

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 2, 2010, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence and powerpoint presentations from the public 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 February 5, 2010, February 19, 2010, March 5, 2010, March 12, 2010 and March 19, 2010**
- 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**

Regular Agenda Items

- [1. Champagne Lakes RV Resort Expansion; Major Use Permit P70-212W²; Valley Center Community Plan Area \(Brown\) Continued from the meeting of March 19, 2010](#)**

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 Agricultural, with a "B" special area designator and a maximum density of 0.5 dwelling unit per acre.

2. Solar Wind Energy Ordinance, POD 09-006; Countywide (Stiehl)

The project proposes amendments to the County of San Diego Zoning Ordinance. The project is located throughout the entire unincorporated area of San Diego County. The project proposes updated standards and regulations for solar and wind energy systems. The amendments consist of new and revised definitions for solar and wind energy systems, a clarification to the Meteorological Testing (MET) Facility section, removal of Wind Turbine System medium regulations, insertion of a new Wind Turbine System small section, a revised Wind Turbine System large section and new Solar Energy System onsite use and offsite use sections.

3. Montecito Ranch Specific Plan; GPA04-013 General Plan Amendment; SP01-001 Specific Plan; R04-022 Rezone; TM5250 RPL6 Vesting Tentative Map; P04-045 Major Use Permit; P09-023 Major Use Permit; SP08-019 Site Plan; Ramona Community Plan Area (Hofreiter)

Montecito Ranch is a residential development project consisting of 417 single family residences, 8.3-acre public park, 11.9-acre historic park, and 571.2 acres of biological open space on a 935.2-acre site. Residential lots would range in size from 20,000 square feet to 1.8-acres in size. The following permits are associated with the project: Specific Plan, General Plan Amendment, Vesting Tentative Map, Rezone, Major Use Permits, and a Site Plan. The project is subject to Regional Land Use Element Policy 1.3 (EDA) Estate Development Area and General Plan Land Use Designations (21) Specific Planning Area (0.5) and (18) Multiple Rural Use, and is currently zoned (S-88) Specific Plan area and A-70 (Limited Agricultural). The project site is approximately one mile northwest of the Ramona Town Center. State Route 78 (SR 78) borders the northern Project site boundary, while Montecito Way extends from the southern project site boundary. The project is located within the Ramona Community Plan area of an unincorporated area of the County of San Diego. Assessor Parcel Numbers:

279-071-26; 279-072-01; 279-072-02 - 18; 279-072-27 - 34; 279-093-10; 279-093-37 - 38; 280-010-03; 280-010-08 - 09; 280-030-04 - 06; 280-030-10; 280-030-15; 280-030-24 - 25; 280-031-01; 280-031 - 07; 281-521-01 – 03.

4. McGrath YMCA; Major Use Permit, P96-011W³; Valle De Oro Community Plan Area (Johnston)

The project is a request for a Major Use Permit Modification that would include the addition of a second story mezzanine (6,670 square feet) within the main recreational building, a bus parking area, a splash pad, two Jacuzzis, a second swimming pool within an enclosure, an 8-foot tall screening wall for the pool area, a pool equipment building, and the relocation of the modular equipment building, to be placed adjacent to the ball field. The project is subject to the Regional Land Use Element Policy 1.1, Current Urban Development Area (CUDA), and 1.6 Environmentally Constrained Area, the General Plan Land Use Designation (21) Specific Plan Area and the Valle De Oro Community Plan. Zoning for the site is S88 (Specific Plan Area) and S80 (Open Space). The project is located at 12012 Campo Rd. (APN 506-131-03, 05), in the Valle De Oro Community Plan Area.

5. Osuna Ranch Major Use Permit; P07-012; San Dieguito Community Plan Area (Shalom-Buell)

The project is a Major Use Permit to allow the operation of an existing equestrian facility that includes barns, stables, storage sheds, paddocks, riding arenas, and pastures. No new structures, facilities, or grading are proposed as part of the project. There is an associated Tentative Parcel Map (TPM 21163) for the subdivision of the parcel into two lots. However, this action will be reviewed by the Director of Planning and Land Use following approval of this Major Use Permit. The site is subject to the General Plan Regional Category Estate Development Area (EDA) with a very small portion in the southeast within the Environmentally Constrained Area (ECA) that is on the periphery of the dam inundation area for Lake Hodges (approximately 5 miles northeast of the property). The Land Use Designation is (17) Estate Residential and zoning for the site is RR.35 (Rural Residential).

6. Vande Vegte Tentative Map; TM 5243; Fallbrook Community Plan Area (Powers)

The project is a Tentative Map for the purpose of subdividing the 13.32 acre parcel into eight residential lots. Seven of the eight proposed lots will be accessed by Beaver Creek Lane, a private road. Lot 5 would be accessed off of Fallbrook Street, a public road. Five areas of existing open space amounting to 5.06 acres would be retained for the preservation of oak riparian forest and woodland. Additional off-site preservation of biological resources would be required as a mitigation measure. The project would be served by individual on-

site septic systems. Water would be provided by the Fallbrook Public Utilities District, and fire services would be provided by the North County Fire Protection District. The project is located at the southern terminus of Beaver Creek Lane, a private road, in the Fallbrook Community Plan area.

7. Pala-Temecula II Wireless Telecommunications Facility; Major Use Permit, P08-040; Pala-Pauma Subregional Plan Area (Lubich)

This is a request for a Major Use Permit for the construction and operation of an unmanned wireless telecommunications facility. The project consists of mounting 48 panel antennas and 1 microwave dish antenna to a proposed 50-foot high faux broadleaf tree. Verizon Wireless, T-Mobile, AT&T Mobility, and Sprint/Nextel would co-locate on the proposed facility. Associated equipment would consist of equipment cabinets, two air conditioning units, and an emergency back-up generator. The proposed faux broadleaf tree and associated equipment would be surrounded by an 8' high CMU wall. The project is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category, (18) Multiple Rural Use General Plan Land Use Designation, and is zoned A70 (Limited Agricultural). The project is located at 11435 Temepa Road, Pala CA, 92059, which is within the Pala-Pauma Subregional Plan Area, an unincorporated portion of San Diego County.

Administrative Agenda Items

G. Report on actions of Planning Commission's Subcommittees.

H. Results from Board of Supervisors' Hearing(s) (Gibson).

March 23rd BOS Hearing:

- Adoption of Conflict of Interest Codes for Planning and Sponsor Groups

March 24th BOS Hearing:

- Merriam Mountains Master Planned Community/GPA 04-06/SP04-006/R04-013/VTM5381RPL4/STP04-035/ER04-08-028/Statement of Reasons /RPO Amendment
- Board Resolution for Caltrans Planning Grant Applications

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

April 14th BOS Hearing:

- Jonna Minor Subdivision; TPM20854

- Fire Mitigation Fee Review Committee Report
- Peppertree Park Resolution Amendment, TM 4713RPL6R RA; Continued from March 3rd BOS Hearing

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 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.sdcountry.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.