

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**Friday, October 23, 2009, 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 October 9, 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**

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**Regular Agenda Items**

- 1. [Merriam Mountains Specific Plan; GPA 04-006, SP 04-006, R 04-013, VTM 5381RPL<sup>4</sup>, and STP 04-035; North County Metropolitan Subregional and Bonsall Community Plan Areas \(Real\) Continued from the meeting of October 9, 2009](#)

A master planned community consisting of 2,700 residential homes of varying types, 10.1 acres of commercial land, 1,192 acres of permanent biological open space, 537 acres of managed fuel treatment areas, and the construction of a fire station, 18.3 miles of trails, and 88.83 acres of park land. The project also proposes the widening of Deer Springs Road to four lanes, improvements to the

Interstate 15 north and southbound ramps, improvements to Twin Oaks Valley Road within the City of San Marcos, and numerous other road improvements within the County of San Diego. The project site is located at the northwest quadrant of Interstate 15 / Deer Springs Road, in the North County Metropolitan Subregional and Bonsall Community Plan areas.

2. **[Public Road Standards; Countywide \(Goralka\) Continued from the meeting of July 31, 2009](#)**

The proposed project is the adoption of revisions to the San Diego County Public Road Standards. These standards establish design and construction requirements for public roads located within the unincorporated area of San Diego County. These standards apply to County-initiated public road improvement projects as well as privately-initiated public road improvement projects. Improvements to public roads are often required as conditions of land development (discretionary permit) approval. A draft companion document "Flexibility in County Road Design" has also been prepared to assist in implementation of the public road standards.

3. **[Oak Creek RV Park; Major Use Permit P85-079W5; Lakeside Community Plan Area \(Brown\) Continued from the meeting of August 14, 2009](#)**

Planning Commission direction:

At the Planning Commission Hearing of August 14, 2009, the Commission directed the applicant to consider a revision to the project to include a maximum time limit for the RV spaces proposed for long-term occupancy. Specifically, the Planning Commission identified that long-term occupancy should be defined as more than 90 days per calendar year but less than permanent (i.e. without a time limitation).

Applicant proposal:

The applicant has declined to modify the proposal to include a maximum time limit on the long-term occupancy of RV spaces. The applicant has indicated to staff a willingness to modify the proposal to revise the proportion of long-term (unlimited) occupancy spaces. The applicant now requests that the Planning Commission consider approval of Major Use Permit Modification P85-079W<sup>5</sup> with the following provisions: Phase one (120 existing spaces) and phase two (84 previously approved spaces) would have 50% of the spaces with no occupancy limitation and the remaining 50% of the spaces with a 240-day occupancy limitation. Additionally, phase two would be age restricted for guests older than 55 years old, no RV will be allowed within the park if it is greater than 400 square feet, and no residential structures will be allowed. The applicant also requests that if phase two is not constructed in the future or if the proposed time extension expires, phase one would allow for 100% of the existing 120 spaces to have no occupancy limitation.

4. [Water Conservation Landscape Ordinance; POD08-016; Countywide \(Switzer\)](#)

The project proposes amending the County Zoning Ordinance to delete existing landscaping requirements and replacing them with a new chapter in the San Diego County Code that provides comprehensive water conservation in landscaping regulations mandated by State law. The new chapter provisions include: (a) the establishment of a landscape water budget and a maximum water use authorization, (b) a requirement to submit landscape and irrigation plans that demonstrate adherence to the water budget, (c) a requirement to use recycled water for irrigation if available and (d) enforcement provisions. The regulations will apply to new single-family construction within the County Water Authority or the Borrego Water District as well as to new commercial, industrial, civic and multifamily construction with landscapes of 1,000 square feet or more.

5. [Horizon Christian Preparatory School; P85-068W6; San Dieguito Community Plan Area \(Powers\)](#)

The project is a Major Use Permit Modification to allow the expansion of Horizon School from 250 to 750 students, and increase school facilities from 16,320 to 49,834 square feet. The project site is 18.54 acres in size and is located in the San Dieguito Community Plan Area, within the El Apajo Specific Plan Area. The project site is located on the south side of El Apajo Road. The project will be implemented in phases: Phase I will include the development of a gymnasium, high school and middle school. Phase II will include the construction of a library, elementary school and administrative buildings. The school expansion will be built on the northern portion of the property, while the southern portion of the property will be reserved as open space for school recreation.

6. [Foothills Christian School; P72-650W3; Lakeside Community Plan Area \(Kraft\)](#)

The project is a Modification to an existing Major Use Permit to authorize the placement of one 1,440 square foot modular classroom trailer and a six foot high fence with electric gate. The project is located at 10404 Lake Jennings Park Road in the Lakeside Community Plan Area.

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**Administrative Agenda Items**

- H. **Report on actions of Planning Commission's Subcommittees.**
- I. **Results from Board of Supervisors' Hearing(s) (Gibson).**

**10/14/09 Board of Supervisors Hearing**

- Resolution of Intention of the Board of Supervisors of the County of San Diego to Amend the Merger Provisions of the County Subdivision Ordinance

- Highway 67 Self Storage; R08-008, P08-002

**10/21/09 Board of Supervisors Hearing**

- Fairbanks Ranch Fire Station Open Space Vacation; VAC08-002 (Second Hearing)

- Welk Canyon Villas; Zone Reclassification and Site Plan; R03-004, S03-029

- Service First Initiative

- Palomar Community College District; General Plan Amendment Circulation Element; GPA 09-006

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

- Sunset View Estates Zone Reclassification; R06-018
- Otay Ranch Open Space Vacation; VAC 09-003

**K. Discussion of correspondence received by Planning Commission.**

**L. Scheduled Meetings.**

November 6, 2009	Special Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2009	Special Meeting, 9:00 a.m., DPLU Hearing Room
November 20, 2009	Special Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**Adjournment**

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**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](http://www.sdcounty.ca.gov/dplu/index.html). Click on “Agendas/Board of Supervisors/Planning Commission”, 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.