



*The County of San Diego*

# Planning Commission Hearing Report

---

<b>Date:</b>	October 11, 2019	<b>Case/File No.:</b>	2019 General Plan PDS2018-GPA-18-006; PDS2019-REZ-19-003
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	2019 General Plan Clean-Up General Plan Amendment and Rezone
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	Districts - All
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Various
<b>Appeal Status:</b>	Board of Supervisors is the final decision-maker	<b>Zoning:</b>	Various
<b>Applicant/Owner:</b>	County of San Diego	<b>Communities:</b>	All unincorporated communities
<b>Environmental:</b>	EIR Addendum	<b>APNs:</b>	Various

---

## **A. EXECUTIVE SUMMARY**

### **1. Requested Actions**

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

Provided the required findings can be made, Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- a. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto, dated September 13, 2019, on file with PDS under GPA 18-006; REZ 19-003, prior to making its recommendation on the GPA and REZ;
- b. Recommend that the Board of Supervisors adopt the Resolution approving the General Plan Amendment PDS2018-GPA-18-006 (Attachment A); and

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

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

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

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

**B. PROPOSAL**

**1. Background**

As part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors (Board) directed staff to bring forward a "Clean-Up" every two years in the form of a General Plan Amendment (GPA). The General Plan Update was prepared over the course of many years, with much of the analysis conducted at a regional scale for the entire unincorporated area. Considering the scope of the project, oversights and inconsistencies have been and continue to be discovered as the General Plan is implemented. These oversights and inconsistencies include typographical errors; incorrect references; missing table information; clarifications and revisions to certain General Plan and community plan policies and definitions; changes in State law; and changes in ownership to public agency lands that would result in misaligned land use designations. County departments and the public can also submit items for consideration to Planning & Development Services (PDS) by phone or email. Each item is categorized by the type of request and assessed for consistency with the General Plan Environmental Impact Report (EIR). Based on the evaluation, items are either included or excluded for consideration by the Board.

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

**2. Project Description**

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

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

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

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

### **3. Proposed 2019 General Plan Clean-Up**

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

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

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

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

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

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

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

Table 1: General Plan Clean-Up Land Use Map Change Acreages and Unit Yield Analysis<sup>1</sup>

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

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

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

<sup>3</sup> Public Agency Lands is abbreviated as "PAL."

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

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

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

b. Mobility Element Network Appendix (four proposed revisions)

Four corrections are proposed for the Mobility Element Network Appendix:

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

c. Community Plans (one proposed revision)

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

## C. ANALYSIS AND CONSISTENCY

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

### 1. Project Issues

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

#### a. CD401 (Crest Dehesa Granite Hills Harbison Canyon)

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

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

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

b. NCM402 (North County Metro)

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

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

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

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

c. JD401 (Jamul Dulzura)

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



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

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

d. Smilax Road (North County Metro)

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

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

## 2. General Plan Consistency

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

General Plan Component	Explanation of GPA Conformance
<b>Policy COS-21.1 – Diversity of Users and Services.</b> Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	Several of the proposed changes demonstrate consistency with the intent of this policy. There are several Department of Parks and Recreation acquisitions to add acreage to the existing County park system in order to create additional opportunities for user recreational experiences.

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

## 3. Community and Subregional Plan Consistency

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

## 4. Zoning Ordinance Consistency

Government Code Section 65860 states that in the event a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended. In accordance with this, the Clean-Up includes proposed zoning and development designator changes for consistency with the proposed Land Use Map changes. Staff reviewed the proposed zoning changes for consistency in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050.

## 5. CEQA Compliance

This project has been reviewed in compliance with CEQA and the project qualifies for an Addendum to the General Plan Update Environmental Impact Report (EIR) under CEQA Section 15164. An EIR Addendum dated September 13, 2019, has been prepared for the project and is on file with Planning & Development Services (PDS). There are no changes in the project, no changes in the circumstances under which the project is undertaken, and no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001. See the EIR Addendum for more information (Attachment D).

## **D. OUTREACH AND PUBLIC INPUT**

Changes to an adopted General Plan must follow the public participation process specified in Government Code Section 65350, which includes evaluation and analysis, public and agency review, Planning Commission review, and Board of Supervisors approval. Staff also conducted the public outreach described below.

### **1. Public Notices**

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

### **2. Web Page**

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

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

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

In addition to the property owner mailed notifications discussed above, a mailed notification was sent on July 19, 2019 to agencies requiring General Plan Amendment (GPA) notification per California Government Code Section 65352. An email notification was also sent to community planning and sponsor groups and other stakeholders. These notifications included a link to the web site with information on the project and the full Draft Plan for the GPA.

The email correspondence to community planning and sponsor groups described changes applicable to specific community planning areas and changes applicable to all planning areas, and requested comments and recommendations. This notification also provided information on the 45-day public review period for comments on the Staff Recommendation. Public review comments and other correspondence on the project can be found in Attachment E.

### **4. Tribal Consultation**

All tribal governments in the San Diego region were notified of the changes proposed in this Clean-Up in accordance with Government Code Section 65352.

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

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

## 5. Community Planning and Sponsor Group Outreach

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

Table 2: Community Planning and Sponsor Group Meetings

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

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

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

#### **E. RECOMMENDATIONS**

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

1. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto, dated September 13, 2019, on file with PDS under GPA 18-006; REZ 19-003, prior to making its recommendation on the GPA and REZ;
2. Recommend that the Board of Supervisors adopt the Resolution of the San Diego County Board of Supervisors Adopting the 2019 General Plan Clean-Up General Plan Amendment; GPA 18-006 (Staff Recommended Resolution - Attachment A); and
3. Recommend that the Board of Supervisors adopt the attached Staff Recommended Form of Ordinance:

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

---

**Report Prepared By:**

Josh Menvielle, Project Manager  
858-495-5451  
[joshua.menvielle@sdcounty.ca.gov](mailto:joshua.menvielle@sdcounty.ca.gov)

**Report Approved By:**

Mark Wardlaw, Director  
858-694-2962  
[mark.wardlaw@sdcounty.ca.gov](mailto:mark.wardlaw@sdcounty.ca.gov)

---

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

- Attachment A A Resolution of the San Diego County Board of Supervisors Adopting the 2019 General Plan Clean-Up General Plan Amendment; GPA 18-006 (Staff Recommended Resolution)
- Attachment B AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE 2019 GENERAL PLAN CLEAN-UP GENERAL PLAN AMENDMENT AND REZONE [GPA 18-006; REZ 19-003]
- Attachment C Staff Recommendation
- Attachment C-1 Analysis of Proposed Land Use Map and Zoning Changes
- Attachment D Environmental Findings and Documentation
- Attachment E Correspondence