

Continued -- Item 4: PDS2017-TM-5343TE Fuerte Ranch Time Extension

Item issue Summary: The applicant is requesting VDO CPG support for an extension of time on a previously approved Tentative Map for a 36-unit subdivision identified as "Fuerte Ranch" at the northwest corner of Fuerte Drive and Damon Lane. The land area is immediately east of Fuerte Elementary School, immediately north of Damon Lane County Park, and is within the boundaries of the former Hooper Poultry Farm. The Tentative Map was originally approved in 2010. The 2010 approval was extended twice as allowed under State law. The approval expired on May 19, 2017. The applicant submitted a request for extension on approximately May 2, 2017. The VDO CPG is tasked with reviewing the request for an extension and making a recommendation to approve or deny the extension.

- **Public Comment:** 13 members of the public spoke in opposition to the proposed project and requested that the VDO CPG deny the requested extension. Public comments / questions are summarized below with responses from applicant.
 1. **Art Padoff** – Has the presenter been at the site during a storm? The water cuts across the property in an east-west direction. How will that be treated? A detention basin would be installed in that area.
 2. **Lynn Patoff** – Former workers housing was removed from the property without Health Department involvement and without use of water trucks to minimize dust and airborne contaminants associated with the former poultry uses at the property, which created a health and air quality hazard for the neighboring homes.
 3. **Jim Medina** – What would the fill height be along Damon Lane? No more than 5' along the western edge of the property.
 4. **Susan Nichols, President, Grossmont-Mt. Helix Improvement Association (GMIA)** – GMIA opposes the project and opposes the requested time extension. GMIA requests that the VDO CPG deny the time extension.
 5. **Bob Perry** – What is the extension timeframe? If the extension is granted the existing house should be demolished within six months and the property should be secured to improve safety conditions. The requested extension is for six years, through 2023, which is the maximum allowable extension period.
 6. **John Parrott** – A subsurface 'chicken tank' utilized for decades to store chicken carcasses covered in the chemical Nicotine 40 is in existence on the property. How will the developer deal with opening / removing the tank? All environmental conditions will be treated.
 7. **Stan _____** - He lives nearby and expressed concern over the traffic conditions around Fuerte Elementary School. The proposed project would worsen already congested traffic conditions.
 8. **Carolyn Larsen** – She is opposed to the time extension.
 9. **Eldonna Lay** – Expressed concerns over traffic becoming worse by the proposed project, along Fuerte drive in the vicinity of the elementary school, and on Damon Lane, a narrow dead-end road with a single point of access / egress.
 10. **Susan Brownky** – Recommends denial of the time extension.
 11. **Scott Monroe** – Stated that Mr. Reynolds, the property owner / applicant, has no credibility in the community, and requested that the VDO CPG deny the extension.
 12. **Diana Median** – Lives on Damon Lane and is very concerned about fire danger and the circulation conditions at Damon Lane, a narrow dead-end road with a single point of access / egress. A fire in the area would result in residents being trapped and potential harm or loss of life to children at Fuerte Elementary School. Adding 36 new homes would worsen these concerns.
 13. **Paul Hahn** – is opposed to the extension.
- **CPG Discussion Points:** VDO CPG Member comments are summarized below with responses from the applicant.

Continued -- Item 4: PDS2017-TM-5343TE Fuerte Ranch Time Extension

1. **Kenny** – What are the County engineering / drainage comments on the proposed project? Staff has verbally indicated that the drainage is acceptable. What is the zoning? .50-acre minimum lot sizes with three lots required to be 1-acre.
2. **Myers** – When was the last time a substantive change was made to the Tentative Map? No changes to lot layout or general design; the proposed channel represents the largest change - a meandering channel planted with native vegetation has been devised over the last two years to respond to updated storm water requirements and to comments from the United States Army Corps of Engineers (USACE). Storm water permit changes in 2017 were required to comply with updated County requirements. Who would manage and care for the drain systems at the development? A Home Owners Association would be established for the development and would be tasked with drainage maintenance.
3. **Schuppert** – The project does not conform to the developed characteristics of the area. The project includes .5-acre parcels with major grade changes to accommodate gravity flow sewer lines. The proposed grading pattern will stand out in an incompatible manner. The extension is opposed.
4. **Kossmann** – The traffic conditions resultant from 36 new homes would be further worsened around Fuerte Elementary School and school children crossing Fuerte and Damon Lane have the potential to be adversely affected by motorists in the new tract. How many floor plans are proposed within the 36 units? Approximately eight floor plans are proposed.
5. **Steele** – When would construction start if approved? Construction would start in the next couple of years. If there is not an approval what would the property owners do with the property? The presenter indicated that he could not speak to that question on behalf of the property owners.
6. **Burley** – Are there guidelines to assist in determining if an extension is meritorious? No, however, the presenter indicated that the extension should be considered because of delays caused by changes in County storm water requirements and due to delays and lesser prioritization by the USACE of discretionary projects in the rainy season over the last one to two years.
7. **Johnston** – Has the Fire District approved the project? Yes, the San Miguel Fire District will have approved the Tentative Map. Is the presenter of the opinion that the area will be safer after the proposed project is built? The difference in safety is negligible. Will drainage improve over the existing conditions? Yes. Will aesthetic appearances vary in the development? Yes, there are aesthetic stipulations in the conditions of approval and a D Designator has been applied to the land area.
8. **Baillargeon** – What have the applicants done to address traffic? The County determined that there was a less than significant level of impact to traffic conditions, therefore no mitigation measures were required for traffic as part of the Mitigated Negative Declaration issued for the project.
9. **Hyatt** – Opposes the extension. How would the presenter address this project in his current volunteer position as Chair of the County of San Diego Alpine Community Planning Group? The presenter would review the merits and timing of the proposed project.
10. **Nold** – No comments.
11. **Tinsley Becker** – Opposed to the extension request based on the project being incompatible with aesthetics and community character and other environmental concerns expressed by the public and CPG. Is the applicant aware of the 'chicken tank' described by Mr. Parrott (member of the public) and has the tank been observed or remediated in any way? It is advised that regardless of the VDO CPG decision, the applicant consider Mr. Parrott's description of the tank's existence, and use history, and

