



January 9, 2012 Workshop  
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

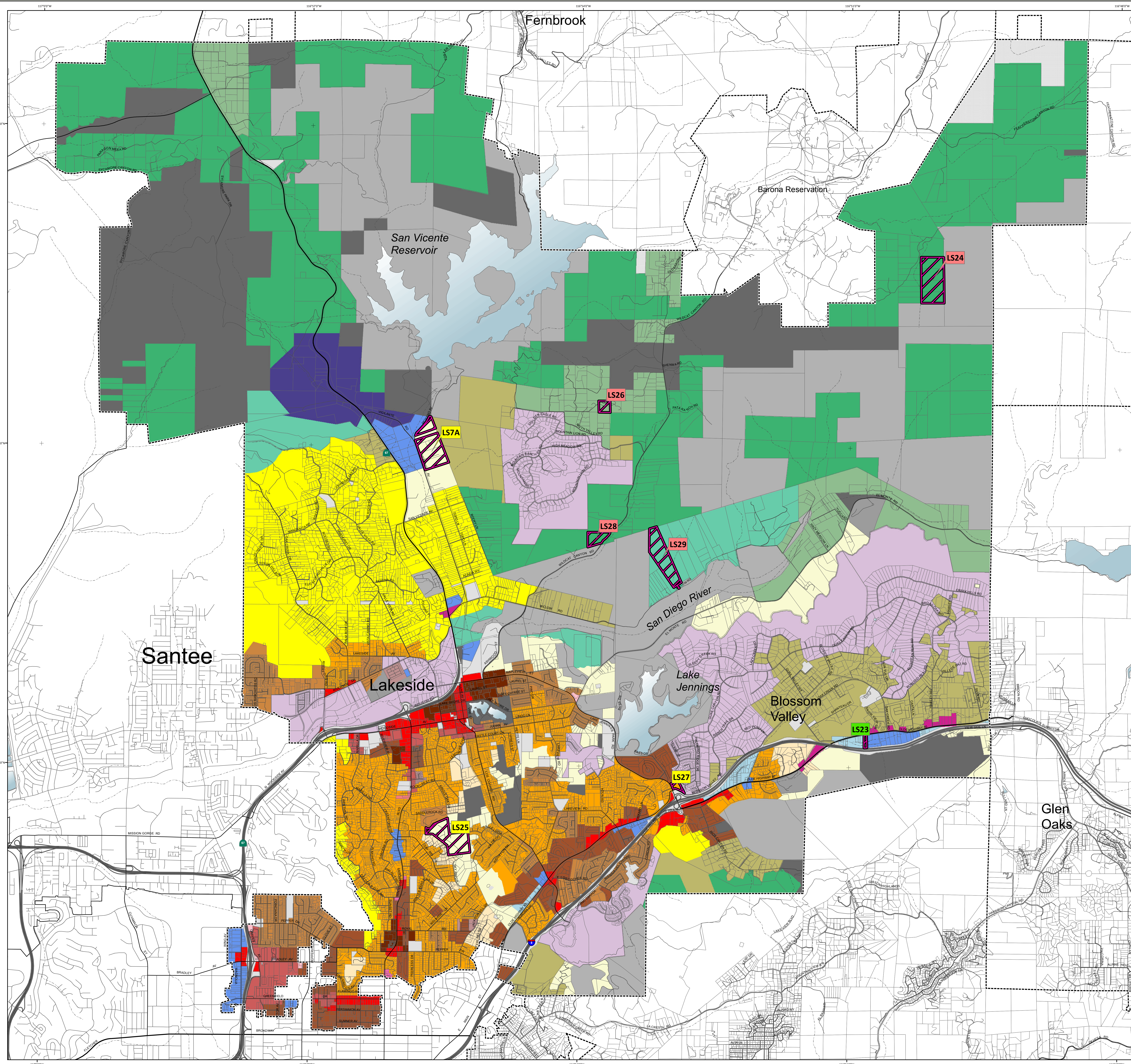
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

- Property Owner
- Others

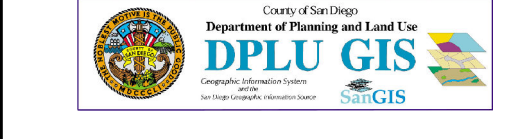
Level of Change

- MAJOR
- MODERATE
- MINOR



Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sdcourty.ca.gov/581/gpupdate/index.html>.

Map Prepared By:



Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SANDAG  
File reference: S:\land\_use\gpupdate\_maps\lcm\lcm\_map\2011109workshop.mxd, K:\gp2008\20110512\_changes\map\_output



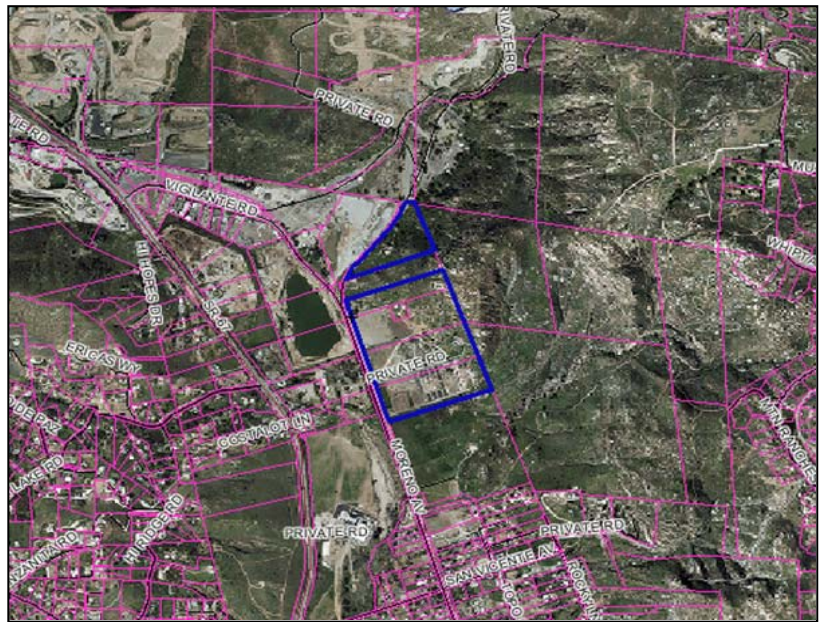
# LS7-A

General Plan (Adopted Aug 2011)	SR4
Property Specific Request:	I-2
Requested by: Wade Enniss	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

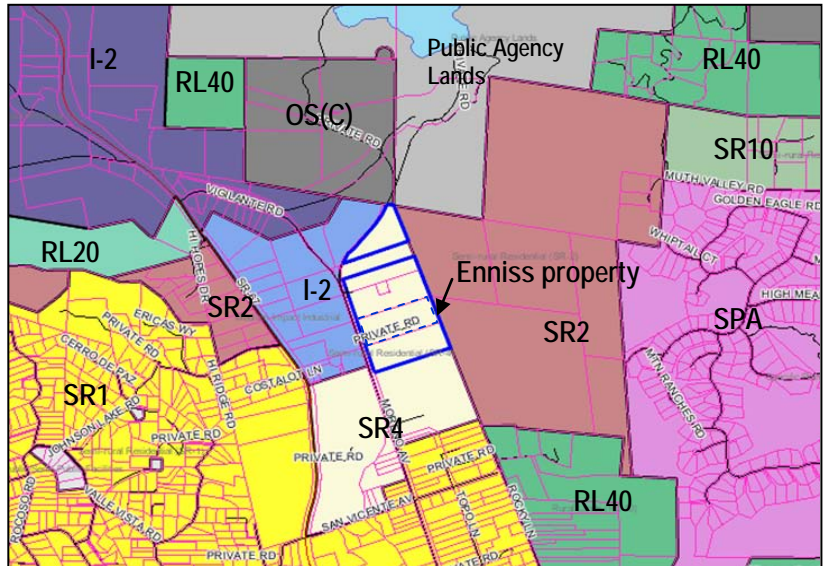
Note:  
1 – Based on staff's experience

Property Description	
<b>Property Owners:</b> Wade Enniss; David & Pamela Pietrczak; Weatherson Family Trust; Billie Jo Swanson; James & Ramona Barksdale	
<b>Size:</b> 66.0 acres 6 parcels	
<b>Location/Description:</b> Parcels are located off of Moreno Ave., south of the Vigilante Intersection, east of SR-67; Inside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> <ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep slope (greater than 25%)</li> <li>◐ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>◐ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

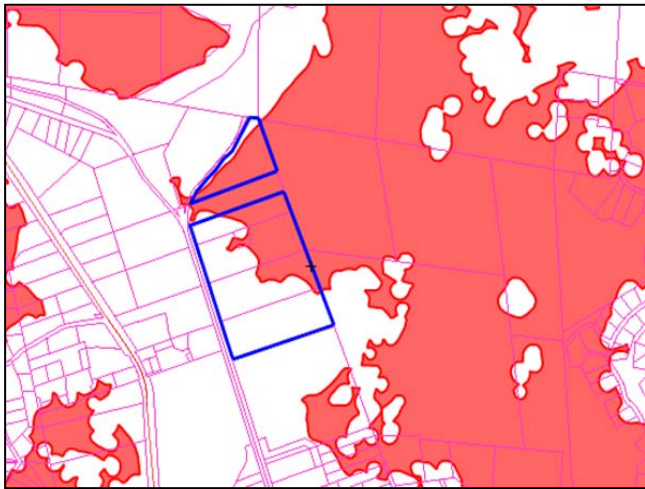


Adopted Aug 2011

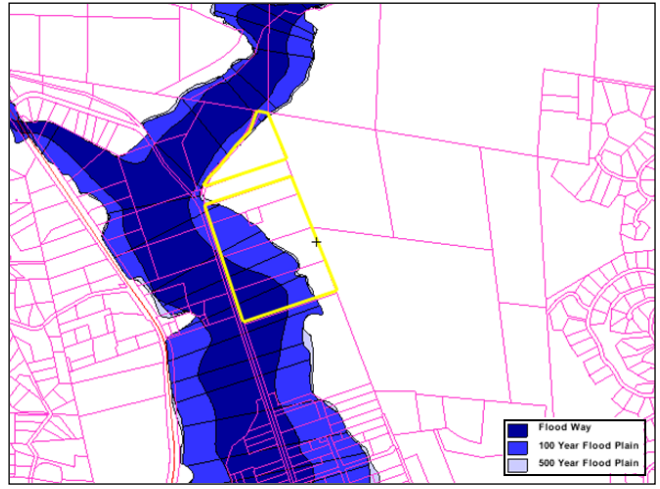
### Discussion

This was initially a request from a single property owner, Wade Enniss, who has since coordinated with adjacent owners that are also requesting an Industrial designation (see attached email). The proposed change is more intensive than the former General Plan and the General Plan Update land use alternatives evaluated in the DEIR. These properties are in the floodplain, constrained by steep slopes, and within the MSCP Pre-Approved Mitigation Area. Also, active agricultural uses occur on and near the site and the area is within the Very High Fire Hazard Severity Zone.

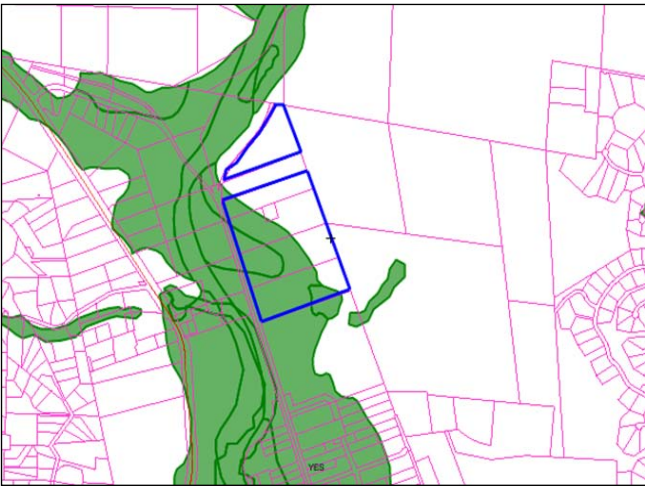
LS7-A (cont.)



Steep Slope (Greater than 25%)



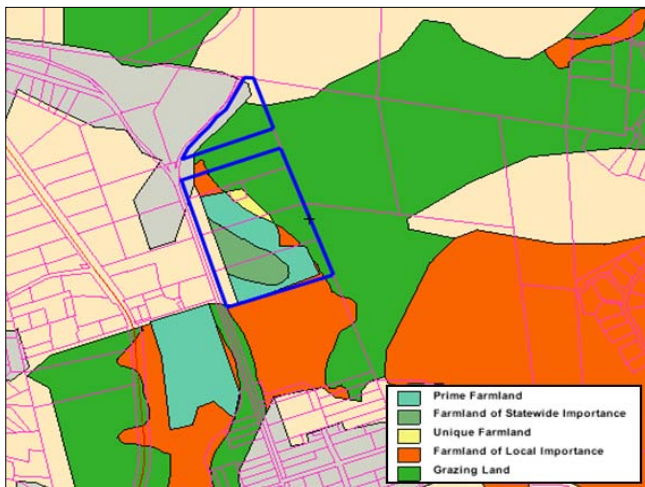
Floodplain



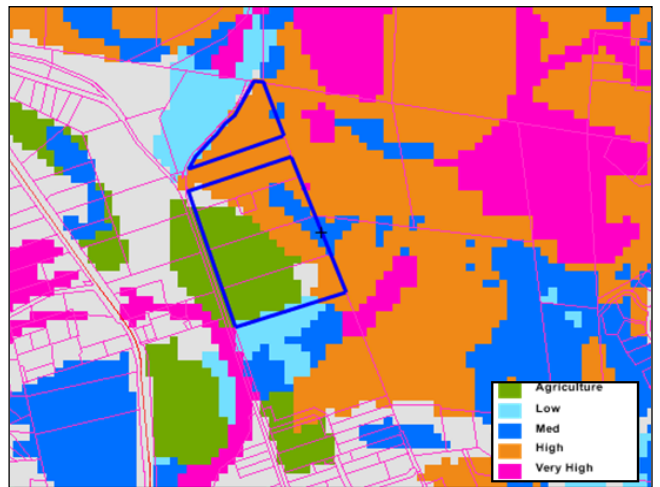
Wetlands



Fire Hazard Severity

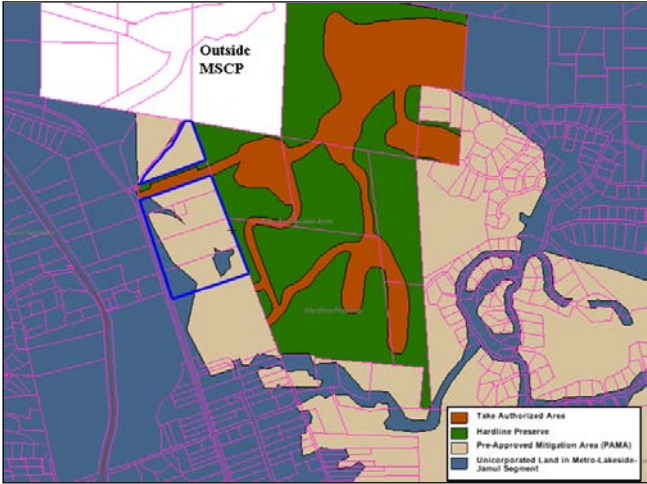


Agricultural Lands

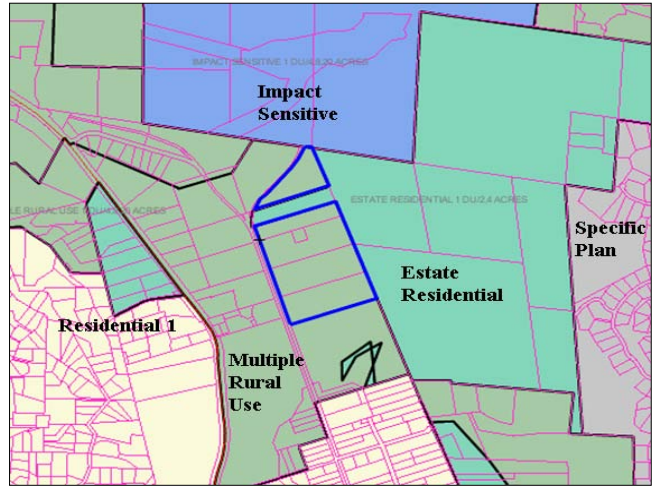


Habitat Evaluation Model

LS7-A (cont.)



MSCP Designation



Existing General Plan

## LS7A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Medium Impact Industrial	Semi-Rural 4	Moderate

### **Rationale for Moderate Category Classification**

The request for an Industrial designation was not directed by the Board to be evaluated as part of the General Plan Update. The most intense use of the site considered as part of the General Plan Update was Semi-Rural Residential with a density of one dwelling unit per four acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

None

### **Impact to Forest Conservation Initiative Remapping Timeline**

None

**From:** [Wade Enniss](#)  
**To:**  
**Cc:**  
**Subject:** Fw: GP2020 Rezone North Moreno Valley Continuing Effort  
**Date:** Tuesday, February 01, 2011 11:48:59 AM

This is an addition and follow up of my previous E/Mails, conversations, and my opportunity to speak before the San Diego County Supervisors at the December 2010 GP2020 meeting. This concerns our properties in Lakeside, at the north end of Moreno Valley, east of Moreno Avenue. I have described this matter in detail in many previous E/Mails. There are five occupied properties here that have been excluded on the proposed GP2020 Map from the Industrial Designation shown for the rest of this area. We as 100% of the owners of the five occupied properties here, want our properties to be industrial as well. We have all signed and sent two different letters with this request, the first was in 2005. The second is a new letter from January 2011. (They are both attached below.) Please read them before you make any decisions for this area. THANKS

Here is a new letter that I wrote reaffirming our previous request that our North Moreno Valley Properties on the east side of Moreno Avenue be included in the Industrial Designation for the GP2020 Plan. It has been signed by 100% of the occupied property owners in this area. Also included is a map with our properties hilited and copies of a couple of letters from 2005, also concerning the GP2020 Rezoning of the North Moreno Valley Industrial Area. The first is a letter from the Moreno Valley Property Owners making the same request in 2005. It was signed by all us as well as 100% of the rest of the occupied property owners in the North Moreno area. I would like to know how all our properties on the east side of Moreno Avenue became excluded from this process. The second is a letter from Wyatt Allen (Lakeside Planning Group Member) titled "Motion and Back to Business Resolution" summarizing the recommendations made by the Lakeside Planning Group for this area after the discussions at the GP2020 Meeting. I had spoken on record at this meeting. Dave Pietrczak also spoke.(Context of what we said at that meeting is on the internet) The letter lists the properties discussed by parcel numbers . (I have hilited all our parcel numbertson the letter and listed them below). Both of these letters were sent in 2005 to Dianne Jacob (County Supervisor), Dixie Switzer (GP2020 Planner), and Ivan Holler (Deputy Director DPLU). I had to scan the letters to include the signatures, and they may be hard to read. I would like to set up a time to meet with you to talk about this before the next

## LS7-A (cont.)

GP2020 meeting. I will provide better hard copies at that time. You can reach me at (619) 247-1680 or by E/Mail above THANKS Wade Enniss

The current proposed GP2020 Map would create a pocket of residential properties right in the middle of, and downwind of an industrial and mining area. There are "Substantial Health Risks" involved in this decision. Don't allow this to happen. Allow us the opportunity to benefit from the changes. Don't destroy our Health, and Property Values, or limit us in the use of our Properties. This is Not now and should not be Made (against our wishes) to be a Residential Area. The "Land Use Code" has changed so much since we bought these properties that the new Industrial designation is closer to the uses we were originally allowed than the uses allowed by the current agricultural zoning. Make this entire area Industrial, That is the Good and Fair thing to do..

The properties involved in this request are:

Tax Parcel Number:	Address	Owner
		Wade Enniss
		David & Pamela Pietrczak
		Weatherson Family Trust
		Billie Jo Swanson
		James & Ramona Barksdale

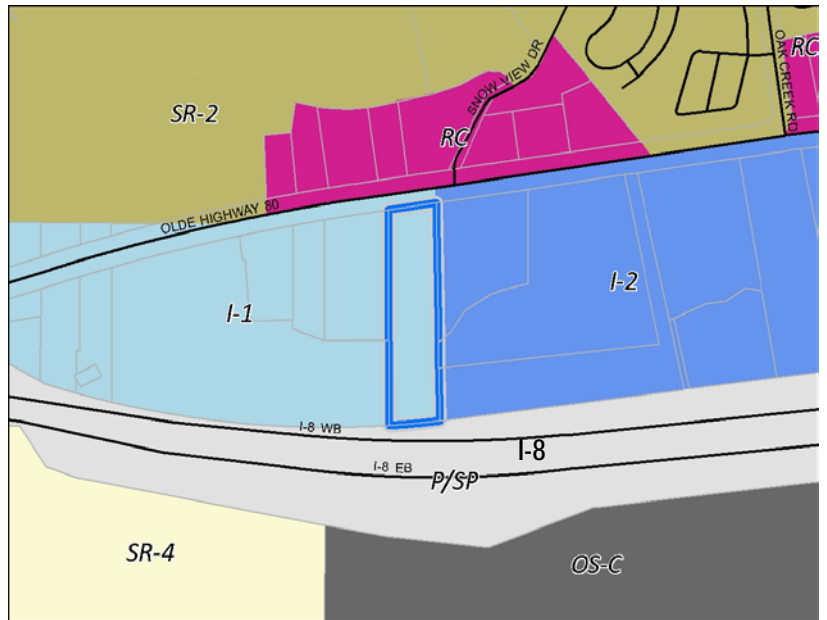
**LS23 [2005 Commercial/Industrial Referral #27]**

General Plan (Adopted Aug 2011)	I-1
Property Specific Request:	I-2
Requested by: Ted Shaw	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Minor

Note:  
1- Based on staff's experience



Aerial



Adopted Aug 2011

**Discussion**

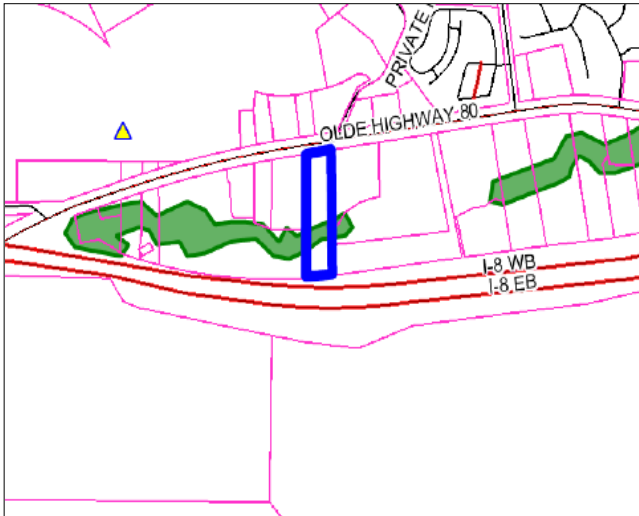
The property owner also owns and conducts operations on the parcel immediately to the east (APN 396-111-170-00), which is already designated Medium Impact Industrial (I-2). Since the property owner's request is consistent with the adjacent parcel, and proposed policies require Industrial uses to provide buffers when adjacent to non-industrial uses. The requested change would be consistent with General Plan Update project alternatives. However, the proposed use would be incompatible with residential uses on the adjacent parcels to the west. While these properties have an Industrial designation, the Medium Industrial use on the subject parcel is not recommended until the residential areas to the west also redevelop. (See next page for additional information.)

Property Description	
Property Owner: Ortega Family Trust	
Size: 2.5 acres 1 parcel	
Location/Description: Intersection of Old Hwy 80 and Snow View Drive, north of Interstate 8, Inside County Water Authority boundary	
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none	
○	Steep slope (greater than 25%)
○	Floodplain
◐	Wetlands
◐	Habitat Value
○	Agricultural Lands
●	Fire Hazard Severity Zones

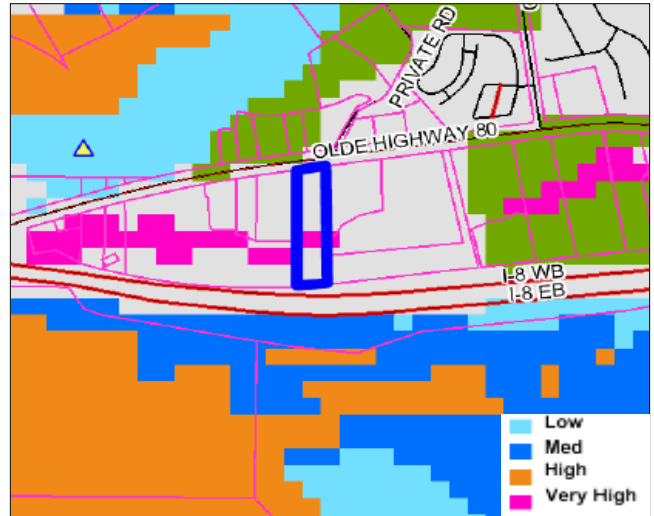
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	I-1
Referral	I-1
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011— M52	



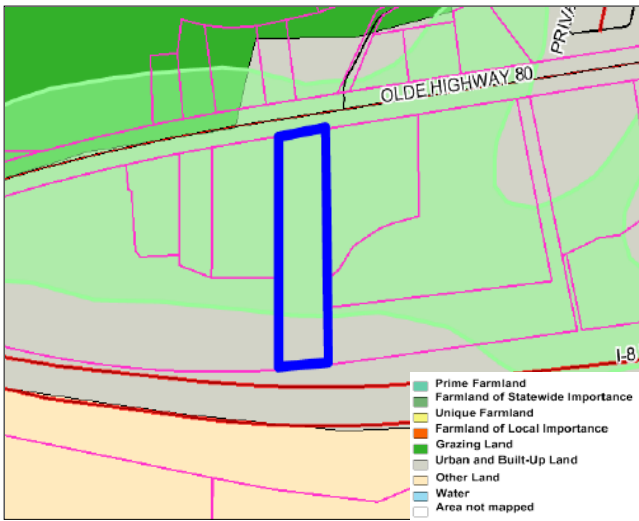
LS23 (cont.)



Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

**Additional Information**

Property is included within 2005 Commercial / Industrial Referral #27; however, the Board did not direct staff to include this Referral on the Referral Map.

## LS23 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Medium Impact Industrial M54 Zone	Limited Impact Industrial M52 Zone	Minor

### **Rationale for Minor Category Classification**

The request for a Medium Impact Industrial designation and a M54 zone would not be substantially more intense of a use than the current designation of Limited Impact Industrial and the current M52 zone. In addition, the Medium Impact Industrial use would be consistent with some existing uses nearby.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

None

### **Impact to Forest Conservation Initiative Remapping Timeline**

None

# LS24

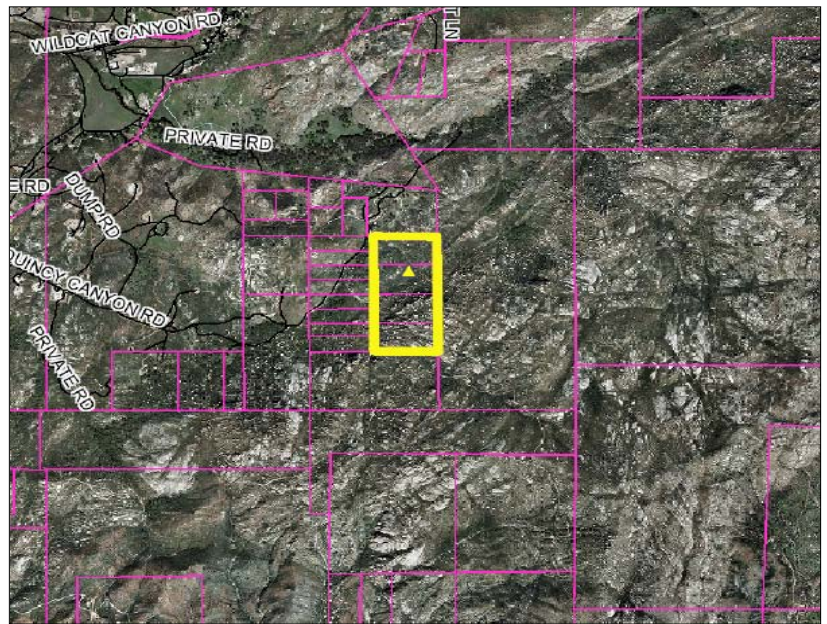
General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Leonard Teyssier	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:  
1 – Based on staff's experience

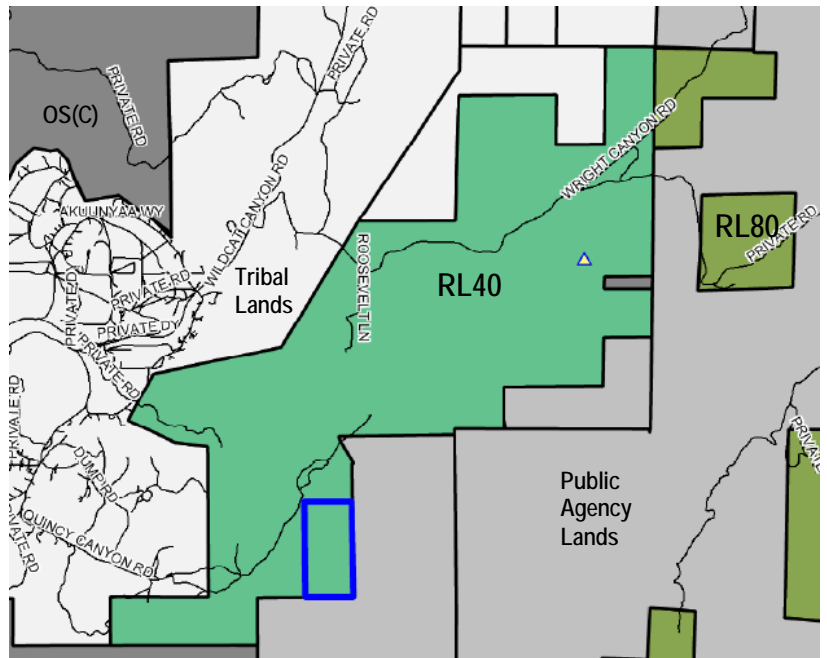
Property Description	
<b>Property Owner:</b> Leonard Teyssier	
<b>Size:</b> 80 acres 4 parcels	
<b>Location/Description:</b> 4.5 miles north of I-8, approximately 2 miles east of Wildcat Canyon Road; Inside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b>	
<ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>● Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
General Plan	
<b>Scenario</b>	<b>Designation</b>
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — A70, 4- acre minimum lot size	
Adopted Aug 2011— Same as existing	

## LS24 (cont.)



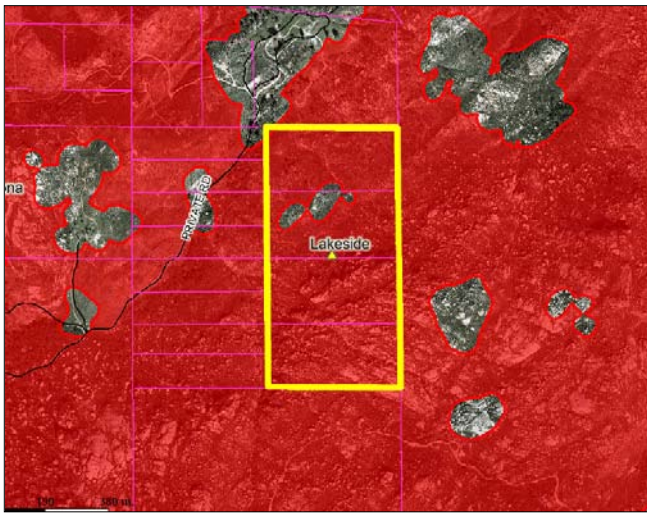
Aerial



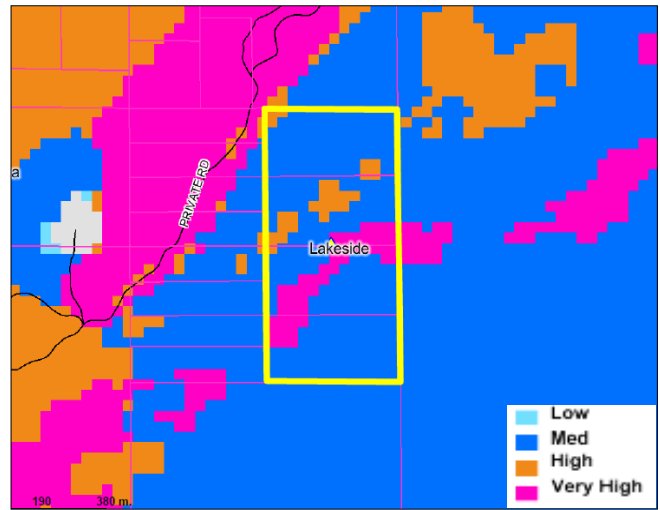
Adopted Aug 2011

### Discussion

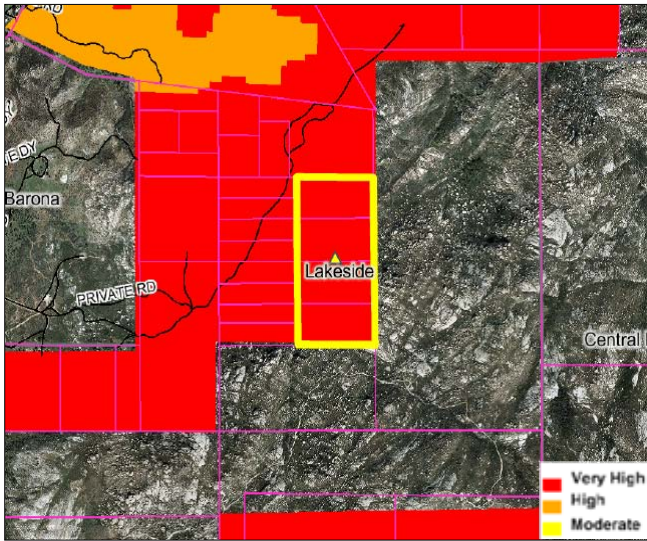
The subject property is located within an island of designated Rural Lands and surrounded by Tribal, Public Agency, and Open Space Conservation Lands. The site is entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Also, the site is located near a dead-end road, approximately 2.4 miles from Wildcat Canyon Road. Based on the poor access and steep slopes constraints, a Semi-Rural designation would not be supported by Guiding Principles #5 and #9 or the Community Development Model. The requested density would also likely result in a spot designation.



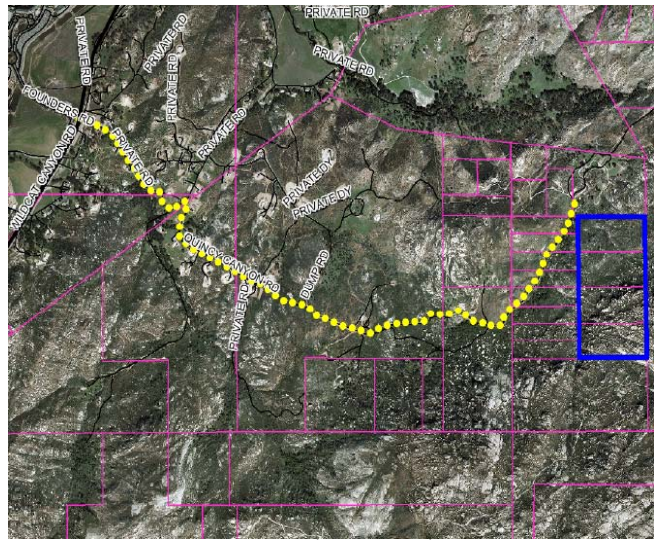
Steep Slope (Greater than 25%)



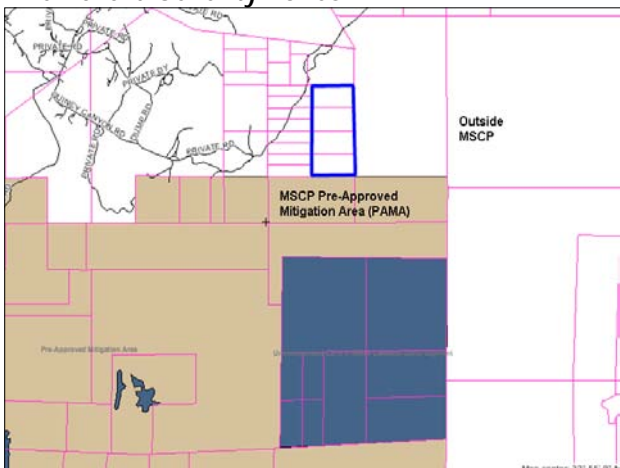
Habitat Evaluation Model



Fire Hazard Severity Zones



Dead-End Road Length (2.4 miles)



MSCP Pre-Approved Mitigation Area (PAMA)

## LS24 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

### **Rationale for Major Category Classification**

- This property is remote and rugged and is currently accessed by a long dead end road.
- Some parcelization occurs in the area, but those parcels appear undeveloped and legal lots have not been verified. Additionally, the majority of parcels in the area are 80 acres or greater.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, significant physical constraints and a location with the Very High Fire Hazard Severity Zone.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The General Plan Guiding Principles and policies would require revision to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

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

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

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

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

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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

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

# LS25

General Plan (Adopted Aug 2011)	SR4
Property Specific Request:	SPA or VR2
Requested by: Lee Vance <sup>1,2,3</sup>	
Community Recommendation	VR2
Opposition Expected <sup>4</sup>	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

**Notes:**

- 1 – Vance and Associates letter dated October 18, 2010
- 2 – Vance and Associates letter dated January 28, 2011
- 3 – Vance and Associates letter dated February 18, 2011
- 4 – Based on the importance of the Lakeside Archipelago as a habitat linkage

### Property Description

**Property Owner:**  
Jack Sprague

**Size:**  
64.0 acres, 4 parcels

**Location/Description:**  
Approximately two miles east of SR-67 and 1.5 miles north of Interstate 8;  
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

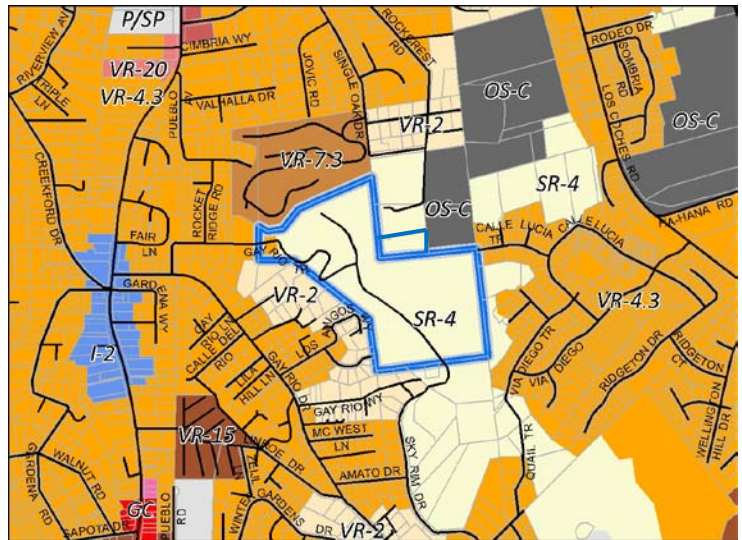
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Former GP	SPA (2.5 du / ac) 4.3 du / ac
GP (Adopted Aug 2011)	SR4 / VR4.3
Referral	SR4 VR4.3
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — S88, Specific Plan Area RR, 10,000SF, 1-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



**Aerial**



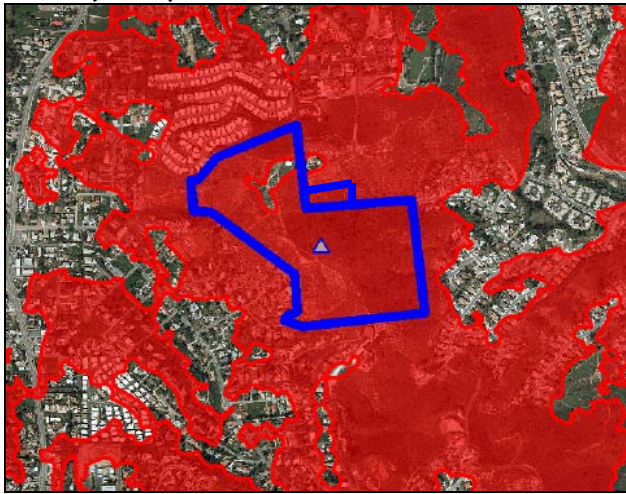
**Adopted Aug 2011**

### Discussion

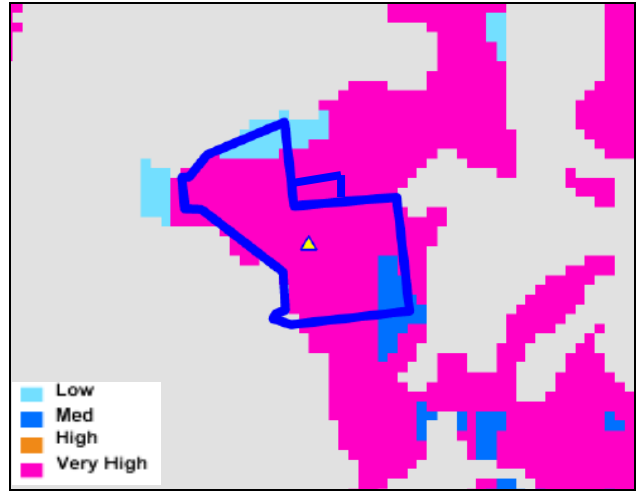
In a February 18, 2011 letter, the property owner indicated that their preferred request would be for a SPA (2.5) designation, but would be willing to accept a VR2 designation. The land owner developed the adjacent mobile home park in 1969 with plans to develop a second phase at a similar density as the adjacent properties under a Specific Plan for a clustered development of 144 units. The potential yield of the SPA (2.5) designation would be 159 dwelling units, while the VR2 designation would be 127 dwelling units. The property owner is currently in negotiations with SANDAG to purchase this property (64 acres) to provide open space to be used for mitigation for a road construction project. The property owner is concerned that a General Plan designation lowering the allowable density would reduce the appraisal value of his property, and is inconsistent with Board Policy F-24 as he is involved in these negotiations.

*Continued on next page.*

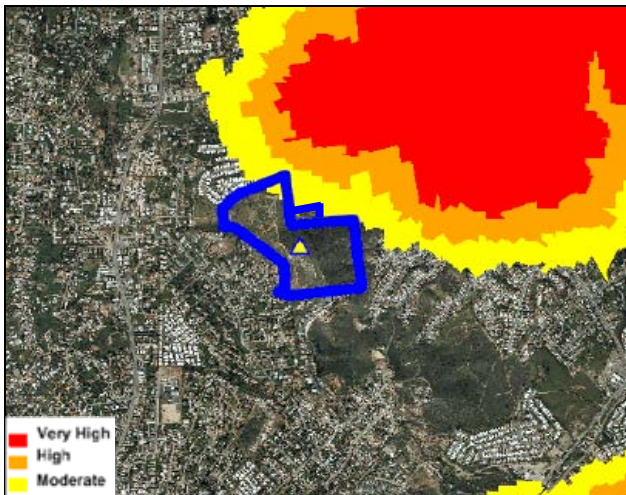
LS25 (cont.)



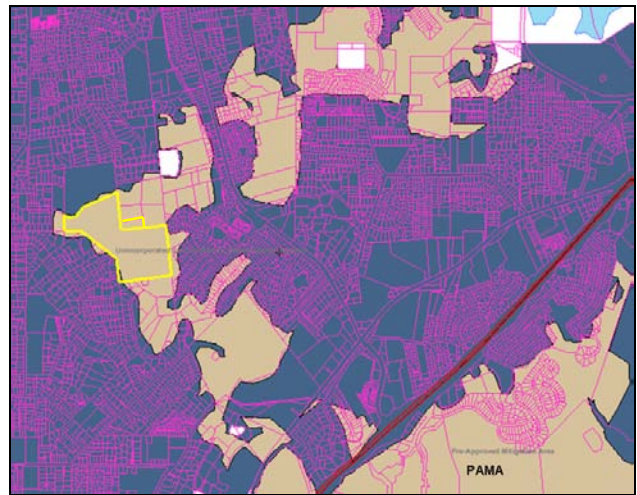
**Steep Slope (Greater than 25%)**



**Habitat Evaluation Model**



**Fire Hazard Severity Zones**



**MSCP Pre-Approved Mitigation Area  
[Lakeside Archipelago]**

**Discussion (cont.)**

The SR4 designation applied to the map adopted on August 4, 2011 is consistent with preserving the remaining important habitat linkage known as the Lakeside Archipelago, which is a critical component of the County's MSCP Plan. The SR4 land use designation would also account for the steep slopes constraining most of the site.

The property is within water and sewer districts, accessible from three public roads, and adjacent to proposed Village Residential designations to the west, which has existing dense development.

While retention of the SPA designation is considered Minor change, the request for a density of 2.5 dwelling units per acre is greater than the range of alternatives evaluated under the General Plan Update EIR. Likewise, the requested VR2 density would also be more intensive than the range of alternatives evaluated in the EIR.



## LS25 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 2	Semi-Rural 4	Moderate

Note: On December 7, 2011, the Lakeside Community Planning Group voted to support the property owner's request for VR2. See attached minutes.

### **Rationale for Moderate Category Classification**

The request for a VR2 density (two dwelling units per acre) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per four acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

None

### **Impact to Forest Conservation Initiative Remapping Timeline**

None

## LAKESIDE COMMUNITY PLANNING GROUP

### MINUTES

December 7, 2011

**Members present:** W. Allen, M. Baker, G. Barnard, J. Burst, L. Carlson, C. Enniss, G. Inverso, L. Strom, T. Medvitz

**Members excused:** J. Bugbee, R. Clegg, L. Cyphert, M. Cyphert, P. Sprecco, B. Turner

**Public present:** 12

1. **Call to order:** 7:05
2. **Pledge of Allegiance**
3. **Approval of minutes:** November 1, 2011, G. Barnard motion to approve, W. Allen 2<sup>nd</sup>.  
Vote: 9-0-0-6.
4. **Administrative items/Announcements:**
  - A. County Appointment of Milton Cyphert to LCPG was done on November 14, 2011.
  - B. Verizon Wireless scheduled a public hearing December 16<sup>th</sup> for 12275 Gay Rio Terrace and Rocket Ridge Road, 9:00 a.m. at DPLU Hearing Room located at 5201 Ruffin Road, Ste B, San Diego.
  - C. San Diego Water Authority Dam Raise Update was given by Tom Medvitz.
  - D. DPLU sent a letter dated 11-18-11 regarding official notification to the Registrar of Voters of the planning area boundary changes that were adopted with the General Plan adding Pepper Drive and Bostonia to Lakeside.
  - E. Board Hearing December 7 on Red Tape Reduction Task Force Recommendations was rescheduled to February 29, 2011. L. Strom read the recommendations being considered.
  - F. Invitations were distributed to Board members to attend the new Lakeside Fire Station Opening Event.
5. **Open forum:** J. Shackelford attended the meeting discussed earlier in the day regarding the Red Tape Recommendations and stated the focus was to eliminate Planning Groups. Pat Bixby asked when the LCPG originally reviewed and approved the rocket engine testing site. T. Medvitz volunteered to obtain the information requested.
6. **Public Hearing.**
  - A. **Presentation/Discussion Items.**

1. SDG&E Noise Variance Info 3 Amendment update was given by Don Parent stating that SDG&E was given an extension through 12/7 to 12/15 in spite of the Eagle Nesting season.
2. Robert Germann gave a report regarding Air Traffic from Gillespie Field and the noise being created by the Scandinavian Aviation Academy. He was also concerned about safety issues created by 35 instructors training students from the Pacific Rim and other countries rather than U.S. pilots.
3. DPW Traffic Engineering representatives Maria Rubio-Lopez and Murali Pasumarthi requested removal of a left turn lane restriction at El Nopal and Los Ranchitos between 6:30 a.m. and 9:00 a.m. M. Baker motion to approve. G. Barnard 2<sup>nd</sup>. Vote: 9-0-0-6.
4. Notice of Intent to adopt a negative declaration draft of proposed amendments and additions to zoning codes can be reviewed at:  
([www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html)) All comments regarding the draft are due January 17, 2012 at 4:00 p.m. M. Baker motioned to continue item at the January 7, 2012 meeting. T. Medvitz 2<sup>nd</sup>. Vote: 9-0-0-6.

**B. Proposed Publicly Initiated Actions.**

1. Jeff Stoffel, Vegetation Manager for the County of San Diego in the east county requested removal of diseased trees at 13706 E. Lakeview Dr. and on Parkside St. at Maine St. next to the daycare center and across from the Lakeside History Museum. G. Barnard motion to approve. T. Medvitz 2<sup>nd</sup>. Vote: 9-0-0-6.
2. Dion McMicheaux and Mario Airano attended to present the Woodside Ave Flood Control improvements in Lakeside and Wing Ave in Bostonia. Pictures of all areas affected were provided in a power point presentation. G. Barnard motion to support proposed improvements for Woodside Ave Flood Control in Lakeside. M. Baker 2<sup>nd</sup>. Vote: 9-0-0-6. G. Barnard motion to support Wing Ave Flood Control in Bostonia. W. Allen. Vote: 9-0-0-6.

**C. Proposed Privately Initiated Actions.**

1. Sprague LS25 requested to change 3 parcels back to designation VR2 (2DU per acre) that were down zoned by the General Plan Update to SR-4, a semi-rural designation with density of 1 DU per 4, 8, and 16 acres. L. Strom stated the County Board of Supervisors has scheduled a meeting on January 9, 2012 for 3 days if necessary to address specific property requests. G. Barnard motion to approve the LS25 Sprague request. T. Medvitz 2<sup>nd</sup>. Vote: 9-0-0-6.
2. TPM21186rpl 2 Tentative Parcel Map Replacement at 9383 Los Coches Road. No proponent. Continued to January 7, 2012 meeting.
3. TM 5421 Oakmont II located between Olde 80, Oak Creek and Flinn Springs Rd.

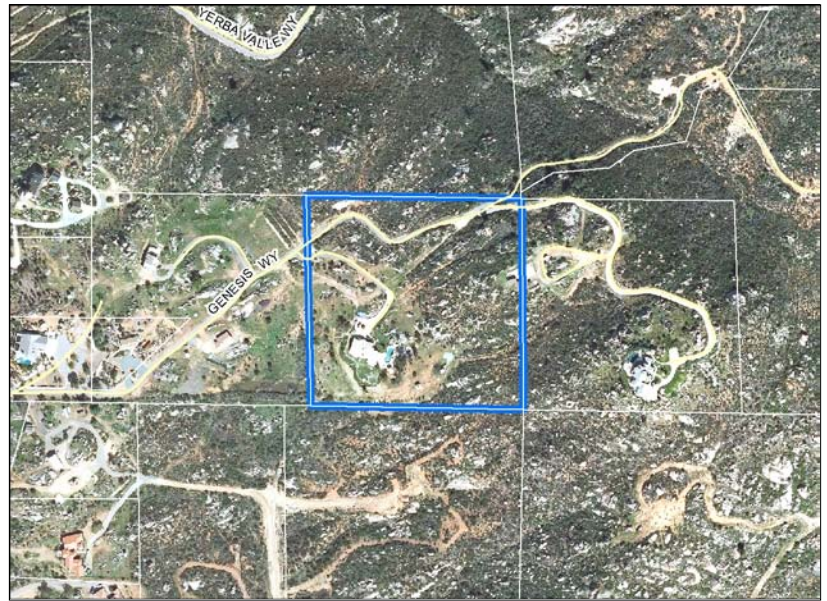
# LS26

General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR4
Requested by: Ted Piorkowski	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

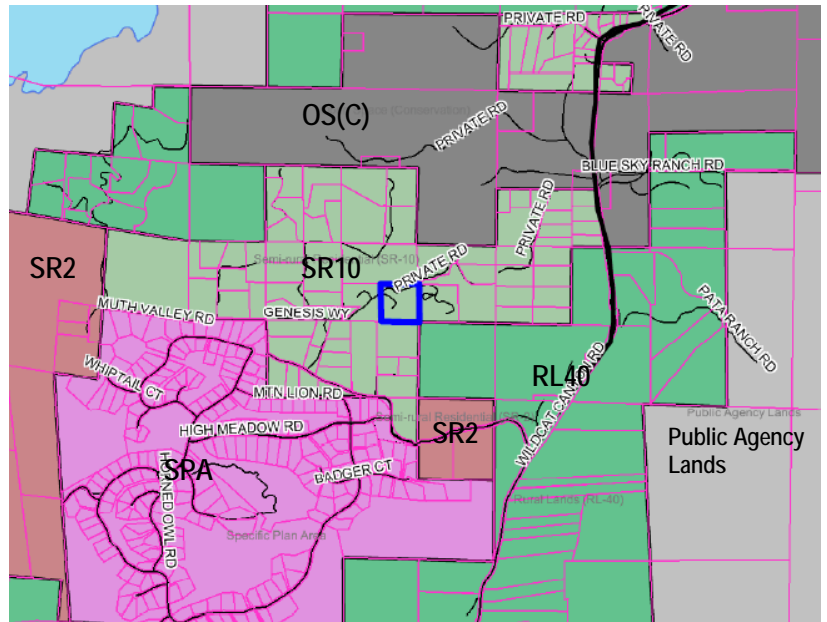
Note:  
 1 – Based on staff's experience

Property Description	
<u>Property Owner:</u> Piorkowski Family Trust	
<u>Size:</u> 9.8 acres 1 parcel	
<u>Location/Description:</u> Located off of Genesis Way, less than a mile west of Wildcat Canyon Road; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>○ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du / 4,8,20
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial



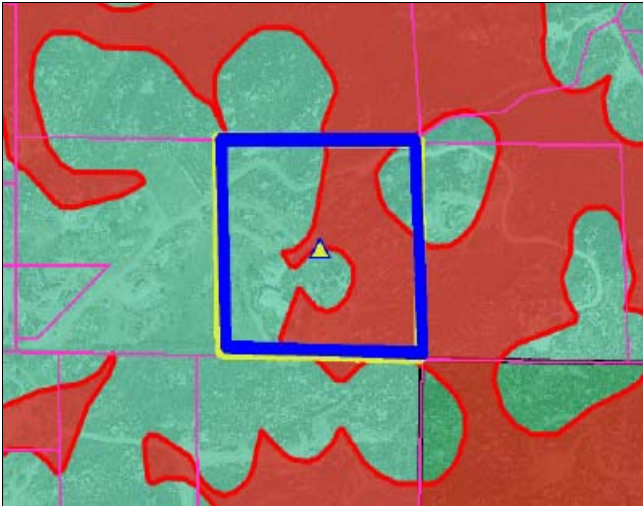
Adopted Aug 2011

## Discussion

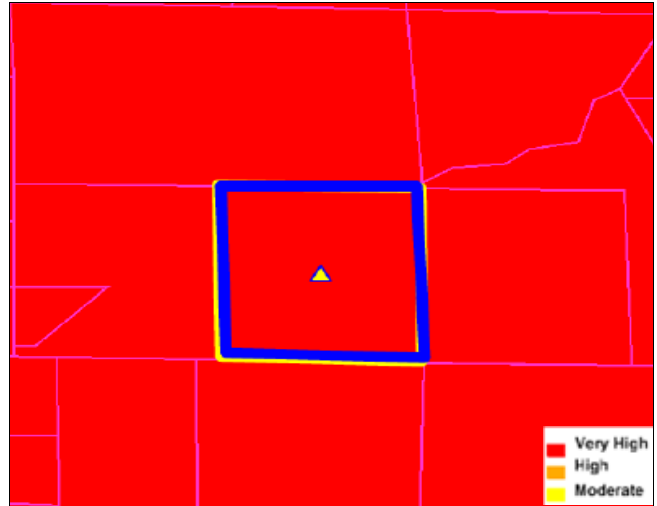
The property owner's request for the SR4 density would most likely not increase the subdivision potential for the property since half is constrained by steep slopes. In addition, the property is entirely within the Very High Fire Hazard Severity Zone. The fire risk issue is compounded because the property is located nearly one-half mile at the end of a dead-end road, which connects to Muth Road, another dead-end road, nearly one mile from Wildcat Canyon Road. Therefore, the requested density would not be supported by project objectives, particularly Guiding Principle #5 due to the physical constraints and natural hazards.

The request would result in a spot designation that would likely require an additional 75 acres to be designated as SR4.

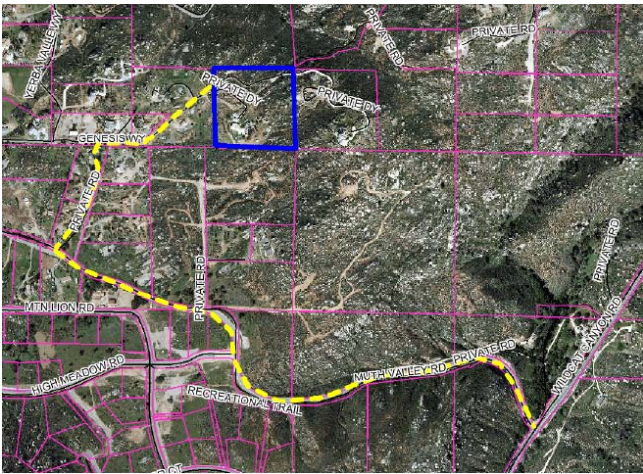
LS26 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones



Dead-End Road Length

## LS26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10	Major

### **Rationale for Major Category Classification**

- This property is remote and rugged in a high wildfire risk area and is currently accessed by long dead-end roads.
- Some existing parcelization occurs in the area and the site is adjacent to an approved but unfinished project of High Meadows Ranch. However, the site is already a comparable size to the surrounding properties.
- The General Plan Community Development Model does not support increased development away from existing villages or in high hazard areas with inadequate access.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities and the consideration of wildfire risk and access.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and other constraints.
- Areas in the vicinity of the site would require designation to SR4.
- Depending on the revisions to the principles, policies, and concepts, other lands that received designations resulting from similar circumstances would require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as many of the FCI area are in situations with limited access and existing parcelization, revised principles, policies, and concepts that relate to the mapping of these areas will substantially affect the FCI area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

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

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

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

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

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

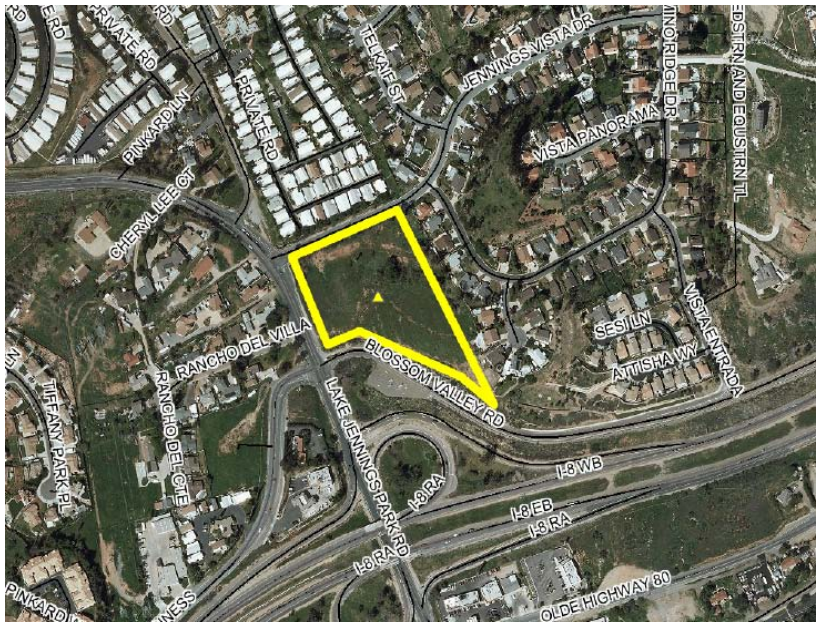
**Policy LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

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

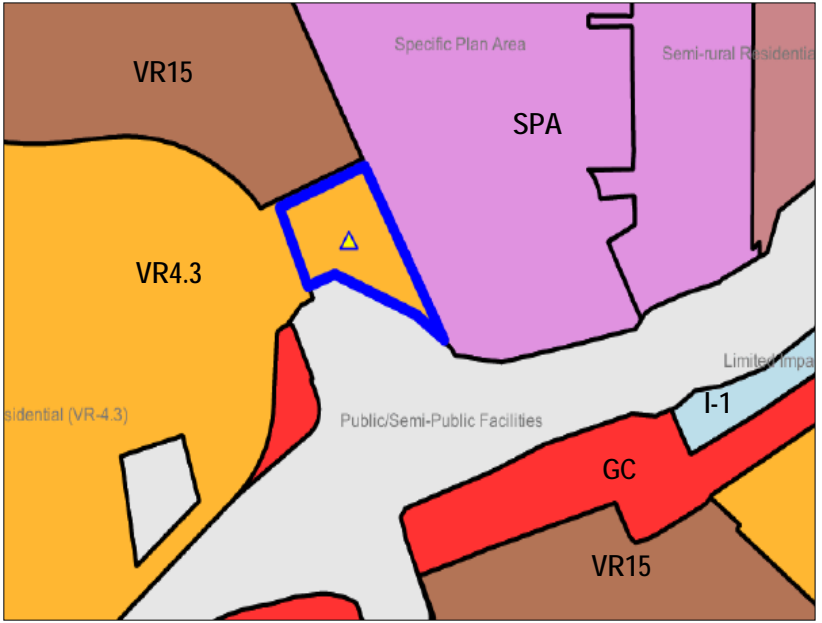
# LS27

General Plan (Adopted Aug 2011)	VR4.3
Property Specific Request:	VR7.3
Requested by: Chip Hasley	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:  
1 – Based on staff's experience



Aerial



Adopted Aug 2011

Property Description	
Property Owner:	Gordon Bush Family Trust
Size:	5.2 acres 1 parcel
Location/Description:	North of 1-8, Northeast corner of Lake Jennings Road and Blossom Valley Road Intersection; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	
<ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>○ Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>○ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

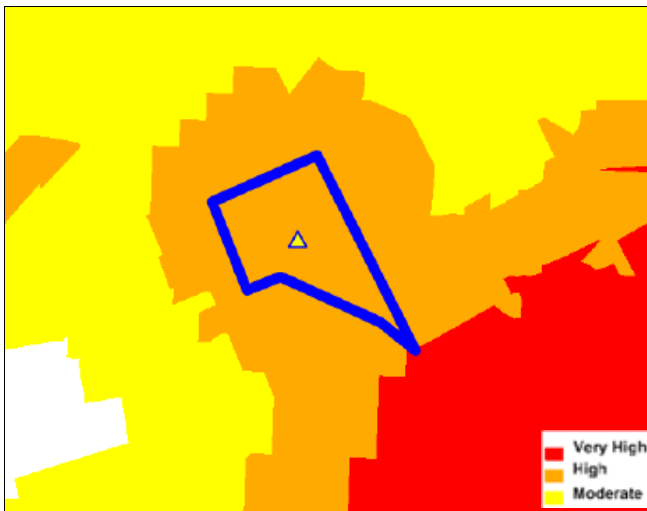
### Discussion

Property owner's request for a density increase to VR7.3 is more intensive than the former General Plan designation of 4.3 dwelling units per acre and the range of alternatives evaluated by the General Plan Update DEIR. This increased density would allow a potential increase of 15 dwelling units on the five-acre site.

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	4.3 du/ac
GP (Adopted Aug 2011)	VR4.3
Referral	VR4.3
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — RS; 10,000 sq ft min	
Adopted Aug 2011— Same as existing	



LS27 (cont.)



Fire Hazard Severity Zones

## LS27 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 7.3	Village Residential 4.3	Moderate

### Rationale for Moderate Category Classification

The request for a VR7.3 density (7.3 dwelling units per acre) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was 4.3 dwelling units per acre. Therefore, additional environmental documentation would be necessary in order to comply with State law.

### Guiding Principles/General Plan Changes Necessary to Support the Request

None

### Impact to Forest Conservation Initiative Remapping Timeline

None

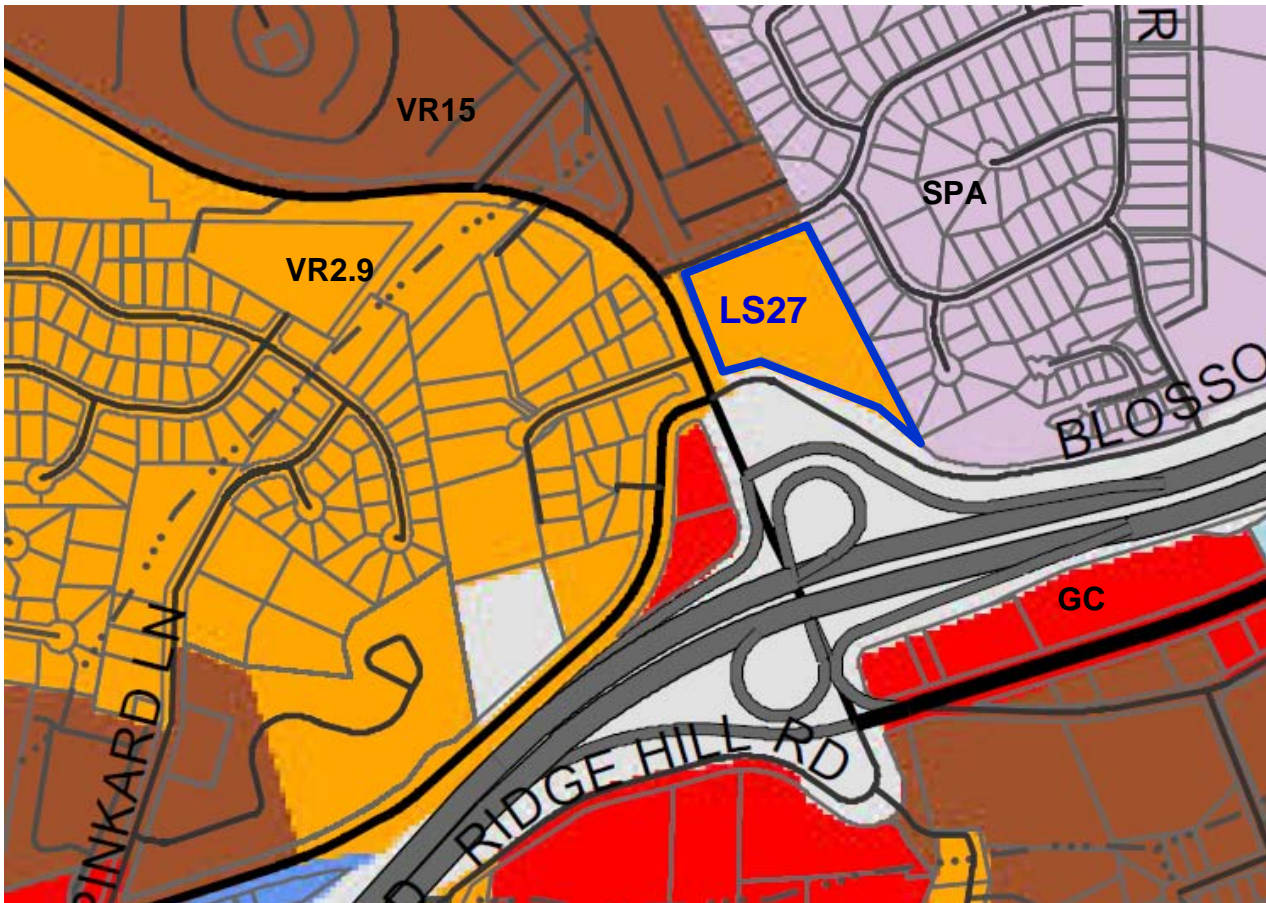



Figure 1: Property Specific Request 

## LS27 Additional Information: Correspondence Received

**From:** [Chip Hasley](#)  
**To:** [DPLU, gupdate](#)  
**Cc:** [Wong, Jimmy](#)  
**Subject:** Fw: Property Request LS27  
**Date:** Tuesday, September 20, 2011 5:42:42 PM

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--- On **Tue, 9/20/11, Chip Hasley <[cdjhasley@sbcglobal.net](mailto:cdjhasley@sbcglobal.net)>** wrote:

From: Chip Hasley <[cdjhasley@sbcglobal.net](mailto:cdjhasley@sbcglobal.net)>  
Subject: Property Request LS27  
To: [gupdate@sdcounty.ca.gov](mailto:gupdate@sdcounty.ca.gov)  
Date: Tuesday, September 20, 2011, 5:28 PM

We are in receipt of the County notice regarding the November workshop to consider property specific requests and plan to attend. As we have maintained for some time, we believe the land use on this property is inappropriate for the location. It is bounded by streets on 3 sides, including a major arterial to the west and is under the shadow of I-8.

We believe smart growth principles and the County's own Guiding Principles regarding development near infrastructure and transportation networks dictate a higher density is appropriate for the property. It is difficult to imagine a potential increase of some 15 units would have measurable impacts to the County wide EIR.

In addition, the density request speaks directly to Guiding Principle #10. The staff's previously authorized density of 14.5 dus/ac is not supported by the neighborhood which means it is unlikely to be approved by the PC or BOS. The density request of 7.3 dus/ac however does represent the consensus of the stakeholders and the community.

Feel free to contact me if you have any questions regarding the above or would like additional information. Your re-consideration of this matter is appreciated. Regards

Chip Hasley  
619-508-7581

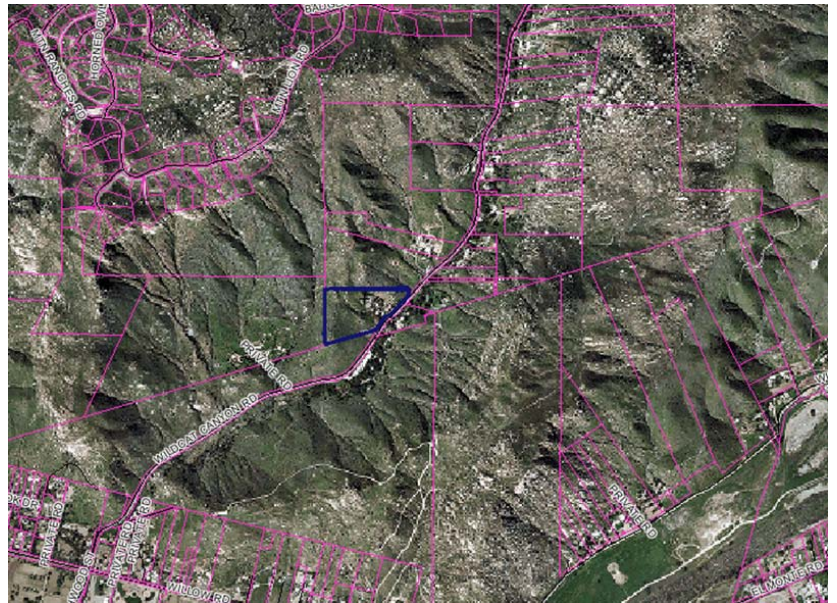
# LS28

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: John and Donna Swink	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

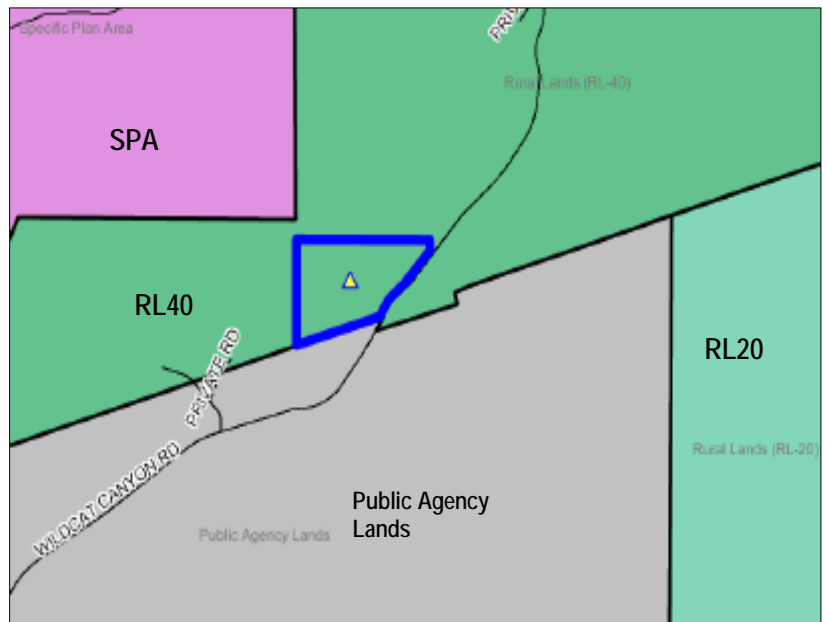
Note:  
1 – Based on staff's experience

Property Description	
<u>Property Owner:</u> John and Donna Swink	
<u>Size:</u> 18 acres 1 parcel	
<u>Location/Description:</u> West of Wildcat Canyon Road, approx. one mile north of Willow Road; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u>	
<ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>● Habitat Value</li> <li>● Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A72, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

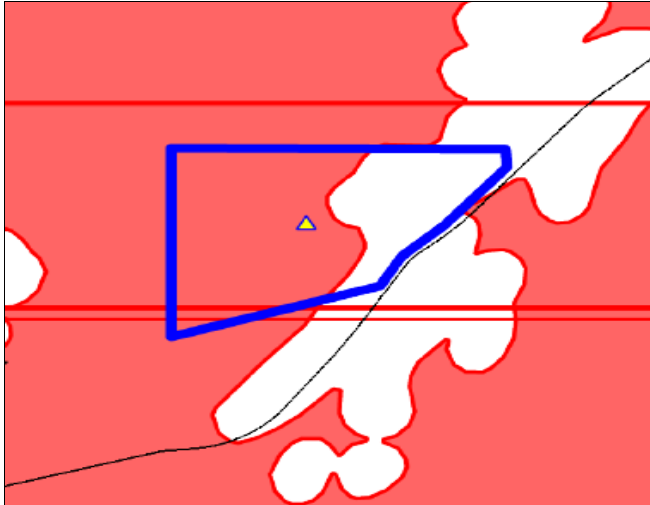


Adopted Aug 2011

### Discussion

Subject property is nearly entirely constrained by either steep slopes or sensitive environmental habitat. It is central to a resource core area of the County's MSCP and is designated Pre-Approved Mitigation Area (PAMA). A Semi-Rural density would result in a spot designation among an area of Rural Lands also constrained by steep slopes. This would not be supported by Guiding Principle #5 or the Community Development Model. Also the requested density is more intensive than any of the alternatives evaluated by the General Plan Update DEIR and would likely require revisions to the GPU project objectives.

LS28 (cont.)



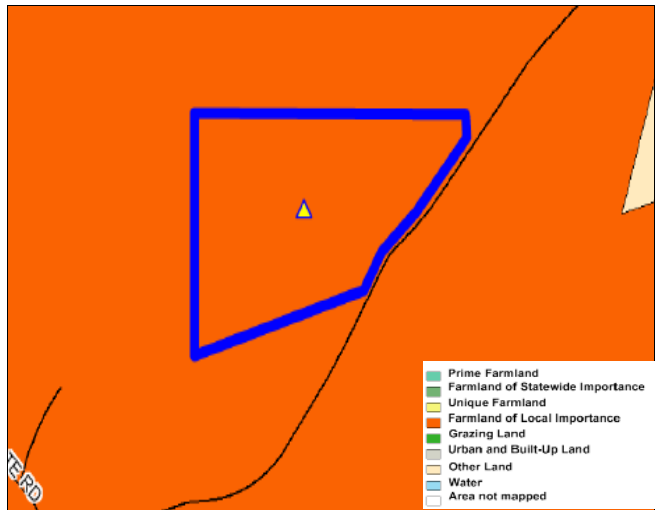
Steep Slope (Greater than 25%)



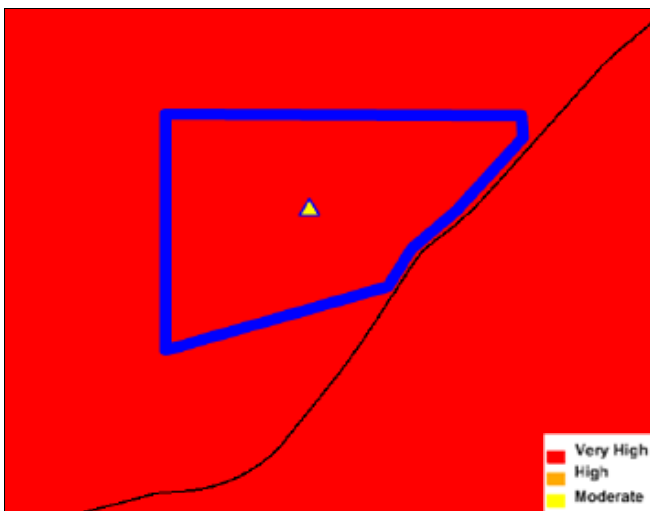
Wetlands



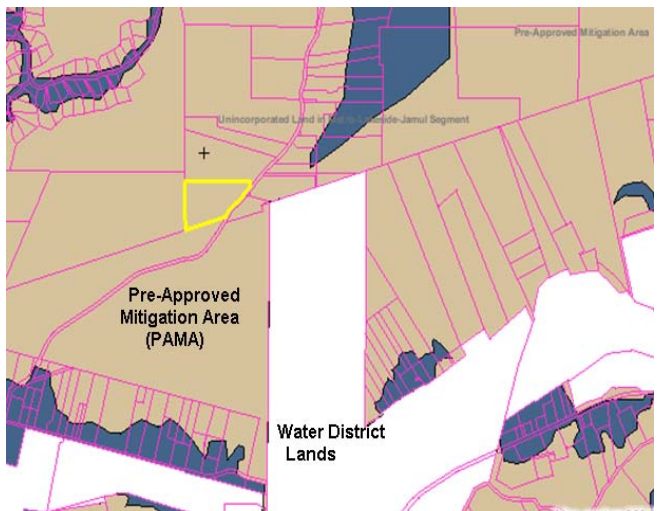
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

## LS28 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

### **Rationale for Major Category Classification**

- This property is remote and rugged in a high wildfire risk area surrounding by much larger parcels.
- The General Plan Community Development Model does not support increased development away from existing villages or in high hazard areas with inadequate access.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities and the consideration of wildfire risk and access.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and other constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4.
- Depending on the revisions to the principles, policies, and concepts, other lands that received designations resulting from similar circumstances would require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary, there would be little to no affect. However, as the majority of the FCI area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the FCI area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

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

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

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

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

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

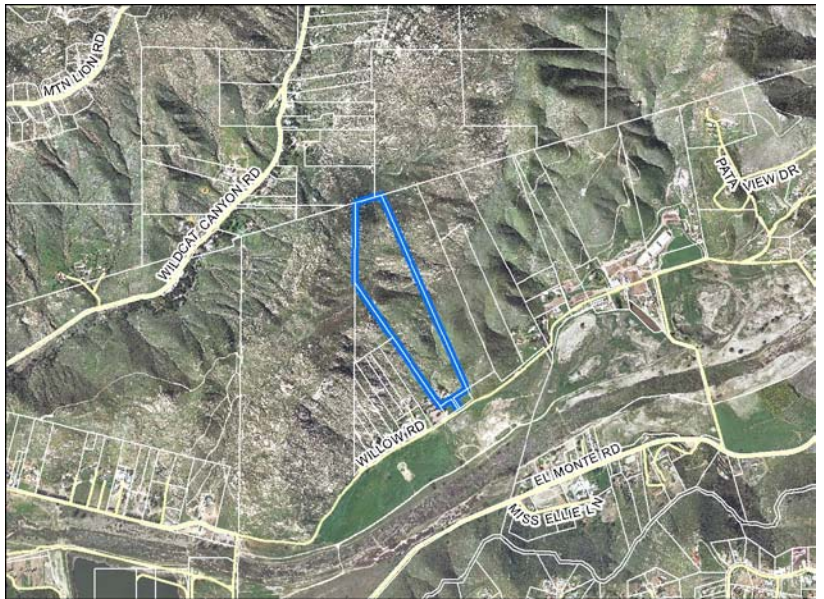
**Policy LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

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

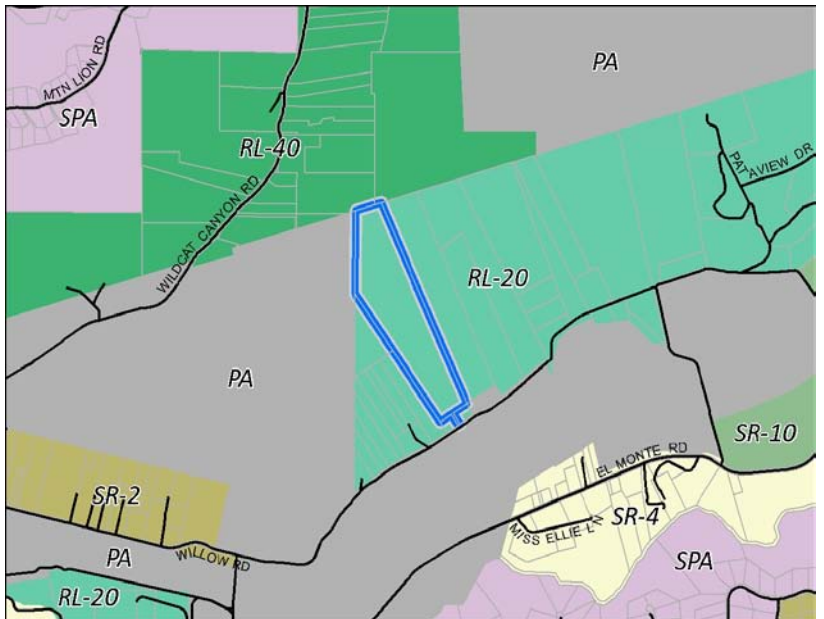
# LS29

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Mark Thompson	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:  
1 – Based on staff's experience



Aerial



Adopted Aug 2011

### Discussion

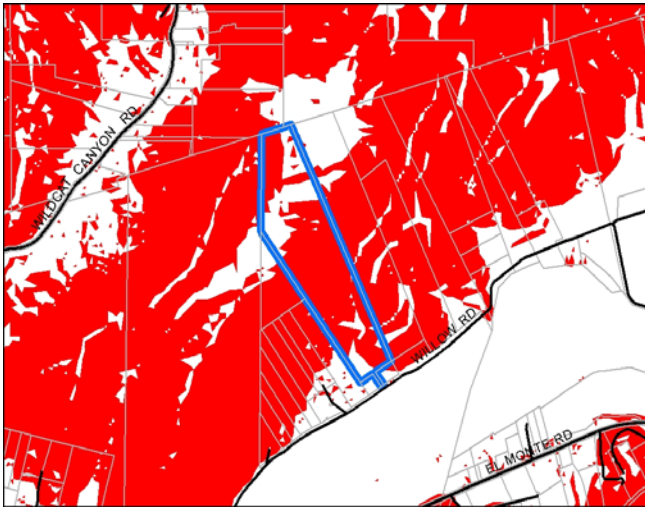
The property consists of one parcel in a highly constrained area. Major constraints include steep slope, high habitat value, and a location entirely within the Very High Fire Hazard Severity Zone. The site is designated as Pre-Approved Mitigation Area (PAMA) in the County's Multiple Species Conservation Program. An SR4 designation would result in a spot designation. Also, a Semi-Rural designation is not supported by Guiding Principle #5 which is to ensure that development accounts for physical constraints and natural hazards. The RL20 designation would still allow for additional development in the portion of this property where the slope is not as steep.

Property Description	
<b>Property Owner:</b> Catherine Gorka	
<b>Size:</b> 59.4 acres 1 parcel	
<b>Location/Description:</b> Parcel is located off of Willow Road, east of Wildcat Canyon Road; Inside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> ● – high; ◐ – partially; ○ - none	
●	Steep slope (greater than 25%)
○	Floodplain
◐	Wetlands
●	Habitat Value
●	Agricultural Lands
●	Fire Hazard Severity Zones

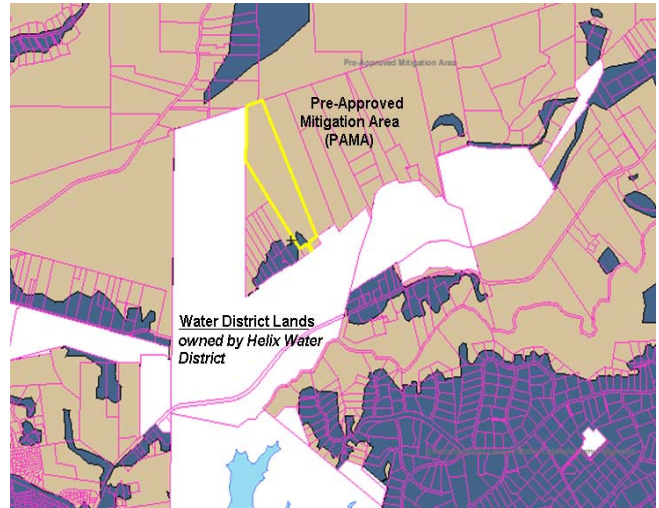
Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



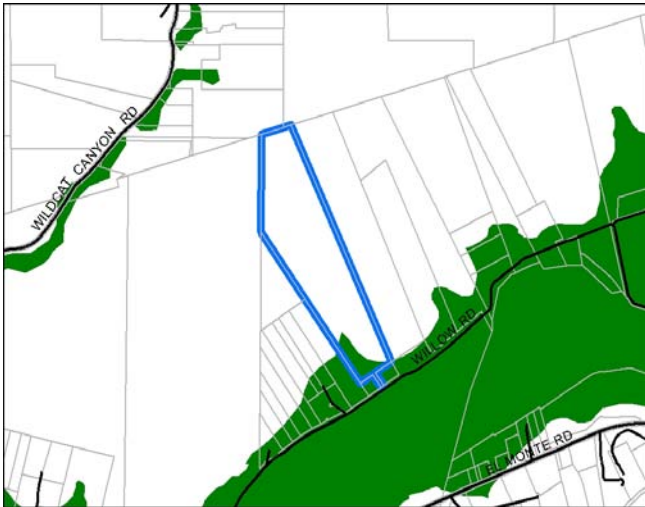
LS29 (cont)



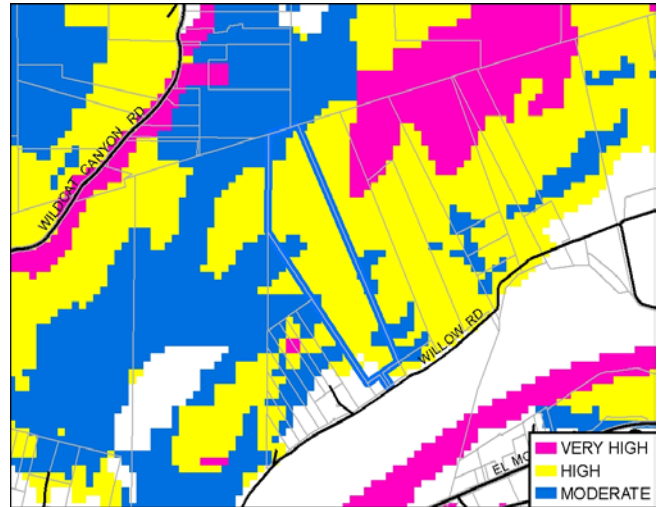
Steep Slope (Greater than 25%)



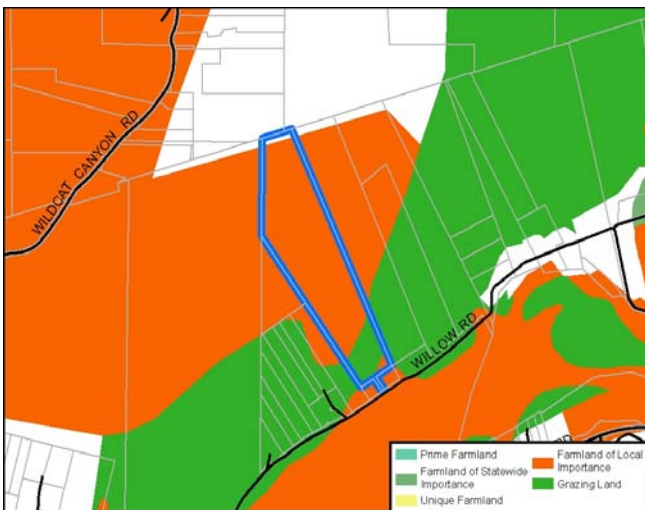
MSCP Pre-Approved Mitigation Area (PAMA)



Wetlands



Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones

## LS29 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Major

### **Rationale for Major Category Classification**

- This property is in a rugged high wildfire risk area bounded by much larger parcels which contain sensitive biological habitat.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with sensitive resources, and significant constraints.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities and the consideration of wildfire risk and access.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and other constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4.
- Depending on the revisions to the principles, policies, and concepts, other lands that received designations resulting from similar circumstances would require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary, there would be little to no affect. However, as the majority of the FCI area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the FCI area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

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

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

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

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

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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

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