

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 8, 2010, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation. If a member of the public intends to provide an electronic presentation at the hearing please contact Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of November 20, 2009**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**
- G. Director's Report**
 - Report on drainage issues at 3155 and 3255 Summit Drive in the Escondido Area. This report is response to the Commissions questions raised during the TPM 21062 (Embly) hearing of December 18, 2009.

Regular Agenda Items

- 1. [Rogers Estates; Tentative Map, TM 5337RPL4; North County Metropolitan Subregional Plan Area](#) (Taylor) Continued from the meeting of November 13, 2009**

The project is a subdivision of 5.59 acres into three single family residential lots of 1.0, 1.99, and 2.07 net acres. The project is located on the east side of Marilyn

Lane, north of Richland Road, within the North County Metropolitan Subregional Plan area. The site has a General Plan Land Use designation of (1) Residential (1 du / 1, 2, 4 gross acres), and is located in the General Plan Regional Category of Current Urban Development Area (CUDA). The property is zoned A70 - Limited Agriculture (1 du per net acre, 1 acre min. lot size).

2. Champagne Lakes RV Resort Expansion; Major Use Permit P70-212W²; Valley Center Community Plan Area (Brown) Continued from the meeting of December 18, 2009

The applicant's request is to modify a Major Use Permit for an existing Recreational Vehicle (R.V.) Park. The entitlements previously granted consist of 135 recreational vehicle spaces with utility hookups, five (5) mobilehome spaces, and other park ancillary structures. The modification consists of rearranging and developing all 140 of the previously approved R.V. spaces and mobilehome spaces with full hookup capacity (Septic, Water, and Electricity). Additionally, the applicant requests that twenty-five percent (25%) of the spaces within the park be reserved for a 90-day occupancy within a twelve month period, and the remaining seventy-five percent (75%) to have no occupancy limitation. The occupancy limitations imposed in condition D.6 and Section 6456.d of the Zoning Ordinance would be modified. Section 18865.2 of California Health and Safety Code, mandates that local jurisdictions that have imposed such time limitations for occupancy of spaces within a special occupancy park, shall grant an exemption to those limitations depending upon substantial findings within Statute 18865.2. The project site is located at 8310 Nelson Way in the Valley Center Community Planning Area within unincorporated San Diego County. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation Estate Residential (17). The Zoning for the site is A70 Limited Agriculture, with a "B" special area designator and a maximum density of 0.5 dwelling unit per acre.

3. Jonna Minor Subdivision (2 lots); Tentative Parcel Map, TPM 20854; Valle De Oro Community Plan Area (Ehsan)

This agenda item is an appeal of the Final Notice of Approval (FNOA) for Tentative Parcel Map TPM 20854, issued by the Director of Planning and Land Use on November 10, 2009. The Valle de Oro Community Planning Group appealed the Director's decision and requests that the Planning Commission deny the project. The project is an application for a minor subdivision of 1.27 acres into two residential parcels measuring .65 and .62 acres in size. There is an existing home to remain on parcel 1. The project site is subject to the General Plan Land Use Designation (3) Residential, which allows for a maximum density of 2 dwelling units per acre. The project site is zoned RR2, Rural Residential, which permits a minimum parcel size of .5 acre. The project site is located within the Valle De Oro Community Plan Area at the southwest corner of the

intersection of Explorer Road and Explorer Court. The project would take access from Explorer Road.

4. Peterman Wireless Telecommunications Facility; Major Use Permit, P08-045; Pala-Pauma Subregional Plan Area (Chan)

The applicant requests a Major Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The proposed facility consists of a 45-foot high mono-broadleaf tree mounted with twelve panel antennas, one GPS antenna, and 24 TMAs antennas. An extra antenna array is also allocated for future collocation. Associated equipment consists of a generator receptacle, outdoor equipment cabinets, telco/power panels would be enclosed by an eight-foot high CMU wall. Also, 745 feet of underground trench would be placed within the existing access road and disturbed area. Project site is located at 15770 Adams Drive in the Pala-Pauma subregional plan area.

5. Fuerte Ranch Estates; GPA 03-006, etc.; Valle de Oro Community Plan Area (Muto)

The applicant requests approval of a General Plan Amendment, Rezone, and Tentative Map for a residential development consisting of thirty-six (36) residential lots with a minimum lot size of 0.5 acre. The project parcel (APN 498-153-01) encompasses 27.26-acres located south of Fuerte Drive and east of Damon Lane. Access would be provided by both of these public roads. This project was considered by the Planning Commission on May 22, 2009. At that time, the Planning Commission voted 5 to 2 to recommend denial of the project as proposed. The Board of Supervisors considered the project on appeal on July 22, 2009. The Board referred the project back to staff to work with the community to evaluate potential redesigns and resolve the major issues identified in public comment. The project applicant has made the following project revisions:

- Lots 7-12 along Damon Lane have been reconfigured to front on Damon Lane to integrate the proposed project into the established surrounding community;
- Project grading has been revised to lower the fill slopes along Damon Lane to no greater than 5 feet above the current roadway grade; and,
- Lots 26-29 along the southeastern property boundary have been enlarged to one acre in area to provide a transition from the larger lots immediately to the east.

The majority of lots remain a minimum of 0.5 acre in size and the project is proposed to be connected to Otay Water District for water and sewer. The project

is located within the Valle de Oro Community Plan Area of the unincorporated portion of the County of San Diego.

6. Cielo Azul; Tentative Map, TM 5395; San Dieguito Community Plan Area (Grunow)

The project is an 18 lot residential subdivision of an approximately 100 acre property with lot sizes ranging from 2 to 11.7 net acres. The project site is located on Harmony Grove Road in the San Dieguito Community Plan Area. The Department of Planning and Land Use recommends that the project be denied because adequate infrastructure and public facilities are not available to serve the property and because the proposal is inconsistent with the General Plan Public Facilities Element, the San Dieguito Community Plan, the Subdivision Map Act, Section 81.401(c) of the County Subdivision Ordinance, the State SRA Fire Safe Regulations and the County Fire Code.

7. Prominence at Pala; Tentative Map, TM 5321; Pala-Pauma Subregional Plan Area (Grunow)

The project is a subdivision of an approximately 359 acre property into 30 residential and 2 open space lots ranging in size from 4 to 96 acres. The application includes a Tentative Map to subdivide the property and an Administrative Permit for lot area averaging. The Department of Planning and Land Use recommends that the project be denied because adequate public facilities are not available to serve the property and because the proposal does not comply with the Land Use and Public Facility Elements of the County General Plan, the Pala-Pauma Subregional Plan, the Subdivision Map Act, and State and County Fire Codes.

Administrative Agenda Items

- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s) (Gibson).**
- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

January 13th BOS Hearing:

- **Rancho San Diego Sheriff Station (Hold Hearing)**

- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

January 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on “Agendas/Board of Supervisors/Planning Commission”, and then click on “Planning Commission Agendas”.

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans: Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)

Tentative Maps: Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)

Recommendations Against Zoning Reclassifications: Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord.

§7506.d)

Environmental Determinations*

Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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