

LS7A

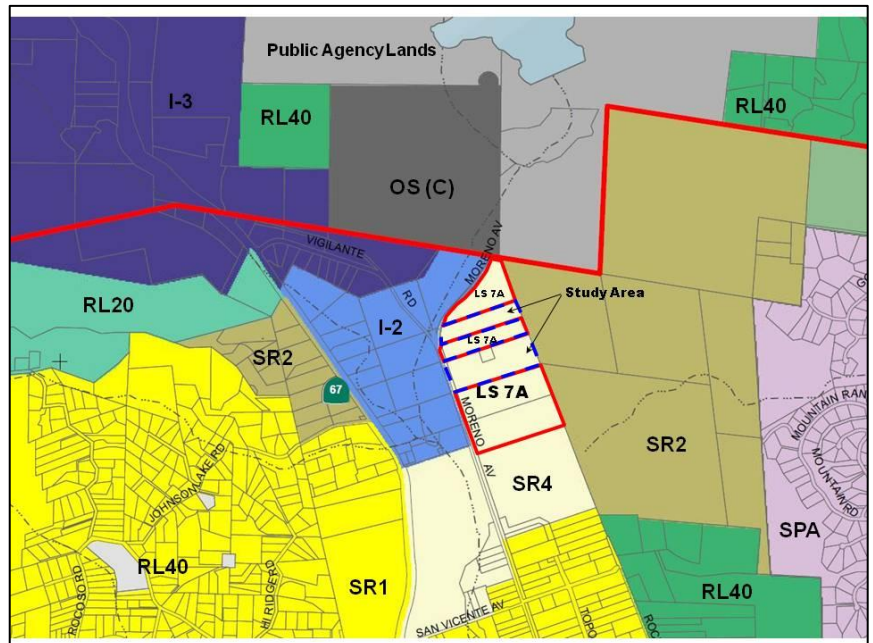
Existing GP Designation(s)	SR4
Requestor(s) Position: Supports workplan designation	
Area (acres): 73.4 [50.2 PSR; 23.2 study area]	
# of parcels: 7	

Workplan Designation(s) Evaluated	I-2
CPG Position	Support
Opposition Expected	Yes
# of Additional Dwelling Units	0
Complexity	Medium

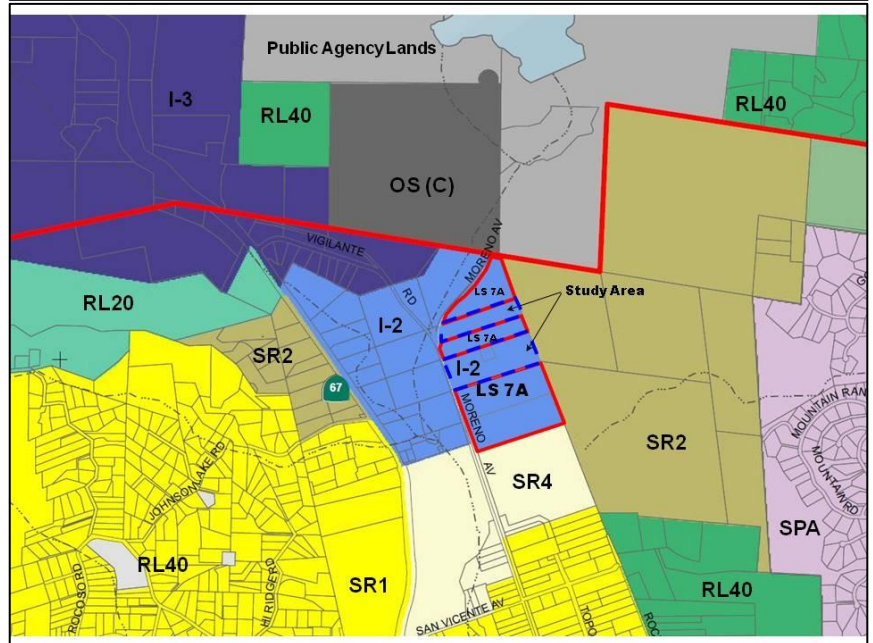
Discussion: The workplan considers re-designation of these properties as Medium Impact Industrial (I-2). The properties are partially affected by the FEMA and County floodway and the 100-year floodplain. However, many have usable areas outside of the floodplain and there are current efforts to modify the floodplain boundaries. The Lakeside CPG supported the designation change; however there is significant community opposition. Nearby residents have expressed concerns about the effects the spread of industrially-designated properties in the Moreno Valley, citing increased industrial traffic and quality of life concerns.

The owners of the three parcels in the study area are either neutral or opposed to the workplan designation. The northern property in the study area is owned by SDG&E, which has taken no official position regarding the proposed changes. (continued on next page)

Existing General Plan Designations:



Workplan Designation(s) Evaluated:



For Additional Information (January 9, 2012 Staff Report): [LS7A](#)

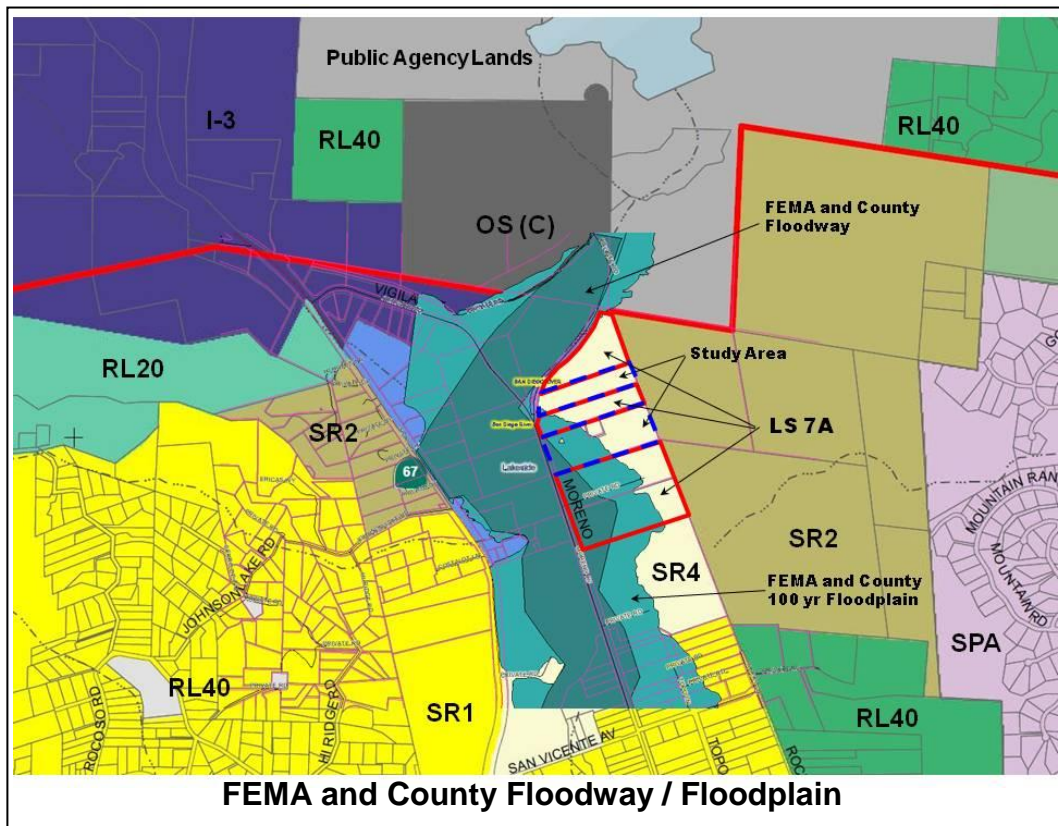
LS7A

Discussion (cont.): The two parcels comprising the rest of the study area are owned by members of the Weatherson family. Originally, the family requested the I-2 designation based on the belief that the County was doing away with Agricultural designations and zoning as had existed under the former General Plan. Kevin Weatherson, representing the family, stated during the April 18, 2012 Lakeside Community Planning Group meeting that the family is engaged in agricultural uses on the property and that his family has always desired a designation and zoning compatible with agriculture (see attached minutes). Upon receiving information from County staff that the current designation (SR4) and zoning (A70/A72) is compatible with their existing uses, the Weatherson family now opposes a change of their property's General Plan designation to I-2 (see attached correspondence).

Rationale for Medium Complexity Classification:

- The study area is adjacent to another area of Medium Impact Industrial on the north and west, and approximately 700 feet from a large area of High Impact Industrial to the northwest. Such a change would not constitute a spot designation.
- The Study Area is approximately two miles from Village designations in Lakeside. A change to Medium Impact Industrial would meet the intent of the designation, in terms of location, which discourages the designation in close proximity to village residential and commercial designations. The SR2 designated parcels east of the study area are owned by SDG&E. Directly north of the study area are parcels designated as Open Space (Conservation) and parcels designated as Public Agency Lands associated with the San Vicente Reservoir.
- The study area has significant environmental constraints that would require additional study prior to industrial development. Much of the western portion of the study area is constrained by a FEMA and County floodplain and floodway. Steep slopes with sensitive Coastal Sage Scrub vegetation are prevalent over the northern and eastern portions of the study area.
- In accordance with Policy LU-11.11, effective buffering would be required to screen industrial uses from residential properties to the south. Compatibility with adjoining uses can be achieved in this area, due to the distance to the nearest residential structure and the SDG&E ownership of the large SR2 designated properties to the east.
- Changing the designation to industrial would likely reduce future agricultural operations in the future. Policy LU-7.1 encourages the protection of agricultural lands with lower-density land use designations that support continued agricultural operations.

Property Constraints



Johnston, Kevin

From: Johnston, Kevin
Sent: Thursday, March 08, 2012 3:29 PM
To: 'wadeenniss1@yahoo.com'
Cc: Citrano, Robert; Howard, Daniel; Wong, Jimmy
Subject: North Moreno Valley Industrial LS7-A

Wade,

I understand you spoke with Jimmy about this Property Specific Request and he answered your questions. I'll contact the Lakeside CPG to see when they anticipate delivery of the minutes and/or recommendation form. Their recommendation will be documented for the May 2 Board of Supervisors hearing for the General Plan Update Property Specific Requests. In addition, your email will be added to the correspondence for the May 2 hearing. Let me know if I can be of further assistance. My contact information is below.

Thanks

Kevin

Kevin Johnston, MCP
Land Use/Environmental Planner
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123
(858) 694-3084 fax (858) 694-3373

"How to access Zoning Information "online"; Open website: <http://www.sdcounty.ca.gov/dplu/>; click on "Online Services", scroll down and click on "Find Maps" (GIS); scroll down and click on "Property Profile Map"; enter APN and click "Submit".

"How to access the Zoning Ordinance "online"; Open website: <http://www.sdcounty.ca.gov/dplu/>; click on "Zoning Ordinance", click Part Two for Use Regulations, etc.

Please consider the environment before printing this email. 

From: Wade Enniss [<mailto:wadeenniss1@yahoo.com>]
Sent: Thursday, March 08, 2012 11:27 AM
To: Wong, Jimmy
Cc: sharonenniss@yahoo.com
Subject: North Moreno Valley Industrial LS7-A

Jimmy:

I have not spoken with you in a while. I hope everything is going well for you in your new position.

You will always do well wherever you are. We thank you for the help you have given us.

I don't know if you are still working on this in some capacity. I just wanted to keep you in the loop.

We went before the Lakeside Planning Group last night, March 7 2012

You had sent them a package of our information and a request for a recommendation from the Planning Board.

Four of the five Property Owners came to the meeting. Jim Barksdales wife was sick and he didn't come to the meeting.

All of us were allowed to speak, everyone spoke and did a good job of explaining our position.

We used the big partial GP 2020 Map that you had given me. We gave each Board Member a copy of the original

2005 Lakeside Planning Group Resolution with our Parcel numbers highlighted and the map.

We highlighted the hazards and developments in the area that make this area no longer suitable or conducive for Residential use, : ie.(the dam being raised above us, the Powerlink being built behind us, the fire danger behind us, the flood danger in front of us, and the radio towers below us). We also highlighted the natural barriers that should be a buffer between Industrial and Residential use. SDGE now owns the land directly behind us to the east and easements between us. Because of the Powerlink. and the steep slope, there will probably never be anything built there in our lifetimes. The San Vicente Dam is above us to the north. KECR/KCBO radio towers and Sparkletts water have 1200 plus feet of frontage along Moreno Avenue below us. They have both said they have no plans for changes in the next 20 years. and the west side is already Industrial We are an Island trapped between all this. We are on major roads with access to SR 67. This are all same things we talked about in 2005. This is the only logical use for this area.

The Board voted unanimously to support our position.

Where does it go from here is there anything else we can or should do before the May 2 Supervisors Meeting. Give me a call if you can. THANKS Wade (619) 247-1680

Johnston, Kevin

From: Wade Enniss [wadeenniss1@yahoo.com]
Sent: Friday, April 06, 2012 10:05 AM
To: Johnston, Kevin
Subject: Fw: North Moreno Valley Industrial LS7-A to Kevin Johnston

Kevin:

It was good to be able to talk you to try to have some direct communication with you about our Zoning Designation Request LS7A.

We look forward to being able to Meet you to talk about this matter. As I told you the Lakeside Community Planning Group (LCPG) had their normal Monthly meeting last night, Wednesday April 4. Our Request LS7A was not on the schedule, but was talked about in the open forum. There were people there from various parts of the Moreno Valley Area to the South of our properties. They were confused, and obviously misinformed about our request. Various Planning Group members tried to explain it to them without success. It was explained that this matter could not be officially discussed or acted upon because it was not on the schedule. We wanted to revisit it before the May 2, County Supervisors meeting. The Planning Group decided to revisit it at a Special second monthly meeting April 18th. As I told you there are no actual "Nearby Residents". There is appx.1800 feet of unimproved land on Moreno Avenue to the south between our properties and Residential uses. The Industrial area would not be any closer to anyone's house than it already is.

THANKS:: Wade Enniss, North Moreno Valley Industrial LS7A.

If you have any questions call me at (619) 247-1680 or E/Mail

Johnston, Kevin

From: kevin weatherson [kevinweatherson@gmail.com]
Sent: Thursday, April 19, 2012 11:30 AM
To: Johnston, Kevin
Subject: Re: FW: nonconformity regulations

In reply to your e-mail, Yes, the four Weathersons have taken the stand that the north end of Moreno Av. needs to stay rural and agricultural. I and my brother Aaron went to the Lakeside Planning Group meeting last night. We both stood and voiced our vehement objections to the plan to change our zoning to industrial. We four siblings are now equal owners in the two parcels we own, the family trust went away with the death of our mother. We agree that the industrial area on Vigilante Av. needs to stay there and not encroach down Moreno. Sincerely Kevin Weatherson

On Thu, Apr 19, 2012 at 10:24 AM, Johnston, Kevin <Kevin.Johnston@sdcounty.ca.gov> wrote:

Kevin,

After reviewing the information, have you and the other trustees decided whether you support or oppose the proposed General Plan designation change?

Kevin Johnston, MCP

Land Use/Environmental Planner

County of San Diego

Department of Planning and Land Use

5201 Ruffin Road, Suite B

San Diego, CA 92123

[\(858\) 694-3084](tel:8586943084) fax [\(858\) 694-3373](tel:8586943373)

["How to access Zoning Information "online"](#); Open website: <http://www.sdcounty.ca.gov/dplu/>; click on "Online Services", scroll down and click on "Find Maps" (GIS); scroll down and click on "Property Profile Map"; enter APN and click "Submit".

["How to access the Zoning Ordinance "online"](#); Open website: <http://www.sdcounty.ca.gov/dplu/>; click on "Zoning Ordinance", click Part Two for Use Regulations, etc.

Please consider the environment before printing this email. 

From: Johnston, Kevin
Sent: Monday, April 16, 2012 2:23 PM

To: 'Wade Enniss'; 'kevinweatherson@gmail.com'

Subject: nonconformity regulations

Wade and Kevin,

Here's the link to the 6000 section of the Zoning Ordinance.

<http://www.sdcounty.ca.gov/dplu/zoning/z6000.pdf>

Scroll down to 6852 – 'Right to Continue a Nonconformity.' You'll see in that paragraph, "...except as otherwise specified in these Nonconformity Regulations." Then, scroll ahead to 6865-6876 for nonconforming uses and 6880-6895 for nonconforming structures. Unfortunately, it's not just a simple black and white answer. You'll have to see if any of the stipulations in these sections would apply to you now or in the future.

After you've had a chance to review these sections, let me know if you have any questions.

Kevin

Kevin Johnston, MCP

Land Use/Environmental Planner

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Please consider the environment before printing this email. 

Johnston, Kevin

From: Stephanie Gwyr [houseofgwyr@yahoo.com]
Sent: Wednesday, May 02, 2012 5:40 PM
To: Johnston, Kevin
Cc: Jacob, Dianne
Subject: Moreno Av. Re-Zoning

Dear Mr. Johnston,

I am a resident of Lakeside. I live in the Moreno Valley neighborhood. I would like it on record that I am opposed to the re-zoning from A70 and A72 to M54 at the north end of Moreno Av. I am concerned about the lack of buffering and the increasing industrial creep into our residential neighborhood. Just because currently there is active sand mining should not decide the future use and beauty of our area. One of the major backers for this rezoning is responsible for some of the industrial and sand mining which is now taking place near their property. Now they say they are surrounded by industrial. It is more like a peninsula than surrounded. There will be in the future a natural channel across from them after the sand extraction is done (this is already filed in two of the sand mining exrataction's plans at the county). There will be riding trails and a horse staging area north of them when the San Vicente dam is complete. The radio station to the south is zoned A70. Some of the property owners are claiming that they are not allowed a personal tractor or able to have horses which is clearly allowed under their current zoning. Please hear us and let the current zoning stand. There are many in our neighborhood who oppose this. We love this neighborhood. I was raised here, we are raising my daughter here. It is a beautiful area especially if you do not look up at the Sunrise Power link towers. Thank you for your time and consideration.

Stephanie Gwyr
Julien Gwyr
11435 Rocky Ln
Lakeside CA 92040

Johnston, Kevin

From: Karen [karensall@cox.net]
Sent: Tuesday, May 08, 2012 3:49 PM
To: Johnston, Kevin
Subject: industrial expansion on Moreno Ave, Lakeside

Kevin Johnston
San Diego County
May 8, 2012

Mr. Johnston,

I am writing to you regarding the "Industrial expansion" of Moreno Ave, in Lakeside, Ca.

In 1999 my husband and I decided to purchase a home. We wanted a safe place and affordable place where we could raise a family, and we also wanted a place where I could have my horses in my back yard with access to trails. That had always been our "American Dream"

Moreno Valley, in Lakeside was one of the few places in San Diego county that met all of those qualities.

There were horses and ranches everywhere! And the river bottom trails were right down the road. I was in love!

My children flourished here. My daughter participated in FFA, ran for Miss Lakeside and Miss Rodeo Queen. My son was involved in football from the 5th grade, and by working hard, made varsity at El Capitan. It was a wholesome place to raise a family. There were no gangs, and very little crime.

I LOVE Lakeside! I still, to this day, drive up 67, see the mountains of our valley, and get a smile on my face.

In the last few years, I have faced several health problems, and now I am facing chemo treatments. The only thing that keeps me going my family, and my horses.

I don't have to trailer anywhere, I have the trails right down my road. Or if I don't have that much energy, I can ride on the back road of Topo and Rocky Ln.

When I heard that there was a proposed staging area to be built on Moreno Ave, at the base of San Vicente Lake, that will connect up with the Trans County Trail, I was in heaven! More trails! And now my grandchildren would be able to enjoy them also.

If you allow the north end of our valley to become medium/heavy industrial, it will shatter that dream. No longer will it be safe to ride down the road with my children and grandchildren. No longer will I be able to have my "American Dream" The dream that my husband and I have worked so hard to keep. The dream that I am fighting so hard to live for.

If this expansion goes through. It will destroy our valley. Not only mine, but a whole valley of homeowners. Our valley is agricultural, it is family, it is horses, it is what Lakeside was built on.

There is no room for Industrial, there is no buff zone. There are only two property owners, who do not even live on Moreno. Two greedy property owners, who are trying to ruin our way of life.

Do what is in the best interest of Lakeside.

Please do NOT let this happen to us.

Sincerely,

Karen Ensall

karensall@cox.net

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

Board of Supervisors
County of San Diego

Subject: Board Referral LS7A

Honorable Supervisors,

We are writing to oppose the re-designation requested by referral LS7A. A change from Semi-Rural to Industrial will have a negative impact on desired community character and will create new land use incompatibilities in Moreno Valley.

The current Semi-Rural designation on the referral parcels is consistent with the agricultural uses historically occurring in the area. The County General Plan states...*"Agriculture contributes to the character of the County, and particularly Semi-Rural and Rural Lands, supplying County residents with local agricultural products, and contributing significantly to the local economy. A goal of these categories is the preservation of local agriculture, which includes a diverse mix of high value commodities and takes advantage of a long—in some cases year-round—growing season. Incompatibility of adjacent land uses can present yet another constraint to the viability of local agriculture. As residential and other potentially incompatible development occurs in traditionally agricultural areas, careful attention should be given to the compatibility of these nonagricultural uses and to site design techniques that would reduce or avoid potential conflicts."* The proposed industrial designation for the referral will expand non-residential and non-agricultural uses to the east side of Moreno Ave, creating new incompatibilities with existing Semi-Rural parcels to the east and south. No buffering is proposed by the referral, instead relying on the Semi-Rural parcels to the south to buffer future industrial uses. In addition the referral parcels take access from Moreno Ave, and the introduction of industrial traffic is not desired on Moreno Ave with its weight restrictions. Industrial driveways will cross the road edge pathway where there is high equestrian usage, creating more hazards for equestrians along Moreno Ave.

The referral parcels are not surrounded by industrial zoning as has been claimed. The industrial designations are across Moreno Ave, which is a very wide road due to the underlying utility easements. In addition there is further buffering that will be provided by the wetlands that will be created for San Vicente Creek. None of the existing industrial parcels take access from Moreno Ave. The property to the east of the referral also has the Semi-rural designation and has open space areas previously hard-lined for MSCP. Regardless of the ownership of this area, the open space / habitat hard-line will not be affected.

The current Semi-Rural designation and zoning on the referral parcels is consistent with their current uses that include residences, stables, equestrian and agricultural uses. However, the applicant stated at the Lakeside Community Planning Group meeting of April 18, 2012, and as documented in their minutes, that the industrial designation was needed to resolve a code compliance issue on his parcel. Zoning Violations on one parcel should not be the justification for such a significant change in land use. In addition the owner of two of the parcels included in the referral is opposed to the industrial designation, and desires to continue his residential and agricultural uses on his parcel.

The County General Plan defines Medium Impact Industrial as ...” *Uses in this designation may include outdoor operations or require significant outdoor storage of process materials and product. This designation should generally not be located in close proximity to residential and commercial designations in Village areas, because significant screening and buffering will typically be required to minimize unacceptable off-site impacts.*” Though Moreno Valley is outside the Village area, the placement of an industrial designation against semi-rural designations creates an immediate land use incompatibility as well and on-site screening or buffering are not proposed. Industrial property owners along Vigilante Road have strenuously opposed application of the Lakeside Design Guidelines to their property and the only screening that has been provided is fabric on chain link fencing. The visual blight being created by existing industrial zoning is not being mitigated and expansion of industrial uses on Moreno Ave cannot be assumed to be visually mitigated in the future.

Approval of referral LS7A will expand unsightly, potentially obnoxious, land uses into a rural residential community. This referral must be denied due to its incompatibility with desired community character, placement of high impact industrial uses against MSCP habitat, loss of agricultural lands, and no valid justification for such an impactful land use change.

Johnston, Kevin

From: kevin weatherson [kevinweatherson@gmail.com]
Sent: Tuesday, May 15, 2012 12:45 PM
To: Johnston, Kevin
Subject: Fwd: Moreno Av.

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

From: **kevin weatherson** <kevinweatherson@gmail.com>
Date: Tue, May 15, 2012 at 12:43 PM
Subject: Moreno Av.
To: Dianne.Jacob@sdcounty.ca.gov

My siblings and I are co-owners of parcels #s 375-040-28 and 375-040-29 on the north end of Moreno Av. Lakeside. We have resided continuously on this property since January of 1963. We have absolutely no desire to see further degradation of our neighborhood. We are **TOTALLY** against any zoning changes to an industrial designation. As more neighbors become involved they realize they have been given a flood of mis-information by one property owner to facilitate his property being made industrial. We need to halt the creep of the blight of Vigilante Road down Moreno Avenue. I would like to have a meeting of the actual full on "residents" of Moreno Avenue with a representative of San Diego County. The local lakeside planning group is almost entirely made up of persons directly or economically tied to the industrial faction of Lakeside. Certainly not an impartial panel. The residents of Moreno feel we have been railroaded by that impartial panel. We want **NO** further industrial zoning on Moreno. I hope I made my position clear. Sincerely Kevin Weatherson