskaya
Subject: RE: 2017 General Plan clean-up question

Hi Colleen,

Let me check on this and get back to you.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Colleen Larsen [<mailto:clarsen@padre.org>]
Sent: Tuesday, June 20, 2017 4:33 PM
To: Menvielle, Joshua
Cc: Yelena Granovskaya
Subject: 2017 General Plan clean-up question

Hi Joshua,

Our Engineering department received this letter, so I am following up with a question regarding the clean-up. Will the data that gets updated from the "clean-up" be given to the Regional GIS Data Warehouse for agencies to download? If so, do you have a timeframe for that? There are a couple of areas defined on your "Overview of Proposed Land Use Map Changes" LS302, LS306, AL301 that we could overlay the data to see the changes that are within and/or near our service area that our Engineering Director would like us to review.

Please let us know at your earliest convenience.

Thank you so much,

Colleen

Colleen Larsen

GIS Coordinator

Padre Dam Municipal Water District

W: 619-258-4648

Josh Menvielle, Project Manager

In 1985 my property at 11169 El Nopal was flooded with several thousands dollars of damage. The County road D.P. spent approximately \$1800.00 on silt removal on El Nopal Rd. from this flooding. The primary reason for this condition was improper drainage cause by SD G+E easement and Highline road North side of El Nopal. SD G+E has the responsibility for maintaining the over 100' wide easement and Highline road North side of El Nopal on your proposed zone change. I would like insurance that SD G+E will continue proper drainage and maintenance of road and easement. This would make a good entrance for a trail head.

Thank you
Draft plan 10 LS302

6/26/17

Joshua Menvielle
Planning & Development Services
5510 Overland Avenue Suite 310
San Diego, CA 92123

Subject: Land Use clean-Up LS302

Dear Mr. Menvielle,

I'm Beth McNellen, a 25 year resident of Lakeside, mother of 3 grown children, and my home is on Oak Creek Drive just north of the 405 acres proposed for redesignated from semi-rural to preserve.

I strongly object to the proposed "clean up redesignation," for a very simple reason with an easy remedy: This parcel contains trails that are part of a larger plan, already approved after long battle over many years and on many fronts, for trails running from Sycamore Canyon, through Lakeside (along the ridge and through this property), connecting with the River Walk Trails. Can you imagine a challenging hiking, riding, biking trail through old west country leading all the way to the Pacific Ocean?

That plan doesn't conflict with Michael Beck's habitat corridor. Lakeside has open space all along the River Trail, and in El Monte Valley, and behind Blossom Hills and south of the Vons off Los Coches. Our claim to fame and our charm is being a cowboy town the way OB is a surf town. Take away the bridle trails and ranches and rodeo arena and Ag program, and we're just a ramshackle La Mesa trying to catch up. Our affordable housing would go out the window.

What I see right now is nonprofit (enjoying huge tax credits), borrowing or granted more tax dollars from SANDAG and the military to take over **1/10th of our entire town** and close it off. And the *owner* of the nonprofit is on the county planning commission... Hm. His salary and all those tax monies paid by the people *outside* the locked, barred, barb wired fence.

Toyon Road neighbors of this property, asked me who protects and monitors it now? Most have cut the fence down that ran smack up against their back yards. They aren't going to sit and watch a fire come at them, stuck behind a fence. They ask *my* how a fire truck would get in?

Strangers cut through their yards, because it's the only way in, riding beat up noisy motorcycles—spark arresters? Doubt it. Vagrants encampments? Cooking fires? Who knows? Huge electrical towers hum with their charge and beneath them the trash piles up from kid's playing. Are they climbing? How would an emergency vehicle get in if there was an accident?

Absentee ownership can *never* police this...

But trail riders and hikers will and do all over East County.

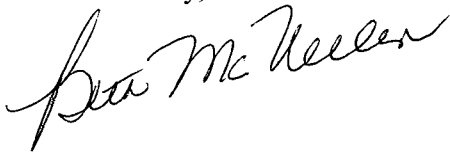
I'm not asking Michael Beck to forget his good plan for wildlife preservation. I'm simply asking he work with the people living right next to it. We have been completely disregarded up to now. Lakeside Planning has been disregarded. No calls returned, no letters answered.

All we want are step-overs at main entrances so people can safety access the property—not push through yards. And we're asking the gas and electric company to grade their roads once a year, because there are deep rivulets gushing water onto residential property below this sight. This area does not need trail maintenance--horses & hikers will do that simply by passing through. It's an easy fix.

Lastly, I'd like to say that as I come and go on Oak Creek Drive each day ~~and~~ those hills are silhouetted against the sky the entire way, 2 ½ miles. Huge beige rocks stick up from native chaparral, and yucca wave in the breeze. I know every nook and cranny back there from the decades I rode my horse there. These are the only trails north of Lakeside not covered in rocks. My daughters are hikers now because they grew up tromping around Lakeside, infusing themselves with all that nature offers us. Allowing access means another generation sold on nature and in turn, supportive of Mr. Beck's cause.

I thank you in advance for your good judgement in this matter. I would certainly like to turn my attentions elsewhere, but I will not until this matter is resolved.

Sincerely,

A handwritten signature in cursive script that reads "Beth McNellen". The signature is written in black ink and is positioned to the left of the typed name.

Beth McNellen
11714 Oak Creek Drive
bethmcnellen@hotmail.com

Menvielle, Joshua

From: Goodenough, Troy A <TGoodenough@semprautilities.com>
Sent: Friday, June 30, 2017 9:06 AM
To: Menvielle, Joshua
Cc: Nelson, Leslie
Subject: Notice of Public Hearing on Proposed Property Changes
Attachments: SD County Recommended Zoning Change.pdf

Good Morning Josh,

Per the attached Notice of Public Hearing on Proposed Property Changes, dated June 16, 2017, San Diego Gas & Electric Co has the following comment:


SDG&E has Access Road and Facilities Easements that encumber the APN's referenced on the proposed rezoning notice (listed below). SDG&E conducts road maintenance activities within these parcels at least biennially to ensure that crews can access electric transmission structures in the event of regular maintenance and emergencies.

3790110100
3771123000
3771123100
3771113200
3790400100
3771122900
3790110200

Kindest regards,

Troy A. Goodenough Sr.
Land Management Representative
CP12A
8335 Century Park Court
San Diego, CA 92123
Office: (858) 637-7963
Cell: (619) 888-7955



A  Sempra Energy utility*

Mr. & Mrs. James Fike
1836 Meadowlark Ranch Road
San Marcos, CA 92078
APN: 222-160-21

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.


James Fike


Kim Fike

Mr. & Mrs. David Whittington
2084 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-38

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

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Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



David Whittington



Stephanie Whittington

Ms. Laura Kaye
2023 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-3

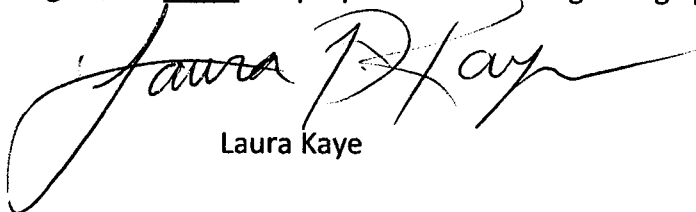
July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

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Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Laura Kaye

Mr. & Mrs. William McGee
2094 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-18

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.


William McGee


Roberta McGee

Mr. Christian Wells
2059 Meadowlark Ranch Lane CIRCLE
San Marcos, CA 92078
APN: 222-160-36

July 4, 2017

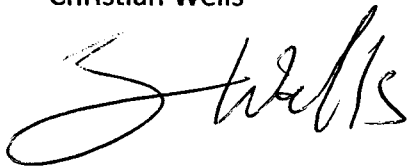
Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Christian Wells

A handwritten signature in black ink that reads "C Wells". The signature is stylized with a large, sweeping initial "C" and a long, horizontal tail.

OWNER of 2059 MEADOWLARK

Mr. & Mrs. Denis Anderson
2065 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-11

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Denis Anderson



Carola Anderson

Mr. Kevin Woodard
1439 La Habra Drive
San Marcos, CA 92078
APN: 222-160-27

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.

Kevin Woodard



1-760-518-2680

Mr. & Mrs. Mirsali Gasanova
2090 Meadowlark Ranch Circle.
San Marcos, CA 92078
APN: 222-160-20

July 4, 2017

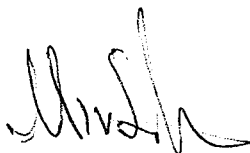
Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

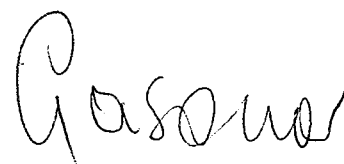
The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Mirsali Gasanova



Marina Gasanova



Ms. Therese Francois
2034 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-28

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.

Threes Francois

Therese M. Francois
owner of 2034 Meadowlark Ranch Lane
San Marcos Ca 92078

Mr. & Mrs. Mark Gonzalez
2052 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-33

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Mark Gonzalez



Alyce Gonzalez



Mr. Kelly Freidin
1808 Meadowlark Ranch Road
San Marcos, CA 92078
APN: 222-160-22

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

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Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.



7/4/2017

Kelly Freidin

858 922 7400

Mr. Larry Grismer
1614 Island Drive
San Marcos, CA 92078
APN: 222-160-19

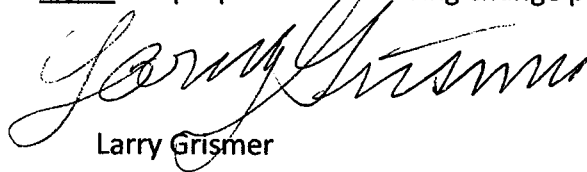
July 4, 2017

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Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.

A handwritten signature in black ink, appearing to read "Larry Grismer", written in a cursive style.

Larry Grismer

Mr. Robert Johnston
2073 Meadowlark Ranch Lane
San Marcos, CA 92078
APN: 222-160-13

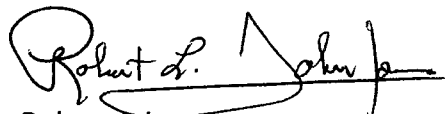
July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

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Again, we reject the proposed down-sizing change proposed for APN 222-160--2900.



Robert Johnston

Mr. Jack Jensen
2072 Meadowlark Ranch Circle
San Marcos, CA 92078
APN: 222-160-39

July 4, 2017

Planning & Development Services
5510 Overland Avenue, Ste. 310
San Diego, CA 92123
ATTN: Josh Menvielle, Project Manager

As a neighborhood we reject the lot down-sizing change proposed for Property Assessor Parcel Number 222-160-2900.

The lot size restrictions that governed the construction of our adjacent homes created a very unique community which would be adversely impacted by this proposed change. Allowing homes built crowded onto smaller lots would surely destroy the unique semi-rural nature of our existing neighborhood.

Again, we reject the proposed down-sizing change proposed for APN 222-160-2900.

Jack Jensen

A handwritten signature in black ink that reads "Jack L Jensen". The signature is written in a cursive, flowing style.

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Thursday, July 06, 2017 8:08 AM
To: Pechan, Jennifer
Cc: Gustafson, Nicolas
Subject: RE: Notice of Public Hearing on Proposed Property Changes-LS302
Attachments: LS302-Pechan.pdf; LS302.jpg

Hi Jennifer,

The General Plan is the long range planning document that guides future development in the County. Every two years the County does a "clean-up" on its General Plan to address mapping errors, inconsistencies, or ownership changes.

1. You are correct, you received a notice because we are required by law to notify all property owners within 300 feet.
2. It is not the easement behind your property. It looks like the proposed changes are taking place about 300' north of your property (please see the attached aerial map).
3. The proposed changes are to redesignate and rezone the land to Open Space Conservation.
4. You are correct, there will be no development on the property. The Endangered Habitats Conservancy League already owns the land and have designated it for preservation. We are just updating our records to reflect that.

Please feel free to let me know if you have any additional questions.

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Pechan, Jennifer
Sent: Wednesday, July 05, 2017 2:55 PM
To: Menvielle, Joshua
Subject: Notice of Public Hearing on Proposed Property Changes-LS302

Good Afternoon Mr. Menvielle,

I have done my best to review the information that was sent to me in regard to General Plan Clean-Up Draft Plan that is affecting property near my home. If I am understanding this correctly:

1. The property is within 300 feet of my property (my parcel 379-220-56-00)?
2. I cannot determine where this is exactly based on the maps provided in the html and it does not appear to be within 300 feet of my property, is it the easement behind my property?
3. Is the proposed change to make the area conservation?
4. There will be no building on the property?

Any additional information you can provide would be greatly appreciated.

Thank you

Best Regards,

Jennifer Pechan

Manager, Recorder/County Clerk
County of San Diego
Office of Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2469
(619) 531-4912

July 19, 2017

TO: Joshua Menvielle
Planning and Development Services

SUBJECT: 2017 General Plan Clean-Up
Item LS302

Hello Joshua,

According to the Current Project description "General Plan Clean-Up items have generally been limited to mapping errors, ownership changes, errors and omissions, internal clarifications, and inconsistencies since these items can be accommodated with an addendum to the General Plan Update EIR." From the 2013 General Plan Clean-up Background text:

(<http://www.sandiegocounty.gov/content/sdc/pds/advance/2013gpclean-up.html>)

"The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional significant environmental impacts."

As proposed, LS302 will have significant, and potentially unmitigated environmental impacts and is not consistent with various Policies appearing in the Land Use Element, the Safety Element, and the Mobility Element of the County's General Plan. Further environmental analysis is required and mitigations must be proposed and incorporated prior proceeding with the revision of zoning and General Plan designations for this site.

LAND USE ELEMENT

The draft Analysis Sheet for LS302 states it is consistent with Policy LU 5.3:

LU-5.3 Rural Land Preservation. *Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.*

While the purpose of LS302 is to preserve open space-conservation, there is no accompanying development occurring on the site. Instead LS302 removes a potential 491 dwelling units from Lakeside's planned housing inventory. Additionally **Policy LU-5.5** applies to this project since it does not proposed any public access across the site consistent with the County Trails Master Plan. Normally any development of this site would be expected to provide multi-purpose trails consistent with the CTMP and Lakeside's adopted Community Trails and Pathways Plan. Also LS302 does not appear to be consistent with Policy LU-6.11:

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

The General Plan Clean-up has published Analysis sheets for all of the twenty-three land use map and zoning changes proposed. Twenty-two have a map of the Fire Hazard Severity Zones associated with their sites. Only LS302 is missing this map! Why was this omitted from the LS302 analysis sheet? A map previously presented to the Lakeside Community Planning Group

demonstrates the Fire Hazard Severity Zone extends from this site into existing residential areas, an impact that would continue if the re-designation occurs. As proposed this application is not consistent with the Land Use Element.

MOBILITY ELEMENT

The Mobility Element identifies the regional trail system that enhances community circulation and provides connections to recreational opportunities within County parks, open space preserves, and other public lands. The Mobility Element recognizes that a well planned and designed multi-modal road network, complete with non- motorized travel options that include bicycle and pedestrian facilities as well as hiking, horseback riding, and mountain biking trails and pathways, offers an important alternative to motor-vehicle use.

LS 302 only describes changes to the General Plan Designation and zoning for the site. It does not indicate any provision for consistency with Lakeside's adopted Community Trails and Pathway Plan, the CTMP, or Mobility Element Policies. Various Policies apply to this site and to the agency that has acquired the property:

M-12.3 Trail Planning. *Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.*

M-12.4 Land Dedication for Trails. *Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.*

M-12.5 Future Trails. *Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.*

Failure to provide multi-purpose trail connections on this site as proposed by Lakeside's Community Trails and Pathways Plan and the CTMP will eliminate a planned connection between the Sycamore Open Space Preserve and the San Diego River Trail. This is a significant and unmitigated impact of LS302 and must be addressed. As proposed this application not consistent with the Mobility Element.

SAFETY ELEMENT

Existing residential neighborhoods border LS302 to the east, north and south. The site of LS302 was planned for residential development with up to 491 dwelling units. By changing the designation of the site to Open Space Conservation, a permanent Wildland/Urban Interface (WUI) will be created. Normally new residential development adjacent to a WUI would be expected to incorporate mitigations, however the neighborhoods already exist. So the effect of creating a WUI must be considered in reverse. Creation of permanent open space adjacent to existing housing must propose and implement mitigations on its site to be consistent with Policies of the Safety Element

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

S-3.1 Defensible Development. *Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.*

S-3.2 Development in Hillsides and Canyons. *Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.*

S-3.3 Minimize Flammable Vegetation. *Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.*

As described previously, a Fire Hazard Severity Zone for LS302 was omitted from the Analysis Sheets available to the general public. The Fire Hazards associated with this rezone must be evaluated and mitigations proposed. If this is not done, then an unmitigated, permanent fire hazard will be created and extended indefinitely. As proposed this application is not consistent with the Safety Element.

As proposed LS302 is not consistent with the Land Use Element, the Mobility Element, and the Safety Element of the County's General Plan. The application will create unmitigated impacts, not considered in the environmental documents for the General Plan, and must be addressed prior to this re-designation going forward.

Janis Shackelford
9716 Red Pony Lane
El Cajon, CA 92021
619-561-6323

Menvielle, Joshua

From: Menvielle, Joshua
Sent: Wednesday, August 02, 2017 9:27 AM
To: karenensall@yahoo.com
Cc: Gustafson, Nicolas
Subject: RE: LS302 Endangered Habitats Land Use Clean-up
Attachments: LS302.pdf

Hi Karen,

Could you please point out to me where our paperwork for the Clean-Up states that EHL is a "Public Entity?" I need to review it in case there is an issue with our project documents.

I am unable to find it, could you please provide me with a page number? I am attaching a copy of the draft analysis sheet for LS302 and a link to the draft plan can be found below:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017gpclean-up/20170616Draft%20Plan.pdf>

Thanks,

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Karen Ensall [mailto:karenensall@yahoo.com]
Sent: Tuesday, August 01, 2017 10:13 PM
To: Menvielle, Joshua
Subject: RE: LS302 Endangered Habitats Land Use Clean-up

Thank you Joshua,

However the question on #4 has nothing to do with "development".

Yes, grant funds were used for the purchase. \$4 mil from Sandag and \$4 mil from the military. Which actually make it PUBLIC funds that were used for the purchase.

The question is WHY is Endangered Habitats getting an upzone/rezone on the County's dime just because they asked and/or because of a of changed ownership?

Nicolas told us the rezone is because of owner request, you said the rezone was because of ownership change. I don't believe this is normally done just because of a change of ownership.

If it is, please let me know so I can pass that along, I'm sure many people would also like to take advantage of that policy.

#5 Endangered Habitats was listed as a Public Entity on YOUR paperwork.

And we know that Public Entities can sometimes have different rules. Is this why they are getting a upzone/rezone for free just because they asked?

Endangered Habitats is only a 501c3, which you can verify on that on their website.

Does knowing this now change anything?

Sent from Yahoo Mail on Android

On Tue, Aug 1, 2017 at 9:48 AM, Menvielle, Joshua
<Joshua.Menvielle@sdcounty.ca.gov> wrote:

Hi Karen,

Thank you for your comments regarding the 2017 GP Clean-Up. Your email will be included with the public comments for the project. I also wanted to make sure that I responded to your direct inquiries. Please see below in red for the responses.

4. Why is Endangered Habitats getting a “rezone” for free because of “change of ownership”?

And, not only for one property, but two? (#SD 305, 97 acres in the North County) Please respond.

The parcels were purchased with grant funds that do not allow future development on the property. As part of the GP Clean-Up, we are updating our records to reflect that there will no longer be development on the property by changing our land use designation/zoning of the properties. Whether this land is re-designated to Open Space or not, there will still be no development allowed on the property so this change does not have any impact on the properties. These changes are consistent with what have been done in prior GP Clean-Ups.

5. Why is Endangered Habitats listed as a “Public Entity” when they are a 501c3 non-profit?

I don't have any knowledge of the legal classification of the Endangered Habitats organization and am not able to respond to this question.

Thanks,

Josh Menvielle

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

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

Office: (858) 495-5451

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

From: Karen Ensall [mailto:karenensall@yahoo.com]

Sent: Wednesday, July 19, 2017 1:34 PM

To: Menvielle, Joshua

Subject: LS302 Endangered Habitats Land Use Clean-up

Karen Ensall

11624 Moreno Ave

Lakeside, CA 92040

Joshua Menvielle

County of San Diego Planning & Development Services

Joshua,

I am responding to the comment period for the County rezone of L302 of L302 deadline of July 31, 2017.

I have several problems and a few questions with this rezone.

1. The Lakeside Downs property or L302, is listed a "Fire Hazzard Severity Zone." To date there has been no maintenance on the property.

With an "Open Space Preserve" zoning, and the property owner's plans on restricting any and all public access, I fear this will be a recipe for a severe fire disaster for the communities of Eucalyptus Hills, Santee, and Poway.

It has been proven with public access, there is public monitoring, which can only help to maintain the property and lessen the fire hazard to the community.

2. There are three vital trails located on this property, #21, #21A, and #22. These three trails are a vital link between Lakeside River Park and Sycamore Canyon Trails and vital to the connectivity of our trail system in that area.

It would actually be very easy with little or no cost to open trails on this property because there are already fire roads on the property.

I am also concerned that this is becoming protocol for Endangered Habitats to purchase land with public funds and then block off the public, as they have done here in Lakeside previously with Hanson Pond.

3. I am asking that a “D designator” be attached to L302. Endangered Habitats should have to follow the same rules as anyone else and honor the approved Lakeside Trails and Pathway Map.

4. Why is Endangered Habitats getting a “rezone” for free because of “change of ownership”?

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5. Why is Endangered Habitats listed as a “Public Entity” when they are a 501c3 non-profit?

Please respond.

Sincerely,

Karen Ensall Lakeside Community Planning Group Trail Subcommittee Chair Speaking as an individual

619.971.0675

Sent from Yahoo Mail on Android

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Thanks,

Josh Menvielle
Land Use/Environmental Planner

County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

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

From: Karen Ensall [<mailto:karenensall@yahoo.com>]
Sent: Wednesday, July 19, 2017 1:34 PM
To: Menvielle, Joshua
Subject: LS302 Endangered Habitats Land Use Clean-up

Karen Ensall
11624 Moreno Ave
Lakeside, CA 92040

Joshua Menvielle
County of San Diego Planning & Development Services

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Please respond.

Sincerely,
Karen Ensall Lakeside Community Planning Group Trail Subcommittee Chair Speaking as an individual

619.971.0675

Menvielle, Joshua

From: Michael Evans-Layng <eiremike@cox.net>
Sent: Friday, July 21, 2017 12:23 AM
To: Menvielle, Joshua
Subject: Closing of Trails in Lakeside

Dear Mr. Menvielle,

We are residents of Lakeside and horse owners. This town and its environs is almost unique in the county in its friendliness to horses and maintaining access to trails mapped on the current approved plan is absolutely vital to that warm relationship. There must be a way to conserve the acreage in question without abandoning links to well-established trails. We strongly oppose any move by the County or EHC to close these trails to the horseback riding and hiking communities.

Sincerely,

Marit and Michael Evans-Layng

=====
Michael Evans-Layng, PhD
858-699-8627

Menvielle, Joshua

From: Greg Kelly <gregk@gregs-auto.com>
Sent: Friday, July 21, 2017 8:49 AM
To: Menvielle, Joshua
Subject: Lakeside trail closings

I believe this man, Michael Beck, has a definite and concerning conflict of interest by being on the Planning Commission where he can more strongly influence decisions than a the normal citizens and being the director of EHC.

What he has ok'd and gotten approved in El Monte Valley should be investigated for graft and corruption. That desecration of a pristine and beautiful asset to our community like this sand mine is a travesty.

Besides the fire danger that will come about by closing Lakeside downs, one can only ask what's in it for him? I am sure there is something he will get from closing the land to public access. Closing the land will effectively close several trails that are important to Lakeside, and that predate this fiasco by years.

I call for making Beck recuse himself from the planning commission AND the EHC for the duration of this proposed change.

My home is in Lakeside, near the corner of Adlai Rd and East Lakeview Rd. I also onw Great Grandma's home on Palm Row Drive. AND I care about influence peddlers and unfai decisions they bring about.

Greg Kelly
Kelly Autoworks Inc
Auto Club approved for over 31 years
Voted best independent shop in San Diego U-T "Best Of" poll 2015
Voted among the best shops in San Diego by the UT poll 6 years running

Menvielle, Joshua

From: Albert Fulcher <albertfulcher@gmail.com>
Sent: Friday, July 21, 2017 12:36 PM
To: Menvielle, Joshua
Subject: Public input needed by July 31 to preserve Lakeside trails ECC - East County Californian

<https://shar.es/1Ttv2e>

The trails that Lakeside has worked on for years need to be honored and the trails kept open.

This message was sent using ShareThis (<http://www.sharethis.com>)

Menvielle, Joshua

From: Jeannine Nini Nagler <nininagler@usa.net>
Sent: Saturday, July 22, 2017 9:42 PM
To: Menvielle, Joshua
Subject: Lakeside Trails & Pathways

Importance: High

Dear Mister Menvielle,

I'm a native of Lakeside and current resident o El Cajon, CA. I am very concerned about the future of the Lakeside Community Trails and Pathways.

PLEASE RESPECT and HONOR the approved Lakeside Trails and Pathway Map. Thank you for your anticipated cooperation in this matter.

Sincerely,

Jeannine M Nagler



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



Mr. Joshua Menvielle
County of San Diego
Planning and Development Services
5510 Overland Avenue, Ste. 310
San Diego, California 92123

Subject: Comments on the 2017 General Plan Clean-Up Draft Plan (GPA 16-001; REZ 16-001),
County of San Diego, California

Dear Mr. Menvielle:

The California Department of Fish and Wildlife (Department) has reviewed the County of San Diego's (County) 2017 General Plan Clean-Up Draft Plan (Clean-Up Plan) submitted on June 16, 2017. The comments provided in this letter are based on information provided in the Clean-Up Plan; the County's General Plan, which was most recently updated and adopted in 2011; the County's Zoning Ordinance; our knowledge of sensitive and declining plant and animal species and vegetation communities in the County; and our participation in regional conservation planning efforts including the multi-jurisdictional Multiple Habitat Conservation Program (MHCP) and the County's draft North County Multiple Species Conservation Program (NC-MSCP).

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), Sections 15386 and 15381, respectively. The Department is responsible for the conservation, protection, and management of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA), and administers the Natural Community Conservation Planning (NCCP) program. In 2003, the San Diego Association of Governments approved the MHCP, a sub-regional conservation plan that encompasses the northwestern cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. In addition, the County has signed a Planning Agreement with the Wildlife Agencies for the development of the NC-MSCP, an NCCP/Habitat Conservation Plan (HCP) that is currently in development for unincorporated lands in north San Diego County.

The draft Clean-Up Plan proposes 23 land use and/or zoning changes throughout the County. One of these changes, identified as SD304, encompasses four parcels totaling 98.3 acres, owned by Olivenhain Municipal Water District (OMWD). Three of these parcels (APN's 223-082-04-00, 223-081-05-00, and 223-081-04-00) are located near the OMWD-operated Gaty Reservoirs (Gaty site). The Gaty site is located directly south of San Elijo Road and west of Elfin Forest Road, in a fragmented area of County jurisdiction between the cities of San Marcos and Encinitas. The site is bordered to the east by rural residential development and to the west by conserved lands managed by the Center for Natural Lands Management. Immediately north of the site are conserved lands owned by the County, as well as a County landfill that is no longer in operation and is currently being restored with native vegetation. Lands south of the site consist of both conserved and unconserved open space, and a single-family residential lot. The draft Clean-Up Plan maps the majority of the vegetation on the Gaty site as chaparral, with a small portion of disturbed habitat in the southwest corner where the Gaty Reservoirs are located.

Conserving California's Wildlife Since 1870

Mr. Joshua Menvielle
County of San Diego Planning and Development Services
July 27, 2017
Page 2 of 2

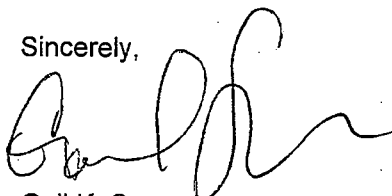
The fourth parcel (APN 264-041-27-00) is located near the Anne Peay Reservoir (Peay site) on Paint Mountain. The Peay site is also located south of San Elijo Road and west of Elfin Forest Road and borders Fortuna Del Este. Immediately adjacent to the site on all sides is rural residential development and unconserved open space; however, there is a considerable amount of both private and County owned and managed open space in close proximity to the site. The draft Clean-Up Plan maps the vegetation on the Peay Reservoir as largely coastal sage scrub, with disturbed habitat where Fortuna Del Este and a service road leading to the Peay Reservoir bisect the site.

There is one known occurrence of the federally threatened California gnatcatcher (*Poliophtila californica*, gnatcatcher) at each site. The habitat evaluation maps of the draft NC-MSCP indicate that habitats on and adjacent to both sites are "moderate," "high," and "very high" habitat quality. There are numerous mapped occurrences of gnatcatcher on adjacent and nearby lands and both sites serve as important stepping-stones between these larger populations. Furthermore, one of only two occurrences of Hermes copper (*Lycaena hermes*) within the draft NC-MSCP planning area is located in a large contiguous block of open space south of the Peay site. At the time the habitat evaluation maps were created, the parcels were included in the Pre-Approved Mitigation Area (PAMA) of the draft NC-MSCP. However, OMWD-owned lands are considered "special districts" and as such have been excluded from the draft NC-MSCP Planning Area. Lands adjacent to and within the vicinity of the sites are included in draft NC-MSCP PAMA or as MHCP Hardline/Softline Preserve Lands.

According to the draft Clean-Up Plan, both sites were mistakenly designated as Open Space – Conservation (OS-C) in the County's 2011 General Plan Update. As such, the Plan proposes to change the land use designations to Public/Semi-Public Facilities (P/SP). However, data from the San Diego Association of Governments Conserved Lands database shows the parcels as conserved since 1987-1996, depending on the specific parcels in question. Furthermore, the Clean-Up Plan proposes changing the zoning on all parcels from Open Space (S-80) to Rural Residential (RR). According to the Use Regulations Compatibility Matrix of the County's Zoning Ordinance, RR is not a consistent use regulation for lands designated P/SP. Given these discrepancies, we request that the proposed land use and zoning changes for these sites be removed from consideration until such time that we are able to meet with County staff and OMWD representatives to discuss the parcels in question and the proposed changes and confirm their validity.

We appreciate the opportunity to comment on the subject project. If you have any questions, please contact Carol Williams of the Department at Carol.Williams@wildlife.ca.gov or 858-637-5511.

Sincerely,



Gail K. Sevrens
Environmental Program Manager
California Department of Fish and Wildlife

ec: Doreen Stadlander, USFWS

Menvielle, Joshua

From: Mary Hicklin <mary@virgomoon.com>
Sent: Thursday, July 27, 2017 3:01 AM
To: Menvielle, Joshua
Subject: Proposals to destroy Lakeside habitat and restrict use

Dear Mr. Menvielle,

I live in Eucalyptus Hills and the idea of building a sand mine in El Monte Valley is very disturbing. There is vital habitat in the area that would be destroyed as far as I understand the plan. I'm sure you are aware, our diminishing wild areas are putting serious pressure on local animal populations. To claim they will provide habitat restoration in 15 years is suspect. A lot can happen in 15 years. It would be easy to go bankrupt at the end of the project leaving us nothing but the terrible scars extractive mining always leaves behind. What about the existing habitat, used by endangered birds and all the other creatures that live around us? It is unacceptable to destroy it and then assume wildlife will still be around to repopulate it in 15 years.

I'm also concerned about Mr. Beck's proposed trail closures in Lakeside Downs. It's great he wants to rezone it to open space, but as an avid backcountry hiker my whole life and biologist by training, I deeply value natural areas and resent having public lands closed to low impact public use, like hiking and riding. Hikers help preserve natural areas, I always carry a trash bag and clean up any trash I find. I think many hikers do the same. Plus we are aware of what's going on in natural areas, if it appears people are making illegal campfires or hunting illegally for example, we can alert authorities. We do *not* need another Cedar Fire event. We help take care of natural areas so what is the purpose of such closures? Further, without natural areas easily accessible to children, how will they ever learn about the interconnectedness of all life? How will they learn how to act as good stewards of our Mother Earth?

I hope you will not approve either project.

Thank you,
Mary Hicklin

Menvielle, Joshua

From: Roger Bagula <roger.bagula@gmail.com>
Sent: Friday, July 28, 2017 1:07 PM
To: Menvielle, Joshua
Subject: Closing off fire roads to traffic in Lakeside

Joshua.Menvielle@sdcountry.ca.gov

About a proposal before the county to close three public trails in Lakeside:

There has been a long history of double talk in Lakeside in the name of “progress”
, the environment and ecology.

In the new underground drainage system the county has fenced off the historical fire road
in the name of protecting it.

Any project by the county that violates county laws on the books since the late 1800’s
can’t be thought of as benefiting the people whose taxes pay for it?

Closing off long time used fire roads and trails to preserve the property
is probably not a good option.

In one case behind the old Dairy : (Albertsons) a closed gate makes foot traffic go
an half mile out of the way to get around it. I know I walk it every week.

Michael Beck appears to be the villain in all the Disney movies
who has his own motives and plenty of money to make them happen.

We in Lakeside have long tried to keep the Santee City type of development
from overtaking our small town.

We should have incorporated Lakeside in the 60’s,
so the the County didn’t have this say in
our affairs.

As a crater member of the Lakeside Planning group,
my vote on closing these trails is no.

Roger Bagula

Menvielle, Joshua

From: Alison Farrin <alison@ipsd.com>
Sent: Friday, July 28, 2017 3:25 PM
To: Menvielle, Joshua
Subject: ITEM LS302 2017 General Plan Clean up

Dear Joshua,

"The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional significant environmental impacts." Taken from the 2013 General Plan Clean-up Background text:

(<http://www.sandiegocounty.gov/content/sdc/pds/advance/2013gpclean-up.html>)

It appears that as proposed, LS302 will have significant, and potentially unmitigated environmental impacts and is not consistent with various Policies appearing in the Land Use Element, the Safety Element, and the Mobility Element of the County's General Plan, so this appears to extend beyond the scope of a "clean up"

Further environmental analysis is required and mitigations must be proposed and incorporated prior proceeding with the revision of zoning and General Plan designations for this site.

The draft Analysis Sheet for LS302 states it is consistent with Policy LU 5.3:

LU-5.3 Rural Land Preservation. *Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.*

My concern is that **Policy LU-5.5** should apply to this project since it is not proposing any public access across the site consistent with the County Trails Master Plan. Normally any development of this site would be expected to provide multi-purpose trails consistent with the CTMP and Lakeside's adopted Community Trails and Pathways Plan. There is a significant and continuing use of public funds to acquire land for the public to which the public is then barred. The trails and pathways plan indicates several trails on this property, some of which are significant connectors to other large open space parcels or the major corridor trails. Proper allocation of trail easement over this property should be part of this "clean up".

There also appear to be issues with the mobility element, for much the same reasons as listed above.

LS 302 only describes changes to the General Plan Designation and zoning for the site. It does not indicate any provision for consistency with Lakeside's adopted Community Trails and Pathway Plan, the CTMP, or Mobility Element Policies. Various Policies apply to this site and to the agency that has acquired the property:

M-12.3 Trail Planning. *Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.*

M-12.4 Land Dedication for Trails. *Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.*

M-12.5 Future Trails. *Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.*

Failure to provide multi-purpose trail connections on this site as proposed by Lakeside's Community Trails and Pathways Plan and the CTMP will eliminate a planned connection between the Sycamore Open Space Preserve and the San Diego River Trail. This is a significant and unmitigated impact of LS302 and must be addressed. As proposed this application not consistent with the Mobility Element.

Really concerned that trails are always the poor stepchild and one day we will wake up and realize that San Diego is not the go to place any longer as other cities have river walks and hiking trails and bicycle paths in addition to roads.

Alison Farrin
Ramona Trails Director
858-248-1849
Alifarr1@gmail.com

Menvielle, Joshua

From: Julie Murphy <ca_barrelracer@yahoo.com>
Sent: Sunday, July 30, 2017 9:22 AM
To: Menvielle, Joshua
Subject: Lakeside Downs

I am a Lakeside resident, I oppose the Lakeside Downs up zoning. I also request that the trails that have been on the Lakeside Community Trails map for Years be opened for connections. If a Contractor had purchased this land for houses the trails would have been a part of escrow, why has this **not** been included upon the purchase? Stop letting tree huggers close our public lands.

Julie Murphy
619-992-7961

Menvielle, Joshua

From: Mike Roell <mike_roell@outlook.com>
Sent: Sunday, July 30, 2017 4:11 PM
To: Menvielle, Joshua
Subject: Lakeside Downs proposed trail closure

Mr Menvielle,

I find the proposed plan to eliminate public access to trails in the Lakeside Downs parcel abhorrent. This land was purchased with PUBLIC MONEY. Therefore, this land should remain ACCESSIBLE TO THE PUBLIC. Preservation of land as open space and public use are not at odds with each other. I encourage you to make the correct choice and let the trails on this parcel remain open.

Regards,
Mike Roell
San Diego County resident
619-857-1004

Menvielle, Joshua

From: Lakeside Frontier Riders <lakesidefrontierriders@gmail.com>
Sent: Sunday, July 30, 2017 8:16 PM
To: Menvielle, Joshua
Cc: Lakeside Frontier Riders
Subject: keep Trails L22, L21, L21A when re-zoning of Lakeside Downs

Dear Mr. Menvielle,

We are "The Lakeside Frontier Riders" (LFR), a family-oriented riding club, established in 1948, to promote the interest in horses and horsemanship. We are dedicated to trail riding; striving to preserve, protect, and develop multi-use trails for equestrians, bike riders, and hikers; along with promoting and supporting the Equestrian Community and Horsemanship in Lakeside, California.

We are community of individuals whose lives include equines of all breeds, enjoying nature from horseback, while preserving and maintaining the environment we ride in.

We are deeply concerned about the proposed zoning changes in regard to Lakeside Downs.

The proposed zoning changes re-designating Lakeside Downs (parcel S302) to open space is not good for the local Lakeside communities if Trails L22, L21 and L21A are closed to public access. The re-zoning of Lakeside Downs needs to include and honor the approved Lakeside Community Trails and Pathway Plan. LFR supports and is part of the approved Lakeside Community Trails and Pathways Plan. The re-zoning of Lakeside Downs to Open Space needs to keep public access to trails.

Trail L22 connects to Trails L21, L21A, L34, L35, L36 with connections to Trails L47, L48B, L49, leading to the regional trails of Sycamore Canyon and Gooden Ranch. Closing L22 loses public access to designated public trails to Santee, Ramona and Poway. It will affect access to and from the Walker Preserve Trail and Lakeside River bottom. Due to these connections, Trail L22 is too important to be closed off to public access.

Closure of L22 affects local trail users, hikers, equestrians and mountain bikers in the Lakeside communities, users who take an active role to care for the trail and monitor the area. Public access is needed for public support, education and habitat appreciation. Community residents along with Mounted Monitors of the Lakeside River Conservancy, and groups like Lakeside Frontier Riders, mountain bikers, hikers use L22, L21, L21A and the connections they provide to other trails.

Please keep public access to L22, along with keeping access to L21 and L21A as well. Please do not shut out Public access to these three riding/hiking trails. Please honor the Lakeside Community Trails and Pathway Plan.

Sincerely,

Board of Directors of Lakeside Frontier Riders

On behalf of its membership.

Menvielle, Joshua

From: San Diego Trail Alliance <sd.trail.alliance@gmail.com>
Sent: Sunday, July 30, 2017 9:14 PM
To: Menvielle, Joshua
Subject: Preserve Lakeside trails L22, L21, L21A, keep public access

Dear Mr. Menvielle,

We are speaking on behalf of the San Diego Trail Alliance (SDTA). SDTA is an association of representatives from the Trail user community, primarily equestrian groups and clubs throughout San Diego County. Our stated mission is to keep trails open for all recreational users, foster good communication between all recreational user groups and to maximized usage of recreational facilities for all.

As an organization, we support Public access and recreations for all user groups (Hikers, Equestrians, Mountain Bikes, and Climbers) to all our public lands including designated preserves and reserves.

SDTA would like the county to support the Lakeside Community Trails and Pathway Plan and keep Public access to trails L22, L21, L21A. The zoning changes proposed for Lakeside Downs should not closed public access to Trail L22 which connects to other trails to Santee, Ramona, Poway. If Trail L22 is closed, it impacts too many trail connections to public designated trails.

Trail Users and future generations cannot be educated to the significance and importance of the open space, public lands, preserves and reserves without public access.

Consider the effort and success by the County, Supervisor Dianne Jacob, MCAS Miramar, San Diego Mountain Bikers, the Mayor Offices of Santee and Poway, equestrian group Lakeside Frontier Riders and other trail user groups to reopened Historic Stowe Trail to access Gooden Ranch/Sycamore Canyon from Santee. Lakeside needs trail access to Santee and Poway which is where Trail L22 comes in.

Do not close public access to Trail L22, L21, and L21A. Keep these trails walked and ridden by local residents. Please follow the Lakeside Community Trails and Pathways Plan. Users on trails help protect the environment they walk/ride in.

Sincerely,

San Diego Trail Alliance

sd.trail.alliance@gmail.com

LAKESIDE COMMUNITY PLANNING GROUP
Po Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

DATE: July 30, 2017

TO: Joshua Menvielle
San Diego County Department of
Planning and Development Services

RE: 2017 General Plan Cleanup, Item LS 302

Mr. Menvielle:

On July 19, 2017 The Lakeside Planning Group heard the County's proposed 2017 General Plan Cleanup proposals.

One, in particular, got a unanimous, 11-0 "NO" vote.

It was Item LS 302.

The reasons presented to NOT allow this zoning change are as follows:

- 1) This land sits between three existing neighborhoods and abuts directly against homes in all three.

This presents multiple reasons in itself to NOT allow this rezone.

- a. It presents an unmitigated fire hazard to all communities surrounding it by introducing a wild land interface with existing residential neighborhoods.
 - b. It takes land which was purposed for residential homes, at a time when the county is in a desperate housing shortage.
 - c. It has no Trail Plan, which goes against the County's General Plan.
- 2) It is inconsistent with the existing, surrounding property. Currently, it is in the middle of residential property. If changed, it would not be within the County's own guidelines where it must fit within the size, shape, bulk, and scale of the existing neighborhood.
 - 3) There was no FIRE RISK ASSESSMENT MAP presented, as there were with the other 23 changes. Was this just, perhaps, an oversight?
 - 4) It appears that the permitting process and fees normally billed to any other private entity for such a zone change have been, somehow forgotten.

Lastly, on a personal note, I lost my home and everything I ever owned in the Cedar Fire of 2003. And it wasn't because my land was not cleared. It was because the land across the canyon from mine had thirty-five to fifty years of unmanaged growth, just like the land will be after the proposed zone change.

And, it's not "if" there will be wild fires, it's WHEN!

This is one of the most poor uses for land I have ever seen come across my purview. And it's not only a poor use of Land, it is a foreseeable danger to the surrounding community.

Please, rethink this zone change for the good of the communities of Lakeside, Santee, Poway, and for the general growth and best use policy for the County.

Thank you,

Milt Cyphert
Chairman, Lakeside Community Planning Group
8927 Lakeview Rd.
Lakeside, CA 92040
(619) 454-8389

LAKESIDE COMMUNITY PLANNING GROUP

Po Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

To:

Joshua Menvielle

County of San Diego Planning & Development Services

RE: The 2017 General Plan Update.

The Planning Group has several concerns with the rezone of the “Lakeside Downs” or the “L302” property.

1.) The L302 property is listed as “Fire Hazard Severity Zone”. The communities of Eucalyptus Hills in Lakeside, and the cities of Santee and Poway would be in the immediate fire danger.

To date the property owner has not done any type of maintenance for fire prevention. If this property zoning is changed to “Open Space Conservation”, our concern is there will be no maintenance of the 405 acres and the fire danger would remain a hazard severity zone.

2.) To rezone L302 to “Open Space Conservation” without honoring our adopted trail plan would be inconsistent with the Master Trail Plan of Lakeside.

Three trails that are affected are:

#21 Lakeside Ave Trail

#21A Oak Creek Connection Trail

#22 Mountain View Trail

All the above trails connect Sycamore Canyon to the Lakeside River Park and are very important to our community and the conductivity of our trail system.

3.) Please explain why Endangered Habitats, a 501c3 non-profit is listed as a “Public Entity” and getting a free rezone due to “ownership change”.

Lastly, with the approval of L302, we request a “D” designator be attached to the property. Endangered Habitats should be required to work with Lakeside and the County to implement the trails that are required here in our community of Lakeside.

Sincerely,

Milt Cyphert, Chairman
Lakeside Community Planning Group
(619) 454-8389

Menvielle, Joshua

From: Barham, Robert E <Robert.E.Barham@questdiagnostics.com>
Sent: Monday, July 31, 2017 12:11 PM
To: Menvielle, Joshua
Subject: General Plan Clean Up: Parcel Number 2221602900

Good Morning Mr. Menvielle,

It has come to my attention that according to your General Plan Clean Up for 2017, it is your intention to reduce the minimum lot size from 15000 sq. ft. to 10000 sq. ft. While our neighborhood does not summarily reject new home construction, it is our feeling that reducing the minimum lot size would allow construction that is not in the character of our neighborhood. The lot restrictions regulating our current homes have allowed a unique community to grow. It is this very uniqueness that a potential home buyer would find attractive. We feel smaller lots would result in a crowded affect for the new homes and ruin the feel that we have come to appreciate. This is not in line with what we would like to preserve. Please help us maintain our neighborhoods unique character by rejecting the proposed downsizing change to parcel number 2221602900.

Robert Barham
2081 Meadowlark Ranch Circle
San Marcos, Ca 92078
APN: 2221604000

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Menvielle, Joshua

From: Menvielle, Joshua
Sent: Tuesday, August 01, 2017 10:56 AM
To: Alyce Gonzalez
Cc: Gustafson, Nicolas
Subject: RE: Notice of Public Hearing on Proposed Property Changes - APN 2221602900

Hi Ms. Gonzalez,

Thank you for your comments related to the 2017 General Plan Clean-Up. No need for further action during the public comment period since your letter will be included with the public comments for the project.

Josh Menvielle

Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
Office: (858) 495-5451

From: Alyce Gonzalez [mailto:alycegonzalez@aol.com]
Sent: Tuesday, July 25, 2017 6:01 PM
To: Menvielle, Joshua
Subject: Notice of Public Hearing on Proposed Property Changes - APN 2221602900

Hello Mr. Menvielle,

I am writing you today to ask you to confirm that you received our letter dated July 4th, 2017 expressing our concerns regarding the proposed property changes to APN 2221602900. Did you receive our letter? Is there any additional action we may take to more formally express our concerns with recommended property changes before the July 31, 2017 deadline for public comments? We strongly feel that the reduction in lot size will adversely affect our community character. We are a small semi-rural community that enjoy dark skies and quiet streets, private streets that the homeowners rallied together to get paved and sealed at our own expense.

Please let me know your recommendations for making sure our voice is heard during this process.

Thank you,

Mark and Alyce Gonzalez
2052 Meadowlark Ranch Ln
San Marcos, CA 92078
(760) 753-8322

Menvielle, Joshua

From: Bruce Woodruff <bawoodruff@gmail.com>
Sent: Tuesday, August 01, 2017 6:56 PM
To: Menvielle, Joshua
Subject: Possible closure of Trails

Mr Menvielle - Please be advised that my wife and I (as homeowners in Eucalyptus Hills overlooking the beautiful area in question) are opposed to the closure of any trails, equestrian or otherwise. The public needs to have preference over any alleged 'environmental concerns' regarding open space. That land belongs to us.....and more outdoor use of public lands is good for all involved, the people using it, the environment and the community as a whole.

Thank you for your consideration,

Bruce and Thera Woodruff

July 22, 2017 (Lakeside) – In a strongly worded “Eye on East County” column, Californian editor Albert Fulcher has criticized a proposal before the county to close three public trails in Lakeside, a proposal that he calls a “recipe for disaster.”

The proposal involves Lakeside Downs (parcel S302) west of State Route 67 near Eucalyptus Hills and Oak Creek Drives. This land has been acquired by the Endangered Habitat League (EHL), which has previously shut down other public trails on land that it has obtained.

Now EHL seeks to rezone seven parcels from semi-rural residential/village residential to open space. While preservation of open land has merit, shutting off three key trails to equestrians and hikers is “not acceptable,” Fulcher states, particularly in a community where EHS director Michael Beck has already removed other trails from public use.

In a SANDAG video of the Lakeside Downs property, Beck states that the plan is part of ambitious 20-year plan to save open space from the Mexican border to the Orange County-Riverside County borders, or what he calls “green infrastructure.” The rock-studded rolling hills are home to endangered species such as gnatcatchers. (View video: <https://www.youtube.com/watch?v=aSUSytNn7Ms>)

But Beck, who also serves on the County Planning Commission, is described by Fulcher as “the man that said you have to destroy to protect the environment” regarding his support for a highly unpopular proposal to sand mine El Monte Valley in conjunction with a sand mining company with the Orwellian name “El Monte Nature Preserve LLC.”

After decades of mining, that valley would be restored as wildlife habitat, according to the El Monte proposal. But not before destroying clean air, peace and quiet, and habitat that already supports a diverse array of wildlife., which is why the community has voiced outrage over that plan.

Hence the residents of Lakeside are similarly angered over the newest proposal Beck is putting forth for the Lakeside Downs 412-acre site.

Trails that would be closed under the Lakeside Downs proposal are L22 that starts at the Lakeside Sports Park and two trails in connects with, Trail L21 and L21A, which Fulcher calls “vital trails” that connect to many other trails for public use and equestrians.

The Lakeside Downs land where public trails may soon be closed was purchased with public money - \$4 million from SANDAG and \$4 million from the Department of Defense-- with EHS now the sole owner.

Having hikers and horseback riders on trails can benefit more than trail users, keeping an eye out for hazards such as fire risks, for example. The area is rated a Fire Hazard Severity Zone. Lack of public monitoring is a "recipe for fire disaster" according to Fulcher.

How can you voice your views? Contact Joshua Nevielle, Joshua.Menvielle@sdcounty.ca.gov or write to him at Planning and Development Services, 5510 Overland Ave., Suite 310, San Diego, CA 92123, or call 1-858-495-5451 by July 31st.

ADELINE M. WOODWARD

1030 BROCKTON STREET
Mobile phone: (619) 723-5062

EL CAJON, CA 92020
Fax No.: (619) 589-5208

October 4, 2017

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

attn: Supervisor Greg Cox

Attention: Mr. Josh Menvielle, Project Mgr.

RE: Draft Plan ID LS302

I am writing to voice my opposition to the proposed zoning change for the above referenced plan from SR-1-VR-7.3 to OPEN SPACE CONSERVATION.

I am recently widowed and have had to have an appraisal made of our property. It was my husband's intention to someday have our children build their homes there so that we could benefit having the family all living in close proximity to one another. We just recently spent money to have a lot spilt into 4 parcels. My four parcel of land will go from approximately \$176,000.00 (at today's market value) to \$0.00 if this General Plan Amendment is approved. My facts are listed below:

1. The proposed OS-C joins my property on the easterly property line.
2. This same group purchased approximately 200 acres in the City of Santee in 2015. This additional amount of acres is to the West of my property. If they pursue a zone change as is expected, I will be landlocked, without access, and unable to build.
3. My property value will have a zero value without any financial consideration. Having 400 acres OS-C to my easterly property line and 200 acres to my west, I am sandwiched-in, and the conservation group will have use of my land without having to offer me any compensation.

I know you are not responsible for what is being done in the City of Santee, but you surely cannot disagree that the location of the parcel of land owned by the conservation group in the County and in Santee are destined to be joined together and I will be the loser. I have other concerns regarding the development of Fanita Ranch and if there is any relationship between them and the conservation group since they have recently announced in the Union Tribune that they are opening up talks with Santee. It just seems fishy to me and I might be unjustified in believing so, but I am weary of the proximity of both the 200 and 400 acres.

Respectfully,

Adeline Woodward
Adeline Woodward

cc: Board of Supervisors

HELIX LAND CO., LTD.
HELIX 1960, LTD.
T. G. LAMBRON, INC., GENERAL PARTNER
P.O. BOX 15453
SAN DIEGO, CALIFORNIA 92175-5453

Telephone (619) 583-1226
Fax (619) 583-9397

October 24, 2017

County of San Diego
Planning and Development Services Department
5310 S. Overland Ave., Suite 301
San Diego CA 92123

Attention: Josh Menvielle, Project Manager

RE: LS302-2017 GPA Cleanup

Dear Mr. Menvielle:

The purpose of this letter is to address erroneous statements made during the recent October 06, 2017 County of San Diego Planning Commission hearing regarding the historic use of our former Lakeside/Eucalyptus Hills property presently the subject of the above referenced rezone.

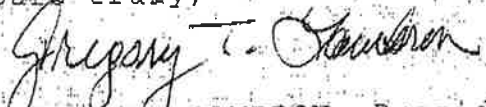
The above two limited partnerships were the long time owners of this 400+ acres property. We had been owners of this property prior to our sale to the Endangered Habitats Conservancy for over 50 years.

During our ownership the property was never made available for public access for trails and other possible uses. There were no agreed or obtained easements and/or agreements for public use of any part of the property. Any such use would have been considered a trespass. SDG&E (San Diego Gas & Electric) has easements for their own use of this property and they made road and other improvements over the years. Those easements and improvements are not for public use. Any use besides SDG&E would be considered trespass.

During the years of our ownership both gates and fencing along the property lines had been installed and maintained as best as can be expected for the size of the property.

There was no trespass attributable to weed abatement activities as the normal operations and maintenance of the property was handled with direction from the Lakeside Fire Protection District on an annual basis. However from time to time under special circumstances we did allow some neighbors on to the property to clear some contiguous portions of our property.

Yours truly,


GREGORY T. LAMBRON, President