

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 30, 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 March 12, 2010 and April 2, 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**
- G. Director's Report**

Regular Agenda Items

1. Tiered Winery Ordinance; Zoning Ordinance Amendment, POD 08-012; Countywide (Schneider)

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and revise the regulations for two existing winery classifications. The amendment would introduce a new "Packing and Processing: Small Winery" Use Type that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Amendment would also

revise the existing regulations for “Packing and Processing: Wholesale Limited Winery” and “Packing and Processing: Boutique Winery” Use Type to allow these uses by right and subject to specified standards and limitations in the A70 and A72 Zones. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative permit. Organizational changes will locate the standards and limitations for Wholesale Limited, Boutique and Small Wineries in one section of the Zoning Ordinance.

2. Density Bonus Ordinance; Zoning Ordinance Amendment, POD 08-002; Countywide (Switzer)

The project is an amendment to the San Diego County Zoning Ordinance to amend provisions related to the County density bonus program and an amendment to the Regional Land Use Element of the General Plan to amend Policy 3.6 related to density exceptions for projects that comply with density bonus programs and to repeal Policy 3.8 related to density bonuses for mobilehome parks.

3. Frances Knoll Major Subdivision (5 Lots); Tentative Map, TM 5482RPL³; Valle de Oro Community Plan Area (Smith)

The proposed project is a Tentative Map to subdivide 3.90 acres into 5 residential lots. The project, which is located along Hillsdale Road in the Valle de Oro Planning Area, would be served by sewer and imported water from the Otay Municipal Water District.

4. Pauma Estates; Tentative Map, TM 5545; Pala-Pauma Community Plan Area (Hofreiter)

The Pauma Estates project is a residential subdivision to subdivide a 22-acre parcel into 16 residential lots and 1 open space lot in the Pala-Pauma Community Plan area, within unincorporated San Diego County. The site is within a Country Towns category and the majority of the site (approximately 15 acres) contains a land use designation of (5) Residential 4.3 du/acre with RS-4 (Single Family Residential), and zoning specifying a minimum lot size of 10,000 square feet. The remaining seven acres are designated as (24) Impact Sensitive with A-70 (Limited Agricultural) zoning specifying a minimum lot size of 4-acres. There is one existing single family residence with a detached garage located on the steepest portion of the property in the southeast corner of the site which would be retained. Access would be provided by Temet Drive, which would be improved to meet the County’s public road standards. The project would be served by public sewer to be provided by Pauma Valley Community Services District (CSD). Potable water will be provided by Rancho Pauma Mutual Water Company. The majority of the site is relatively flat and would require minimal

grading. The project is located at 32979 Temet Drive, Pauma Valley, CA 92061, located off Cole Grade Road.

5. Moody Creek Farms Commercial Equestrian Facility; Major Use Permit Modification, P79-134W²; Bonsall Community Plan Area (Griffith)

The applicant requests a Major Use Permit Modification to expand the footprint of the existing Public Stable operation (Equestrian Facility) and to consolidate three previously approved use permits. The project would consist of expansion of the footprint of the previously approved Major Use Permit to include all of the existing structures associated with the operations of the Equestrian Facility. The Modification would also simplify and clarify the administrative record for the facility by governing the entire equestrian facility under a single use permit. No construction or grading is proposed. The subject property is located at 31257 Via Maria Elena in the Bonsall Community Plan Area (APNs 127-480-19, 66, 67 & 70, and 127-490-47 & 48).

6. Circle "R" Ranch Wireless Telecommunications Facility; Major Use Permit, P09-017; Community Plan Area (Lubich)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The project consists of mounting 15 panel antennas and 1 microwave dish antenna to a proposed 45-foot high faux broadleaf tree and associated equipment. The project is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category, (17) Estate Residential General Plan Land Use Designation, and is zoned A70 (Limited Agricultural). The project site is located at 30330 Circle R Lane, Valley Center, CA 92082 (APN# 129-390-20), which is located within the Valley Center Community Planning Area, an unincorporated portion of San Diego County.

7. Pine Creek Ranch Major Subdivision (4 Lots); Tentative Map and Site Plan; TM 5236RPL5, S09-009; Central Mountain Subregional Plan Area (Slovick)

The project requests a Tentative Map and Site Plan to subdivide 111.6 acres into 4 lots. Two of the proposed lots would be developed with single family residences, one of the lots would retain an existing single family residence and equestrian facility and one lot would be granted to the Pine Valley Mutual Water Company for use as a well site. The project would be served by on-site septic systems and imported water from the Pine Valley Mutual Water Company. The project site is located off of Pine Creek Road and Old Highway 80 in the Central Mountain Subregional Plan Area within the community of Pine Valley.

8. McKenna Appeal; Tentative Parcel Map, TPM 20958; Jamul Dulzura Community Plan Area (Sibbet)

The project is a minor subdivision to subdivide the 16-acre property into two parcels. The only access to the property exceeds the maximum dead-end road distance of 1,320 feet to the nearest public road pursuant to Section 96.1.503 of the County Fire Code. The distance to the property is 2,765 feet and 4,742 feet to the furthest proposed driveway opening. The Department has determined that the applicant has not proposed sufficient mitigation to satisfy the Modification Section of the Consolidated Fire Code (SEC. 96.1.APP.104.8.). The Director of Planning and Land Use issued a Final Notice of Disapproval on February 11, 2010 and the applicant has appealed this decision. The project site is located at 13990 Jamacha Hills Road, east of the Steele Canyon Golf Course and in the Jamul Dulzura Community Planning Group Area. The site is subject to the General Plan Regional Category of Estate Development Area (EDA) and has Land Use Designations of Estate (17) and Multiple Rural Use (18).

Administrative Agenda Items

H. Report on actions of Planning Commission’s Subcommittees.

I. Results from Board of Supervisors’ Hearing(s) (Gibson).

April 28th BOS Hearing:

- Request to Modify Section Boundaries within the Crest - Dehesa - Granite Hills – Harbison Canyon Subregional Community Planning Area

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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
September 24, 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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