

Attachment E – Correspondence

INTRODUCTION

The General Plan Clean-Up Public and Agency Review Period occurred between July 19, 2019 and September 2, 2019.

The following correspondence includes all items submitted during the comment period. 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.

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 25, 2019 at 7:00 p.m.

MINUTES

- 1) CALL TO ORDER: Jim Chagala, Chairman at 7:01
- 2) ROLL CALL: Sealey, Birch, Caster, Chagala, Cook and Gutierrez (newly approved member Irina Garland in attendance although status was as a non-voting member).
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of May 23, 2019. Birch motioned to approve minutes; seconded by Gutierrez. Chair Chagala so ordered.
- 5) OPEN FORUM: No Speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
 - a) Chagala welcomed new member Irina Garland, newly appointed by the Board of Supervisors. She still needs to complete some paperwork before becoming a voting member.
 - b) Josh Menvielle from the County (along with his supervisor Robert Efird) gave a presentation of the proposed changes (38 items in total) to clean-up the General Plan. This effort is performed every 2 years. The change directly impacting Hidden Meadows is HM401 which redesignates 14 parcels from Specific Plan Area to Open Space Conservation and rezones from S88/A70 to S80. One other proposal affects proposed future trails but the related required easements are still being worked out. Sealey suggested that the HMCSG prepare a letter of approval regarding HM401. One other item discussed by Menvielle was the proposed connection of North Broadway to Mountain Meadow Road included in the North County Metro Mobility Element Network. Sealey noted there was no reference to Cougar Pass Road or other connecting roads. He also noted that this connector was important to Hidden Meadows as an evacuation route. Menvielle stated that this connector was only conceptual at this point.
 - c) Chagala presented a letter prepared by County Supervisor Jim Desmond regarding a proposal for streamlining the discretionary permit process. The letter is for informational purposes only. It will be further discussed at the September 11, 2019 Board of Supervisors meeting.
 - d) A memo has been received from Charley Marchesano of the County of San Diego regarding considering whether the County of San Diego should form a Community Choice Aggregator which would buy and sell electricity to unincorporated area residents and business owners. The memo was for information purposes only and this proposal will also be further discussed at the September 11, 2019 Board of Supervisors meeting.

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Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

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Thursday, July 25, 2019 at 7:00 p.m.

7) SUB-COMMITTEE REPORTS

- a) Mobility – Birch reiterated comments from previous meetings regarding the traffic logjam at the bottom of Mountain Meadow Road and Centre City Parkway during weekday am hours. A suggestion was made to install “no right turn on red signal” signs off of Champagne Boulevard. Cook suggested that the group describe the problem to SDTAC and request a traffic study. Chagala asked Birch to draft such a letter.
- b) Trails & Parks – Sealey has prepared a Park Lands Dedication Ordinance priority list for Hidden Meadows primarily as discussed at the last HMCSG meeting. It includes 5 items. Sealey will present the list to Parks and Recreation at the County.
- c) Boulder Oaks Golf Club – Sealey suggested that this sub-committee be discontinued based on the lack of activity at the golf club requiring the group’s attention. Chagala felt this might be premature since there might be some items in the near future. Consensus was to continue as is for now.

8) PUBLIC REVIEW / ACTION ITEMS:

- a) Small Cell Tower Zoning Ordinance Amendment--Due to the inability of some members to open the documents sent by Chagala for review, the item was tabled until next month.
- b) Special Events Zoning Ordinance Amendment--The item was tabled until next month for the same reason as explained in item 8 (a).
- c) Capital Improvement Plan-Cougar Pass Road—Jim Chagala left the dais based on his relationship with 2 developers seeking approval from the County for development in Hidden Meadows. Chagala stated that the County had rejected the developers’ proposal for partial improvements to Cougar Pass Road, indicating that they wanted a fully improved 24 foot wide road at an estimated cost of \$7,500,000. The Office of Supervisor Jim Desmond had been approached about the project and they indicated that they would consider asking that the project be added to the County’s Capital Improvement Plan. Chagala was asking the Group to vote to include improvements to Cougar Pass Road on the road improvement priority list. Cook didn’t believe that such a vote should be taken without giving affected property owners a chance to comment. Sealey also suggested a delay allowing proper public notice to be given to property owners regarding any potential improvement to Cougar Pass Road. Cook motioned to continue this item until the September meeting, seconded by Birch. Motion passed unanimously.
- d) Chairs Quarterly Meeting on August 3—Chagala indicated that he will be attending.

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, July 25, 2019 at 7:00 p.m.

9) VACANCIES:

- a) Birch agreed to be a member of the I-15 Design Review Board on a temporary basis until further information is determined as to the timing of the meetings.

10) MEMBER COMMENTS—None.

11) ADJOURNMENT 8:42

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 August 2019, at Dehesa School, 4612 Dehesa Road, El Cajon 92019.

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:15 PM.

B. ROLL CALL. Planning Group members Rich, Ulm, Jones, Trial, Becker, Riggs, Bretz, Manning, McAndrews, Scholl, and Hertel, were present, forming a quorum of 11. Members Slagill, Underwood and Lucas were absent, but excused. Seat 12 is vacant.

C. PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was recited.

D. APPROVAL OF MINUTES. Chairman Riggs asked for a correction to the minutes of the meeting of 8 July 2019, replacing the final sentence of Item F2: “The motion passed (12 yes; 0 no; 0 abstain),” with the sentence: “The motion passed (11 yes; 1 no – Lucas; 0 abstain).”

Planning Group member Mary Manning moved the Group approves the minutes of the meeting of 8 July 2019, as corrected per Rigg’s request. The motion passed (10 yes; 0 no; 1 abstain – Hertel).

E. PUBLIC COMMUNICATION. No one requested to speak.

F. ACTION ITEMS.

F1. Presentation of General Plan Cleanup Item CD401. Redesignate 42 parcels to OS-C and rezone to S80. (County Staff). Chairman Riggs introduced Mr. Josh Menvielle, Land Use Environmental Planner for the County Department of Planning and Development Services, and invited him to make his presentation of the General Plan Cleanup Item CD401. Mr. Menvielle explained that the the Board of Supervisors directed PDS to conduct periodic revisions or “cleanups” of General Plan 2020 following its approval, to address inevitable errors, inconsistencies, legal challenges, changes in ownership, etc., which would necessitate amending the originally approved GP2020; that the cleanup Item CD401 was initiated by the County to address impacts of land ownership changes resulting from the Endangered Habitats Conservancy (EHC) acquisition of 42 parcels for the purpose of conservation as open space for habitat preservation; and he provided a handout with several maps illustrating features and constraints of the properties and surrounding areas where it is proposed to change the General Plan designation of the EHC’s 42 parcels (1,759.55 acres), and redesignate them to Open Space Conservation (OS-C) and rezone them to S80.

Mr. Dave Richardson, resident of Crest and property owner within 300’ of EHC land proposed for redesignation in Item CD401, spoke to the Planning Group about his concerns that firm cooperative agreements must be created between fire agencies and Open Space property owners, to ensure that fire break planning such as the Crest Community Defense Project can be accommodated and accomplished in Open Space areas adjacent to residential properties. He described historic pre-EHC firebreak mowing along Suncrest Boulevard’s south side, and more recent cooperation between EHC and

CalFire on road grading and vegetation clearance for fire safety along 2 miles of the Crest emergency egress route on Suncrest Blvd., and requested that the Planning Group considers including in its recommendation concerning CD401 a condition that EHC must cooperate with San Miguel Fire District, CalFire, and San Diego Fire Authority in effective fire defense planning for the residences and communities adjacent to EHC Open Space properties. Mr. Richardson provided members of the Group a copy of a letter he has sent to County PDS providing his comments and concerns about CD401.

Planning Group member Mary Manning commented that during implementation of the Alpine Fire Protection Plan in some protected Open Space areas, vegetation clearance had to be done by hand because no mechanical work could be allowed in certain specific protected sensitive habitats, and that this can be very expensive and difficult to achieve over extensive areas of such Open Space.

Other members of the Group asked about the nature of communications between EHC and the County departments, Fire Agencies, and the community of Crest; about the challenges of implementing vegetation clearance in a full 100' defensible space zone for a residence located less than 100' from an adjacent Open Space property boundary; about the process for requesting vegetation clearing by a neighboring property owner to achieve the full 100' defensible space for a residence located on an adjacent property; and about the governmental policies providing the basis for the Crest Community Defense Project.

Mr. Menvielle explained that since CD401 is a project directed by the Board of Supervisors, there is no mechanism or procedure for placing conditions on its ultimate approval; he assured the Group that the Endangered Habitats Conservancy has to comply with all of the relevant Fire Codes; that the Crest Community Defense Project is authorized by a Governor's executive order issued in March 2019; and that the County, and involved Fire Agencies, consider the Endangered Habitats Conservancy very cooperative and agreeable to work with, regarding compliance with all codes and policies. He recommended anyone concerned about needed weed abatement and vegetation clearance for fire safety to submit a Fire Hazard Complaint to CalFire, the San Miguel Fire District, or the San Diego Fire Authority.

Member Pat Ulm moved that the Planning Group recommends approval of CD401 as proposed by the County, to redesignate 42 parcels of Endangered Habitats Conservancy property to Open Space Conservation, and to rezone it to S80. The motion passed (11 yes; 0 no; 0 abstain).

Pat Ulm also moved that the Planning Group approves the preparation of a letter which expresses the Group's support, and which also encourages the Endangered Habitats Conservancy's support, of the successful implementation of the Crest Community Defense Project. This letter would be sent to appropriate Fire Agencies, County personnel, and the EHC. The motion passed (11 yes; 0 abstain; 0 no.)

Member Christina Becker moved that the Planning Group approves an amendment to member Ulm's previous motion, such that the Group's letter encourages the Endangered Habitats Conservancy, in addition to supporting the Crest Fire Defense Project, to voluntarily cooperate with appropriate agencies and property owners, to plan and implement effective fire clearance zones on EHC's property, along any of its boundaries that abut Residential Areas, where this is necessary for the provision of the full 100' defensible space zone for a residence located on the adjacent non-EHC property, in order

to create the maximum possible fire protection and safety of existing community residences. The motion passed (11 yes; 0 no; 0 abstain).

F2. Presentation of final plans for signage at El Cajon Cemetery at 2080 Dehesa Road, El Cajon. Chairman Riggs introduced Gregg Wiggins, representative for the El Cajon Cemetery, and invited him to give the Group his presentation of the final plans for signage for El Cajon Cemetery. Mr. Wiggins showed and explained drawings of the proposed ground level Main Entry Monument Sign near the northwest corner of the intersection of Dehesa Road and the Cemetery access drive; and he also showed a photo of the Wayfinding Sign, which would be installed as a street sign at the side of Dehesa Road approximately 435' west of the Cemetery entrance, in accordance with the County zoning section 6201, paragraph 3ii(a), Civic Oriented for community promotion. He asked the Planning Group to recommend approval of the proposed designs of the Main Entry Monument Sign and the street shoulder Wayfinding Sign for the El Cajon Cemetery.

Planning Group member Phil Hertel moved the Planning Group recommends approval of the proposed designs of the Main Entry Monument Sign and the Wayfinding Sign for the El Cajon Cemetery. The motion passed (11 yes; 0 no; 0 abstain).

G. GROUP BUSINESS.

G1. Update on Parks, etc. (Manning). Chairman Riggs asked Planning Group member Mary Manning to provide an update on her communications with Department of Parks and Recreation concerning issues with the County parks in the Subregion. Mary explained that she had provided DPR staff with photos of a number of physical problems at the Olde Ironside Park Community Building needing attention; that DPR staff wants to come to the park to review the possible repairs and maintenance work needed to resolve the problems and concerns; and that she will try to arrange this meeting to occur at the time of the September meeting of the Planning Group at Olde Ironside Park. Mary also provided copies of the photos she emailed to DPR to the Planning Group members.

Planning Group member Pat Ulm expressed concerns that the unabated heavy weed growth at South Lane Park presents a fire danger and safety issue to the Crest community, and she suggested the Planning Group could request and recommend that the County carries out appropriate fire prevention weed abatement at South Lane Park. Chairman Riggs agreed to make her suggestion an agenda item for the September meeting.

G2. Chairman's report on quarterly Chairs Meeting (Riggs). Chairman Riggs reported that at the quarterly meeting of Planning Group Chairs, County staff provided a preview of "Residential Rounding," a policy under consideration for determining the number of dwelling units to allow on a parcel, defining that if a parcel is any fraction larger than 1.0-acres, (i.e., 1.1-acres) its area can be rounded up to 2.0 acres, thus allowing a dwelling unit to be allowed on a 1.1-acre parcel that is in an area that is zoned for Residential at 1 du/2-acres.

Also, the County has streamlined the review process (including a new application form) that is used for assisting the Board of Supervisors in making an appointment to fill a Vacant Seat on a Planning Group, and it will go into effect as of 1 September 2019.

G3. Meeting updates. The next meeting of the Planning Group is scheduled for 9 September 2019, at the Community Building, 2019 Olde Ironside Park, Harbison Canyon.

H. ADJOURNMENT. Phil Hertel moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)

JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
August 13, 2019
APPROVED AUGUST 27, 2019
Oak Grove Middle School Library
7:30 p.m.

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Ed Mollon, Summer Piper, Steve Wragg, Streeter Parker, and Hannah Gbeh

Absent: Richard Marzec, Kevin May

Excused: Preston Brown, Darren Greenhalgh, Joe Stuyvesant

Vacant Seat: 14.

3. **Motion to APPROVE THE AGENDA FOR AUGUST 13, 2019 AND FINAL MINUTES FOR THE MEETING OF JULY 23, 2019.**

4. **OPEN FORUM**

1. **Hannah Gbeh** announced that she has her house in escrow and hopes to be moving to Valley Center and will send her letter of resignation to Dan Neirinckx as soon as all is completed.

2. **Michael Casinelli** asked if anyone had heard anything on the proposed sand mining project. **Janet** said she heard from a resident who lives on the street paralleling the proposed gravel pit and she referred them to Valle de Oro Planning Group as it is out of our Planning Area even though we will be impacted by traffic, etc.

Eve Nasby – asked for bios for The Jamul Shopper newspaper, as Tammy has saved room to print them, and she feels the community would like to know our members better.

5. **SAN DIEGO COUNTY GENERAL PLAN CLEAN UP, Dan Neirinckx introduced Josh Menvielle and Robert Efird, Land Use and Environmental Planners. Josh Menvielle** presented a map to us of the proposed General Plan Clean-Up. The original plan was completed in August, 1915 and the BOS instructed them to do a land-use cleanup. There are two mapping errors in our area... JD401 is what is being proposed. He gave us a map that showed the error where some land privately owned is designated PAL (Public Agency Land), which would be changed from PAL to RR (Rural Residential) and A72. It is currently zoned minimum lot size 4 acres and the new minimum would be 1 Acre/dwelling for the zone to agree with the General Plan designation. **Steve Wragg** pointed out that the land had a "B" Designator but our Planning Area does not have Design Guidelines. **Michael Casinelli** asked how to get "design guidelines" established and **Steve Wragg** pointed out that we would need to have them approved by the Board of Supervisors and would need to go through the Planning Commission first and it's a time consuming and expensive process. **Vincent Kattoula**, representing the owner of the area

said they would be glad to ask to have the “B” designator removed as it has a huge number of requirements if our PG would be supportive of such a recommendation. **Steve Wragg** asked if the C40 was still in the PAL and was told it was because the property is owned by State and Federal governments. The owners of the land in question would now have the designation removed as it restricts their use of the land. It is important to note that they were mailed notice of the changes to their property by the County, and no one has contacted the County except the owner of the property that Vince represents. The second change is due to the ownership change that the conservancy group (Endangered Habitats Conservancy) plans not to develop it so an open space easement in perpetuity is written into the agreement. After hearing all of the presentation and a short discussion, **Dan Neirinckx moved that we recommend approval of JD401 and JD402 as presented.**

Before the vote was taken, Steve Wragg declared that his company has contracts with the County but none that would be impacted by this project before us, and therefore could vote on the motion.

Motion carried unanimously.

6. **PROPOSED NEW INTERCHANGE AT SR-94 AND SR-125 UPDATE, Michael Casinelli reporting** reminding us that there were three CPGs involved and he received a correspondence from Spring Valley Planning Group. At a SANDAG last month, Falconer moved to prioritize funding for a few east county highways, ours included and it passed. More will be reported as information comes in.

7. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS.**

a. Dan Neirinckx brought up the “B” Designator that has to do with Design Criteria. **Steve Wragg** pointed out that it is an inconsistency, but the fact is that we do not have Design Criteria as it is a lengthy and expensive process to initiate Design Criteria. **Summer Piper** pointed out that the developer has had to do two re-designs due to our suggestions and she would not be in favor of asking them to do more. **Steve Wragg** pointed out that creating of the Design Guidelines would take time and money. **Michael Casinelli** pointed out that the looks of the metal building with façade, as proposed for Tractor Supply and the storage facility, were not desirable, and he would not like to see that be the example for future commercial building in our area, as we have more available commercial land to be developed in our downtown area. **Vincent Kattoula** has been trying to re-design and work with our ideas. They are looking at the possibility of having an Urgent Care Facility as a possible tenant, which would change their proposed design. **Dan Neirinckx suggested that we have a discussion on “B” Designator at next meeting and he will put it on the agenda.**

b. Eric Horam, Owner of the 7/11 at Steele Canyon and SR94, asked about the map that we discussed earlier in the meeting before he arrived. He was concerned that it would change the designation of the land across SR 94 from him, and was told the discussion would not impact the commercial property as it was not part of the proposed change. It only impacted the residential property.

8. **JAMUL CASINO UPDATE. No information.**

ADJOURNMENT: Dan Neirinckx, Chair, adjourned the meeting at 8:30 pm, reminding all of the next meeting on August 27, 2019.

Respectfully Submitted:

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, August 27, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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Do, Lina

From: Jarod Cauzza <santaysabelranch@gmail.com>
Sent: Monday, July 22, 2019 9:50 AM
To: Menvielle, Joshua
Subject: Re: 2019 General Plan Clean-up - NM401

Josh,

Thanks for the confirmation and the attachment.

Have a great week.

Jarod

On Mon, Jul 22, 2019 at 9:47 AM Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov> wrote:

Hi Mr. Cauzza,

You are correct, you received notice because your property is located within 300 feet of the property being proposed for changes. I am attaching a summary sheet of the changes for NM401 which has a list of all APNs being proposed for changes as a part of NM401. APN 247-100-16 is not a part of NM401. NM401 is an open space acquisition by our Parks and Recreation department.

Feel free to let me know if you have any other 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: Jarod Cauzza <santaysabelranch@gmail.com>
Sent: Monday, July 22, 2019 9:36 AM

To: Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>

Subject: 2019 General Plan Clean-up - NM401

Mr. Menvielle,

Recently, we received a Notice of Public Hearing on Proposed Property Changes for the proposed zoning/general plan change referenced above. The APN listed on the Notice is our APN and not the project's APN.

I am writing to confirm that our APN referenced in the Notice (attached) is not being affected by the proposed change. At first glance it is hard to tell.

I looked up ID#NM401 on the County's website and found the proposed change does not appear to affect our APN. So does that mean the APN on the notice merely the property of ours that is located within 300 feet of the proposed change?

Sorry if my wording is confusing. But, I just want to make sure our APN is correct and that our APN will not be affected by the proposed change.

Thank you for your time.

Jarod Cauzza

Santa Ysabel Ranch, LLC

Do, Lina

From: Dan Silver <dsilverla@me.com>
Sent: Monday, July 29, 2019 9:59 AM
To: Menvielle, Joshua
Cc: Wardlaw, Mark; Talleh, Rami
Subject: 2019 General Plan Clean-up

July 29, 2019

Dera Mr Menvielle

Endangered Habitats League has reviewed the proposed land use map changes and other items, which are in keeping with minor corrections. We have no comments.

Sincerely
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

Do, Lina

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

Maybe the problem is the VR-15 Land Use Designation. Maybe that's what needs to be amended.

On Monday, August 5, 2019, 03:23:51 PM PDT, Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov> wrote:

Hi Richard,

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

Thanks,

Josh Menvielle

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

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

Office: (858) 495-5451

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

Josh:

Thank you for the quick response.

I understand that the purpose of the General Plan Clean-up is to correct errors and inconsistencies. But the bottom line is this "correction" will now allow the property to be developed into apartment complexes, which is entirely incompatible with the surrounding land uses. Am I wrong about that?

Also, I understand that there is no project currently proposed for the property. My comments concerning development were simply to advise you of potential resident concerns should there be a development proposal in the future, and to preserve our right to request conditions which will protect the neighborhood.

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

Hi Richard,

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

The General Plan Clean-Up is a County initiated project that is conducted every two years to address mapping errors and inconsistencies between the General Plan and zoning. The existing General Plan is VR-15 which allows 15 units per acre. The existing zoning is RR (rural residential). According to the attached compatibility matrix, VR-15 and RR are inconsistent with each other. This is an error that needs to be fixed. Due to the error, the proposal is to change the zoning to RV (variable family residential), since VR-15 and RV are consistent. The maximum amount of potential units allowed on site is not changing because the General Plan designation of VR-15 is not changing.

There is no development being proposed as part of this project and the only proposal is to make the zoning consistent with the existing General Plan, which is required by law.

Please let me know if this clarifies the issue for you or if you have any follow up questions. If you would like to submit comments regarding the project, feel free to send me a follow up email and I will put them into the record.

Thanks,

Josh Menvielle

Land Use/Environmental Planner

County of San Diego | Planning & Development Services

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

Office: (858) 495-5451

From: Richard Inga <rich.inga@att.net>
Sent: Monday, August 05, 2019 10:28 AM
To: Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>
Subject: 2019 General Plan Clean-up General Plan Amendment and Rezone

Josh:

I am a co-trustee of the Inga Family Trust which owns the property at 1240 Pinecrest Avenue in Escondido adjacent to **Parcel Number 23528003 (NCM402)**.

Thank you for your letter dated July 19, 2019 informing us of the proposed changes to the General Plan affecting this parcel.

I have read the documents referenced in your letter, and have come to the following conclusions. Please correct me if any of the following conclusions are erroneous:

- The current zoning of Parcel Number 23528003 is RR, which allows four single family residential units per acre.
- It is proposed that the zoning of this parcel be revised to RV, which allows the property to be developed in 6000 square foot lots.
- The Development Designators of the proposed RV zone indicate a Building Type K. It appears from reading the zoning ordinance that Building Type K allows for the construction of multi-family apartments as long as the height does not exceed G or 35 feet.

The neighborhood adjacent to the parcel to be rezoned is composed of single family homes on large lots. The proposed rezoning of this parcel to allow construction of apartment buildings within this neighborhood appears to be incompatible with the existing land use. While I realize that the existing zoning of RR may make the development of the parcel unfeasible economically, the purpose of the General Plan is to ensure appropriate compatible land uses, not to make it easier for developers to make money.

Further, if the property were to be developed at some point in the future, the neighborhood residents on Pinecrest Avenue would absolutely object to Pinecrest be used for any kind of ingress or egress to the property, either during construction or after. Clearly, the neighborhood residents would demand that they be notified of any proposed development, which will hopefully be allowed only with a Conditional Use Permit.

The property is currently a fire hazard due to the extreme weed and brush growth from the winter rains. It appears that the County is very haphazard about monitoring this and having the property owners take care of it. Perhaps you could also refer this to the appropriate County agency for action.

Again, please correct me if any of the conclusions and comments are erroneous. I look forward to your response.

Richard R. Inga

1240 Pinecrest Avenue

Escondido, CA 92025

Menvielle, Joshua

From: David Richardson <dr42@att.net>
Sent: Tuesday, August 06, 2019 2:46 PM
To: Menvielle, Joshua
Cc: jmarugg@sanmiguelfire.org; ngrimes@sanmiguelfire.org; Jacob, Dianne
Subject: Rezoning Issue - Crest - Endangered Habitat Conservancy

Subject: General Plan Land Use Clean-up, Zoning Changes, Fire Prevention Policy on Open-Space Zoning in the Crest Community.

Attention: Joshua Menvielle, Project Manager (DPS)

I received on July 19th, 2019 "Notice of Public Hearing on Proposed Property Changes". I have a two properties that are within 300ft. of the (Crest) Endangered Habitat Conservancy (**EHC**) property that is currently A72 and proposed for change to S80 (Open Space). My home is APN 509-01-038 and APN 509-01-018 a single family rental.

I am deeply concerned about **how will the EHC cooperate** with the new CAL-FIRE and SD County Fire Authority "Crest Community Defense Project"(CCDP)? This fire break plan is timely and very important public safety issue to the community of Crest, Granite Hills and Winter Gardens. **Without EHC participation in maintaining fire breaks and not allowing strategic removal brush on their property, the public safety and the CCDP plan is jeopardized.**

As a resident of Crest for 50 yrs and survived 3 major fire events in this community and a former member of the Crest/Dehesa/Harbisson Planning Group, i respectfully submit the following observations concerning EHC and its current fire prevention activities.

1. Open Space zoning must allow full compliance with fire plans and regulations.
2. Defensive fire breaks on ECH 1,600 acres are critical for the 'Crest Community Defense Plan' to be valuable tool for public safety.
3. The proposed ECH Open Space (S80) zoning in the general plan should have a firm **cooperation agreement** with San Miguel Fire District, CAL-FIRE, SD County Fire Authority.
4. The former owners of the EHC property, the Odom Family Trust (Tri-State Properties) had for 45 years mowed a strategic 50yrd by 150yrd area located south of Suncrest Blvd. The Odom's had cooperated over many years with the old Crest Volunteer Fire, East County Fire, Crest Community Association to annually mow the above fire break. Currently the EHC has not respected this community supported historic fire break.
5. Over the last 15 years i have advocated for the maintenance of the Suncrest Blvd. (Old Grade) as an official Crest fire evacuation route. CAL-FIRE has graded the dirt road bed in the past and has recently clear cut 10 to 20 ft. of brush along the route. The evacuation route brush removal was a welcome example of EHC cooperation with CAL-FIRE through 2 miles of EHC property.
6. Suncrest Blvd. 3200 block has 3 homes that are accessed down a narrow 100 yards of unmaintained road, marginal 20ft wide. EHC has not in good faith cut brush and grasses as require to comply with a 10ft fire break along their property line. The ECH land manager claims that he can't cut native species in the 10ft strip, even through ECH allowed CALFire to **clear cut** 2 miles of fire break westerly along the same Suncrest Blvd. evacuation route.

The major point of concern is that Open-Space property owners must have firm cooperative agreements with fire agencies to ensure that areas adjacent to residential properties are protected by fire break planning such as the CREST COMMUNITY DEFENSE PROJECT as being undertaken by CALFIRE and SDCFire Authority.

Thank you for your consideration of these issues and contact me if you have any question or a tour of the subject areas.

Best Regards. David Richardson

DAVID B. RICHARDSON, MA, MAA, MFA
Cultural Resources Conservation
Applied Arts
2147 Rancho Meadowcrest Rd.
El Cajon CA 92021
cell: 619.922.1519
dr42@att.net

Do, Lina

From: Richard Hill <hillrichard@sbcglobal.net>
Sent: Wednesday, August 14, 2019 2:35 PM
To: Menvielle, Joshua
Subject: Parcel south of Pinecrest Av. Escondido

Joshua

My family has lived at 944 Pinecrest Av. Escondido for 45 yr.s. All residents of Pinecrest are concerned with the proposed rezoning of the above property to a much higher density. We are very concerned with how this property would be accessed. Homes on Pinecrest were bought with the idea Pinecrest was a "dead end" street. Homeowners on the south end of Pinecrest are being contacted to see if their homes could be purchased. We assume it is to gain access to this parcel. This is sad way for a developer to gain access to an extremely nose close to freeway property which is in a bad location for any type of development.

This is beautiful historic street with residents walking on it in the mornings and evenings. All homeowners would object to this rezoning.

Any negative effect this would have on our street would be greatly objected to by all my fellow neighbors.

Richard W. Hill
944 Pinecrest Av.
Escondido, Ca. 92025
760-743-1283

Do, Lina

From: Ardith Burrows <ardie.burrows@gmail.com>
Sent: Friday, August 16, 2019 6:16 PM
To: Menvielle, Joshua
Subject: Pinecrest Ave Escondido

It has been brought to my attention that, once again Pinecrest Ave., a lovely historic residential street on the West side of town, is in danger of falling prey to the developer's hammer.

We have suffered several such blows over the years and hoped to be left in piece, No chance.

The possibility of having a large condo/apartment complex at the end of our street is of great concern to us, particularly to those who have lived here for over 40 years. Using Pinecrest as the Ingress and egress to said complex would put the final nail in our coffins, completely destroying the property values we struggle to maintain.

Hopefully you will take our concerns into consideration

Ardith Burrows
1118 Pinecrest Ave
Escondido, Ca 92025
(760) 504 4040

b

Do, Lina

From: Ardith Burrows <ardie.burrows@gmail.com>
Sent: Saturday, August 31, 2019 9:12 PM
To: Menvielle, Joshua
Subject: Edgehill Ranch project
Attachments: IMG-1309.JPG; IMG-1312.JPG; IMG-1311.JPG; IMG-1314.JPG

These are some of the homes on Pinecrest Ave. Escondido, Ca. that will be directly affected if our street is used as ingress and egress for the proposed Edgehill Ranch development proposed by Ambient Communities. The letter we received stated that "The General Plan Clean-up process is only meant to be used for changes or additions to the General Plan that do not result in additional environmental impacts" Perhaps you should add, "With the exception of Pinecrest Ave. Escondido wherein the entire neighborhood will be negatively impacted."

Do, Lina

From: randy hill <randyhill11@yahoo.com>
Sent: Saturday, August 17, 2019 1:17 PM
To: Menvielle, Joshua
Subject: Draft Plan #NCM402, Public Comments

Mr. Menvielle,

I received your letter dated July 19, 2019 regarding 2019 general plan clean-up general plan amendment and rezone (GPA18-006; REZ19-003).

I currently live at 1120 Pinecrest Ave, Escondido, CA 92025, APN#235-130-26.

The letter indicates a change in zoning from an RR to an RV.

I along with the residents of Pinecrest Ave are concerned with the future impacts of this zone change. Pinecrest Ave is a unique neighborhood with big lots lined with privately owned street lights.

Our concern with this zone change is the possible future development of lot APN# 235-110-26. It's my understanding that there is currently not a proposed project for this lot however developers have in the past and within the last 30 days have inquired of purchasing a section of privately owned street from one of my neighbors for easement right access to that lot. I do not believe that this is a coincidence that we received a zoning change letter then developers reaching out to the neighborhood of purchasing easement rights to that vacant lot.

I want to stress that myself and my fellow Pinecrest Ave neighbors are completely against the future use of Pinecrest Ave being utilized as a primary or secondary access road for future development. It would be a great disappointment if any future project was approved that doesn't fit the community character as it appears that the zoning change will bring a high density future project. I would also encourage yourself or any other Planning staff member to drive Pinecrest Ave and understand the area and character of the neighborhood.

If you would like to follow up and to discuss further, please let me know.

Regards,

Randy Hill
Home Owner, 1120 Pinecrest Ave, Escondido, CA 92025
Cell - 760-644-1996

Do, Lina

From: Chris Van Kesteren <chrisvk7@gmail.com>
Sent: Tuesday, August 20, 2019 3:16 AM
To: Menvielle, Joshua
Cc: rich.inga@att.net; hillrichard@sbcglobal.net; maryrhill@hotmail.com
Subject: Pinecrest Avenue, Escondido - 2019 General Plan Clean-up General Plan Amendment & Re-zone

Dear Josh –

I hope this e-mail finds you well.

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

He is 81 years old and has been living in this house since he and my Mom purchased it in 1987 – 32 years ago.

It is my Dad's wish to continue living in his home for the rest of his life and I will do whatever it takes to make this happen for him. Throughout the years, he and I have had several discussions about keeping the house in the family. My two brothers and I will be inheriting his home when he passes on. My plan is to purchase my brothers shares of the house, (they both live out of state), fix it up to my liking, and continue living here for many years to come.

It has recently come to my attention that the empty property located at the end of Pinecrest Avenue is going to be re-zoned making it possible for a developer to purchase the land and build multi-family housing. My heart sank to my stomach when I heard this awful news. Our Pinecrest neighborhood is very special for many reasons. We have several neighbors who have lived here for 30 plus years. We also have new families with young children and pets as well as all ages in between. Our street has only one way in and out. We are blessed to have this as it keeps our street clean, quiet and safe. One of the perks of living here is that we have had little to no crime compared to other neighborhoods that have multi points of access. We want to keep it this way.

It is a known fact that too many people squeezed together in a small space creates trouble – just look at the problems experienced in our local neighborhoods where apartment buildings are located. We do not want that for our street. Living on Pinecrest is like living in Mayberry, USA back in the 1950's. People are friendly and socialize with each other, kids play in the street, and pet owners are frequently seen walking their dogs. Neighbors take pride in maintaining the curb appeal of their homes and properties, (with the exception of the homeowner at 901 Ontario who burned his house down in 2009 and has stopped construction of his new home over five years ago and has yet to finish).

Allowing the vacant property at the end of Pinecrest to be re-zoned would ruin all of this for us and future neighbors of this street if a developer gets their hands on this land. Traffic would more than double, making it unsafe for children and pets to be near the street. We only have a sidewalk on one side of the street which reduces the surface area of where children can safely play. More traffic also means speeding as well as the loud sound of car speakers thumping. We already have a lot of that on 9th Avenue as it is.

The next thing that will happen is people from the new development will be parking their cars all up and down our street. We park our cars in our garages and driveways leaving the street empty – as it should be. That helps keep crime away as there are no cars to be broken in to. It also allows fire and emergency personnel to reach our homes in the event of an emergency.

There will also be increased foot traffic from people walking down the street between 9th Avenue and the new development. This opens up our neighborhood to crime, litter, and noise – things that are already within a block or two of us in three directions – North, East, and South. The 15 freeway is two blocks to the West.

The risk of car accidents at 9th Avenue and Pinecrest will definitely increase. There is a hill on 9th Avenue just to the West of Pinecrest. This makes left turns both in and out of Pinecrest dangerous as people drive fast over that hill and come into view with little time to react. It's a good place to get T-boned by another car.

I'm not going to mention the mess, (dirt, rocks, debris, exhaust), that will be created by the construction vehicles driving back and forth or the fact we can feel vibrations every time a heavy truck drives by.

Allowing a developer to develop that land into multi-family housing will greatly impact and reduce the quality of life for all of us living on Pinecrest and for what – so a developer can make a buck? Please – I beg of you, please help us preserve our beautiful neighborhood by not allowing the re-zoning the vacant land and not allowing a developer to build multi-family housing. Escondido is already experiencing plenty of development of multi-family housing. If they want more, there is plenty of room for development on the outskirts of town as well as in town, (the vacant property at Escondido Blvd. and 5th Avenue is one such location).

Please, let's put people and quality of life first - before the almighty dollar. We would be so grateful if you would let us know what we can do to help get/keep the zoning to single family residences.

Thank you in advance for taking the time to read my letter.

Feel free to contact me if you have any questions.

Kindest regards,

Chris Van Kesteren

(818)299-0030

Do, Lina

From: Debbie Castillo <dcastillo@costco.com>
Sent: Monday, August 19, 2019 3:08 PM
To: Menvielle, Joshua
Cc: Mike
Subject: NCM402

Thank you for listening to my concerns today regarding the zoning issue.

I was not contacted for this change or the initial change in 2011. Without notification from our neighbors the steamrolling over our neighborhood would have and appears to be on track to accomplish a cleanup to make everything the same. It seems that cleanup is the reason for these changes even thou not all neighborhoods are the same. But given close to 100 years of history for this neighborhood it appears that the city is more concern with status vs the people that will be effected with your cleanup. If city government is for and of the people.....it appears this statement is superficial. It does appear that the interest of ambient properties are in line with your goals. I've lived here on Pinecrest 30 years and I am a native to San Diego. Sorry I am not inspired by these actions and feel dissatisfaction with this process.

--

Debbie Castillo
Costco Wholesale
4649 Morena Blvd
San Diego, CA 92117
(858)812-1206

Do, Lina

From: MaryR Hill <maryrhil@hotmail.com>
Sent: Monday, August 19, 2019 7:04 PM
To: Menvielle, Joshua
Cc: Richard Hill
Subject: General plan cleanup, general plan amendment and rezone

Dear Joshua Menvielle and County planners of San Diego, This letter is concerning property known as Parcel Number 23510046 (NCM402)

I would first like to go on record as being opposed to the general plan amendment of 2011, which unbeknownst to most if not all the residents of Pinecrest Avenue in Escondido California was being considered for a density revision of 2 residences per acre into 15 residences per acre. Had we have known of such an attempt in 2011, we would have surely mobilized against it. If there is any way to reverse this decision, I wish you would do so.

I have lived on the west side of Escondido for most of my life and on Pinecrest Avenue for more than 45 years.

Many decades ago, when it was proposed that the interstate 15 freeway be moved from it's former location which is now Centre City Parkway to it's new and present further west location, it was promised by those in power and doing the persuading that they would bend over backward to make every attempt to keep the west side of Escondido a family friendly neighborhood as it had always been.

It was promised that moving the freeway would make Escondido a much nicer city. If only the people of the west side could make this sacrifice, they would be protected from any other sacrifices. You have certainly heard the phrase, "not in my back yard", which is now ringing very true. Soon the city bought many lovely country style homes in an affluent section of the west end and they were demolished to make way for Interstate 15. So we lost a beautiful neighborhood on the west side of town. Of course, freeway offramps had to be put in. So our neighborhood not only got the freeway, but also 9th Avenue on- offramp and Valley Parkway on-offramp.

About 25 years ago a developer with a plan to build homes, purchased land overlooking the freeway adjacent to our street, just over the crest of the north side of our Pinecrest Avenue. Another more powerful developer stopped the escrow and somehow got the land and against the residents of Pinecrest wishes, managed to have the land use changed and put in a Mercedes Benz dealership. At the time he insisted that for Pinecrest's benefit no tall buildings would be built on the land. Now we have at least 2 three story buildings. Most developers care only to make money and have very little concern about the quality of life of the residents that they affect, especially if they do not live in that precise neighborhood.

I have lived on Pinecrest since before the freeway became operational. It is a unique historic street in Escondido. The lots are large and the homeowners on the north side own their own beautiful streetlights. Almost all of the residents put their cars in garages or driveways. It is not unusual to see not one car parked on the street.

Some of us, including myself and husband get traffic noise from 9th Avenue. Some residences have very significant freeway noise. We notice that sometimes motorists pull off I-15, then via 9th Avenue, turn onto Pinecrest Avenue and sit in their car talking on their cell phones or checking directions. Occasionally, they leave trash.

There is a stop sign at the end of Pinecrest Avenue. We are able to turn right or left. Usually there is a wait time to make a turn, this can be a much longer wait during high volume traffic times. With careful patience and persistence, we carry on with our travels. We understand that the city does not want to put a traffic signal on our street and so far we are OK with that.

Please do not change the zoning on the adjacent property to Pinecrest Avenue, Parcel Number 23510046 (NCM402). Keep it as RR. We have had to make too many sacrifices on our street and area of the city. Above all we surely do not want our neighborhood negatively impacted by a housing development using Pinecrest Avenue as their way in and out, increasing traffic by tenfold and very negatively impacting our quality of life.

Respectfully submitted,

Mary R. Hill

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

Do, Lina

From: Richard Wilson <rwwilson999@gmail.com>
Sent: Monday, August 19, 2019 5:07 PM
To: Menvielle, Joshua
Subject: Proposed Property Changes

Mr. Menvielle:

My wife and I own property at 999 Pinecrest Avenue in Escondido adjacent to Parcel Number 23528003 (NCM 402). We understand that there are proposed changes to the General Plan affecting this parcel that will increase the density for future development. We have lived in this historic area of Escondido since 1983 and are very much opposed to this re-zoning. The possible construction of multi-family apartments or condos would compromise the safety of every family living along Pinecrest Avenue and 11th Street. We value our quiet, safe neighborhood where many children play in the street daily. The street is narrow and has no sidewalk along the eastern side.

Were Pinecrest Avenue or 11th Street to be used for any kind of ingress or egress either during construction or afterward, the people in this neighborhood would organize to oppose and block any such high density development.

We would be interested in knowing if the County has any plans for a Metro stop close to the area being re-zoned.

Regards,

Richard and Sandra Wilson
999 Pinecrest Avenue
Escondido, ca 92025

Do, Lina

From: Julie Myers <julesviaemail@gmail.com>
Sent: Friday, August 23, 2019 8:08 PM
To: Menvielle, Joshua
Cc: Jack Myers
Subject: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)
Attachments: All 2019 GP Clean-Up Summary Sheets (NCM402).pdf; RR2RVZoning.pdf; Screen Shot 2019-08-19 at 7.08.08 AM.png; edgehill_overview.pdf

Dear Mr. Josh Menvielle, Project Manager:

Re: PDS 2019 Clean-Up General DRAFT Plan Amendment and ReZone Project: Parcel 23510046 (NCM402)

Thank you for taking the time to hear my concerns as a property owner and speaking on behalf of our community that will be affected by the future zoning proposal of Parcel 23510046 (NCM402) as stated in the letter sent on July 19, 2019 to the Wilson Family Trust 11-09-16, 999 Pinecrest Ave, Escondido, CA 92025.

I was made aware of the latest findings on August 19, 2019. I am a home owner on Pinecrest Ave., Escondido, CA 92025. The copy of the letter I received from my neighbor appears to be from the City of San Diego Re: Notice of Public Hearing on Proposed Property Changes. I do not see an exact date of the Hearing and the letter does not provide enough information to educate us on the details that are in question.

I do acknowledge there is a public comment period and agency review from Friday, July 19 through Sunday, September 1, 2019 close of business day. It does not state the business day hours for Sunday. If you could please provide the Sunday business hours to us that would be very helpful.

My intention of this correspondence is to receive answers to the current questions we have as concerned home owners and renters that may affect us if the rezoning proposal is approved.

I thank you in advance for your assistance in answering our questions in a timely manner:

1. Can you please provide a link or copies to the minutes for all City of San Diego public hearings that have been associated with this parcel (23510046-NCM402) and the general plans year-to-date?
2. Can you please provide at least 45 days in advance, details of the next public hearing re: the parcel re-zoning in question to ALL the residents on Pinecrest Ave., Escondido, CA 92025? We understand City of Escondido and San Diego County property lines are shared on this street however all of us will be affected if there are plans to use our street to access and build if approved.
3. Does Existing Designation VR-15 DU 113 mean 113 Dwelling Units per acre (DU/AC)? (Re: Residential Density) This is very unclear in the letter that was sent on July 19th to the Willson Family. Can you please clarify what VR-15 and DU113 means or provide the definitions?

Please see link to reference map and details NCM402 (North County Metro) Basis for Change Mapping Error.

Page 54/103 in document link provided below or see attached documents:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/All%202019%20GP%20Clean-Up%20Summary%20Sheets.pdf>

The summary of use definitions are concerning with the new proposal when you look up: RR (Rural Residential) vs. RV (multi-variable-family use), Proposing to change Lot Size: 1AC to 6000sf., /BT:from C to K and Setback from B to K that is a significant difference in change.

When you look at the color zoning the brown colored area of RV that is proposed it is not in line with the directly adjacent and surrounding RR zoning in the area. (see screenshot attachment)

We are concerned this re-zoning proposal may represent SPOT ZONING as it is not inline with the adjacent properties zoning in question (see links and attachments below) and we would like further documentation confirming this is not the case. This is a big red flag for us as home owners and property value change if the multi-family residential is approved.

<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/2019-19-07%20Draft%20Plan%20Final.pdf>

4. Does this mean if the zoning is approved that Ambient Communities: Edgehill Ranch can build more than the 15 lots/units (10,000 SF Min.) they are "advertising" on their website? What is the maximum dwellings they can build if they get the re-zoning proposal approved?

<http://ambientcommunities.com/wp-content/uploads/2015/04/Edgehill-Overview.pdf>

5. If Ambient Communities are approved to build what roads will they have approval and access to start building the dwellings?

Our concerns are:

- Safety of our families, most importantly our seniors and small children that walk and play in our private dead-end historical street
- Increase of traffic and congestion causing safety and health concerns
- Increase of noise pollution
- Increase if environmental pollution
- Concern for the the safety of the school children who walk down 9th Ave. (a very congested street) and our cross street Pinecrest Ave.
- Depreciation of our home values

Please know we welcome a plan that is to build homes that will resemble the similar lot sizes and home values as the ones on Pinecrest Ave. (south side of 9th Avenue). We do not welcome multi-variable residential zoning that will not be in lines with our current zoning of City of Escondido and the few homes that are part of the San Diego County line.

Thank you in advance for your time and appreciate your response to help better educate us on the future plans that may affect our community. I look forward to hearing from you as this is a time sensitive issue.

Best Regards,

Jack and Julie Myers
901 Pinecrest Ave.
Escondido, CA 92025
C: 619-992-8548
E: julesviaemail@gmail.com

Do, Lina

From: Ippolito, Sharon
Sent: Thursday, August 29, 2019 9:40 AM
To: Efird, Robert
Cc: Menvielle, Joshua
Subject: RE: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

As we discussed, let's wait for Josh's return. I don't see a request for records here.

Sharon Ippolito, Administrative Analyst III
Planning & Development Services
County of San Diego Land Use & Environment Group
O: (858) 495-5450



From: Efird, Robert <Robert.Efird@sdcounty.ca.gov>
Sent: Thursday, August 29, 2019 9:03 AM
To: Ippolito, Sharon <Sharon.Ippolito@sdcounty.ca.gov>
Cc: Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>
Subject: FW: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

Hi Sharon:

I discussed the email below with Eric and he thought we may want to process it as a PRA. Let's discuss pros/cons of taking this route.

Thanks,

Robert Efird, AICP, LEED Green Associate

Project Manager – Advance Planning
County of San Diego
Planning & Development Services | Advance Planning Division
5510 Overland Avenue, Ste. 310 | San Diego, CA 92123
Office: (858) 495-5463 | Cell: (619) 695-8119 | robert.efird@sdcounty.ca.gov

From: Julie Myers <julesviaemail@gmail.com>
Sent: Wednesday, August 28, 2019 10:55 PM
To: Efird, Robert <Robert.Efird@sdcounty.ca.gov>; Menvielle, Joshua <Joshua.Menvielle@sdcounty.ca.gov>
Cc: MaryR Hill <maryrhill@hotmail.com>; Jack Myers <jmyers@ogaracoach.com>
Subject: Fwd: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)

Hello Robert and Joshua:

Please see below email and acknowledge receipt.

Thank you,

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

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

From: **Julie Myers** <julesviaemail@gmail.com>
Date: Fri, Aug 23, 2019 at 8:08 PM
Subject: TIME SENSITIVE RESPONSE REQUESTED: Parcel 23510046 (NCM402)
To: <joshua.menvielle@sdcounty.ca.gov>
Cc: Jack Myers <jmyers@ogaracoach.com>

Dear Mr. Josh Menvielle, Project Manager:

Re: PDS 2019 Clean-Up General DRAFT Plan Amendment and Rezone Project: Parcel 23510046 (NCM402)

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3. Does Existing Designation VR-15 DU 113 mean 113 Dwelling Units per acre (DU/AC)? (Re: Residential Density) This is very unclear in the letter that was sent on July 19th to the Wilson Family. Can you please clarify what VR-15 and DU113 means or provide the definitions?

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The summary of use definitions are concerning with the new proposal when you look up: RR (Rural Residential) vs. RV (multi-variable-family use), Proposing to change Lot Size: 1 ACRE (43,560sf.) to 6000sf., / BT: from C to K and Setback from B to K that is a significant difference in change.

When you look at the color zoning the brown colored area of RV that is proposed it is not in line with the directly adjacent and surrounding RR zoning in the area. (see screenshot attachment)

We are concerned this re-zoning proposal may represent *SPOT ZONING* as it is not in line with the adjacent properties zoning in question (see links and attachments below) and we would like further documentation confirming this is not the case. This is a big red flag for us as home owners and the concern of property value change if the multi-family residential zoning is approved.

<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2019GPCleanup/2019-19-07%20Draft%20Plan%20Final.pdf>

4. Does this mean if the zoning is approved that Ambient Communities: Edgehill Ranch can build more than the 15 lots/units (10,000 SF Min.) they are "advertising" on their website? What is the maximum dwellings they can build if they get the re-zoning proposal approved?

<http://ambientcommunities.com/wp-content/uploads/2015/04/Edgehill-Overview.pdf>

5. If Ambient Communities are approved to build what roads are they petitioning to have approval and access to start building the dwellings?

Our concerns are:

- Safety of our families, most importantly our seniors and small children that walk and play in our private (dead-end) historical street
- Increase of traffic and congestion causing safety and health concerns
- Increase of noise pollution
- Increase if environmental pollution
- Concern for the the safety of the school children who walk down 9th Ave. (a very congested street) and our cross street Pinecrest Ave.
- Depreciation of our home values

Please know we welcome a plan to build homes that will resemble the similar lot sizes, zoning and home values as the current homes on Pinecrest Ave. (south side of 9th Avenue). We do not welcome multi-variable residential zoning that will not be in lines with our current zoning of the City of Escondido and the few homes that are part of the San Diego County located on our street.

Thank you in advance for your time and we appreciate your response to help better educate us on the future plans that may affect our community. I look forward to hearing from you, as this is a time sensitive issue.

Best Regards,

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

E: julesviaemail@gmail.com

Do, Lina

From: Karen Forrey <kdforrey@cox.net>
Sent: Saturday, August 24, 2019 3:19 PM
To: Menvielle, Joshua
Subject: Proposed Rezoning for Edgehill Ranch Development in Escondido, CA

Joshua,

My husband and I live on Pinecrest Ave and have recently learned that a Rezoning is proposed for parcel number 23510046 (NCM402) from RR to RV. We, of course, are not happy about this prospect. We currently have a very quiet street and our main reason for picking this street 8 years ago was the fact that it was upscale, quiet and a dead-end street. Obviously, if that section is rezoned and apartments/condos built, there will be much more traffic not only during construction, but afterwards as well. This is unacceptable for us. My husband is disabled and also suffers from migraines. The extra stress and noise would be a severe hardship for us. Please reconsider this proposal and keep the property zoned for single family homes only.

Regards,
Karen and Packy Forrey
1038 Pinecrest Ave
Escondido, CA 92025
619-300-7606
kdforrey@cox.net

Do, Lina

From: Daniel Jankowski <danjankowski@sbcglobal.net>
Sent: Thursday, August 29, 2019 8:33 PM
To: Menvielle, Joshua
Subject: 2019 General Plan Clean-up General Plan Amendment and Rezone

Dear Mr. Menvielle -

As a resident at 940 Pinecrest Ave in Escondido, California I wish to express my objection to the potential development at the end of the cul du sac on Pinecrest Ave.

My concern is the likelihood of heavy traffic both coming and going that will occur on Pinecrest Ave. This is a neighborhood with children as well as adults of all ages, that depend on the simple two way traffic on Pinecrest. Should this proposed three story housing become a reality, our heretofore pleasant neighborhood will be negatively impacted.

Sincerely,

Daniel T. Jankowski Smart phone number 760.317.6199 But should you wish to contact me, e-mail is preferable.

Do, Lina

From: gretchen38@juno.com
Sent: Thursday, August 29, 2019 11:16 PM
To: Menvielle, Joshua
Subject: ID#NCM402 Rezoning RR/RV

Mr. Joshua Menvielle:

I've lived @ 1155 Pinecrest Ave. for 52 years. One of the reasons I purchased this home is because it was a dead end street. It was safe for children to socialize and play in the street as they do today. The street is also safe for families,

seniors, and dog walkers. School children that attend Del Dios Middle School use Pinecrest Ave. as a short cut to and from home to school. These things increases the safety needs of Pinecrest Ave.

Pinecrest Ave. is also a historical street with street lights from the 1930's Rezoning Pinecrest Ave. would depreciate my land and property, but the noise level would also increase. The excessive traffic and heavy trucks would deteriorate

the street and neighborhood. I'm opposed to rezoning Pinecrest Ave. from RR/RV also for the traffic jams it would cause on 9th. Ave. in Escondido.

Sincerely,

Dr. Roy "Pat" Archer

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

RE: NCM 402 REZONING RR/RV

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

I've lived @ 1155 Pinecrest Ave, ESCONDIDO, CA 92025 for 52 years.

One of the reasons I purchased this house is because it was

A DEAD END Street for children

to socialize & play in the street as they do today. The street also is safe for families, seniors and dog walkers. School children walking to and from home to Del Dios Middle School use Pinecrest Ave. as a shortcut.

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

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

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

Sincerely
Roy R Archer
Dr. Roy "Pat" Archer

Do, Lina

From: Robert THAYER <thayer6@sbcglobal.net>
Sent: Friday, August 30, 2019 9:21 PM
To: Menvielle, Joshua
Subject: Proposed development "Edgehill Ranch"

August 30, 2019

RE: Property Assessor Parcel Number 23513025 (NCM402)

Mr. Menvielle,

We are sending this letter to voice our objection to the proposed development known as "Edgehill Ranch". We have been residents on our wonderful street, Pinecrest Ave. for the past 11 years. We would object to re-zoning the vacant parcels of land at the end of our street, and what we believe to be a private drive, from RR to RV. We do not want this to be a through street for this community, nor do we want all the traffic that it would cause to happen, construction or otherwise. We consider our street to be somewhat of a hidden gem in the city of Escondido, and a Historic street that could be threatened, and even ruined by this type of development. Thank you for reading this, and considering our views.

Sincerely, Robert and Jody Thayer
1110 Pinecrest Ave

Sent from my iPad

Do, Lina

From: Camille Perkins <camille.perkins@gmail.com>
Sent: Saturday, August 31, 2019 6:54 PM
To: Menvielle, Joshua
Subject: Comment Letter General Plan Clean-Up, Item SD402
Attachments: 2019 Comments GP2020 Update OS Rezone.pdf

Dear Mr. Menvielle,

Attached please find a comment letter addressing the 2019 General Plan Clean-Up, Item SD402, Redesignation from SPA to OS-C and rezone parcels from RR to S80.

Regards,

Camille Perkins

Do, Lina

From: a33pooka@aol.com
Sent: Sunday, September 1, 2019 1:31 AM
To: Menvielle, Joshua
Cc: gretchan38@juno.com; addadada2002@yahoo.com; czvanski@gmail.com; czvanski@hotmail.com
Subject: ID NCM402, Zoning Change RR to RV

Josh Menvielle, Project Manager
County of San Diego Planning & Development Service
5510 Overland Ave., Suite 310
San Diego, CA 92123

RE: ID NCM402, PROPOSED ZONE CHANGE RR TO RV

Please acknowledge receipt of this email.

We received a letter dated July 19, 2019, informing us that the County of San Diego - Planning & Development Services (PDS) was pleased to announce the release of the Draft Plan for the 2019 General Plan Clean-Up General Plan Amendment and Rezone. It stated we are receiving this notice because you own property being considered for changes. Other families in our neighborhood also received similar letters.

Upon trying to view the various number of web sites included in this letter to find out how this would affect our property, it is stated that the "General Plan provides a framework for land use and development decisions consistent with an established community vision and is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities." It would be better if the PDS be up front and state the changes that would affect each property than have us have to go through numerous web sites and searches to find what really is going on. Really deceptive.

We object to the proposed zone change from RR to RV. We want to keep the zone as RR. We object to dwellings other than single family dwellings. We built our home in 1972-1973. We move into our home on Halloween 1973. We like our quiet neighborhood on the soon to be dead end street of West 11th Avenue and Pinecrest. Through the years developers have tried to rezone our neighborhood to the benefit not of the existing families, but to themselves, making money at the expense of these families.

Through communications with other neighbors (who too were doing number of researches on the internet), it was discovered that a developer, Ambient Communities is advertising a development called "Edgehill Ranch". It seems that the PDS is proposing to make this zoning change to accommodate this developer. It also appears that it wants to use Pinecrest as a road to this development. This would involve taking land from existing homes to widen Pinecrest (including portions that are privately owned) to allow construction trucks to go to this development. Has anyone taken the time to see what will happen to these existing homes when land is taken to widen Pinecrest? Does the PDS

knows what this will do to the Pinecrest/West 9th Avenue traffic? How these numerous new homes' vehicles would affect the traffic? What the negative impact would be to our neighborhood?

This would have a tremendous negative affect on our existing neighborhood. This would be in conflict with what your General Plan that states in part," guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities."

It is unsettling to see it in your letter that the PDS is "pleased" to announce this propose change. It appears that PDS is catering to the developer at the expense of our existing neighborhood. **For this zone change does NOT benefit our existing neighborhood. It would cause the destruction of our existing neighborhood.**

Sincerely,

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

Do, Lina

From: Christine Geckeler <gccnk@outlook.com>
Sent: Monday, September 2, 2019 9:36 PM
To: Menvielle, Joshua
Subject: NCM402

Mr. Menvielle,

I am a 20 year Resident on Pinecrest Ave in Escondido. This email is to express my concern about NCM402 rezone five parcels from RR to RV.

I bought my home on this historic street "Pill Hill" because it was a dead end. It gave me peace of mind knowing no one would be on our street except those who lived here. Our kids play in the street, we walk our dogs and ourselves in the street. Many of us have chickens, ducks, turkeys, various fruit trees and still consider our street to be rural. All of that will change with rezoning of the properties.

We are aware of a developer Ambient Communities (one of the property owners included in the rezoning) who currently advertise a subdivision name " Edgehill Ranch" and who are actively trying to gain through access from our dead end street. We are not against progress, we are adamantly against Pinecrest Ave becoming a through street and believe this rezoning is an attempt by Ambient to move forward with their intent.

We encourage the zoning commission to vote NO on this effort.

Thank you for your consideration,

Christine & Geoff Geckeler

1002 Pinecrest Ave.

Sent from Surface