

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 18, 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 November 6, 2009, November 13, 2009 and November 19, 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**

Regular Agenda Items

[1. Public Road Standards; Countywide \(Goralka\) Continued from the meeting of October 23, 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.

2. Peppertree Park; Tentative Map, TM 4713RPL⁶ R; Fallbrook Community Plan Area (Hingtgen) Continued from the meeting of December 4, 2009

In November 2007 a Revised Map (TM 4713RPL⁶ R) pertaining to Units 7 through 10 of the Peppertree Park Specific Plan was approved. This Revised Map changed the alignment of Pepper Tree Lane through the northern portion of the project site as well as the design of the 48 remaining residential lots in Units 7 and 8 of the Specific Plan area (267 residential lots total). The project applicant now proposes to amend two conditions of the Resolution for TM 4713RPL⁶ R as follows: Change condition C.2.b to require a temporary 40-foot wide road improvement on a portion of Pepper Tree Lane with approved base material only, rather than an interim improvement consisting of asphaltic concrete pavement (without final lift) over an approved base with AC dike and walkway at 20 feet from centerline (DPLU supports); and, delete condition C.2.c(3) and move it to C.2.d(4) so that the requirement to post bond/security for Pepper Tree Lane improvements (bridge construction) is moved from Unit 8 to Unit 9 or 10 (DPLU does not support). The project is located at the northern portion of the Peppertree Park Specific Plan Area approximately 640 feet east of South Mission Road within the Fallbrook Community Planning Area. The General Plan Designation on the site is 21 Specific Plan Area and the zoning is RS1.17 Residential and S88 Specific Planning Area Use Regulations.

3. Oak Creek RV Park; Major Use Permit P85-079W5; Lakeside Community Plan Area (Brown) Continued from the meeting of December 4, 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).

At the Planning Commission Hearing of October 23, 2009, the Director of DPLU requested and was granted a continuance by the Commission to December 4, 2009. The continuance was requested, so the applicant could work with the Cajon Valley School District to determine if any development fees were required if the modification were to be approved. A letter stating that the Oak Creek RV Park would be exempt was received from the Cajon Valley School District.

At the Planning Commission Hearing of December 4, 2009, the Commission granted the applicant's request for a continuance to the December 18, 2009

Hearing. The Commission requested information on the following issues: (1) How would the County enforce retaining the 20% of the spaces in the RV parks for short-term occupancy? (2) What is the logic behind the Department requiring a 20% of the spaces in the park be retained for tourists with a 90-day occupancy limitation? (3) The major Use permit findings need to discuss the density being added to the park. Can the findings be used to completely deny any exemption request made by a park owner? (4) Are all of the School fees being paid through property taxes? Is some entity being shorted?

Applicant proposal:

The applicant requests that the Commission grant approval of the Major Use Permit 85-079W5 with the provision that 80 percent of the individuals occupying RV spaces in the park would have no occupancy limitation, and 20 percent of the individuals occupying RV spaces have a 90-day occupancy limitation within a twelve month period. Additionally, the applicant requests that the Commission grant approval of the Time extension to MUP 85-079W4.

4. An Ordinance Amending the County Subdivision Ordinance (Title 8, Division 1 of the County Code); POD 09-005; Countywide (Steven)

The proposed project is an Ordinance amending Title 8, Division 1 of the County Code relating to Subdivisions. The proposed amendments will clarify existing language, implement changes required by revisions to the California Subdivision Map Act, repeal unnecessary provisions that are preempted by State law and make substantive changes that will establish clearer standards for new subdivisions.

5. Zoning Ordinance Update; POD 09-009; Countywide (Steven)

The proposed project is a series of amendments to the Zoning Ordinance which are intended to amend the applicability of the ordinance, to add Emergency Shelters as an allowed use, make miscellaneous minor additions to the definitions, exceptions to height limitations, temporary use regulations and other miscellaneous regulations and make minor modifications and clarifications to various other regulations.

6. Champagne Lakes RV Resort Expansion; Major Use Permit P70-212W²; Valley Center Community Plan Area (Brown)

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 117 of the individuals occupying the RV spaces will have no occupancy limitation and the remaining 23 RV Spaces would have a 90-day occupancy limitation within a one-year period. 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.

7. Turvey Mining Report; Major Use Permit P01-009, RP01-001; Alpine Community Plan Area (Aquino)

The applicant requests that a Major Use Permit be granted and a Reclamation Plan approved to authorize a surface mining operation. This mining operation would produce approximately 191,000 cubic yards of decomposed granite from a 46.7 acre property. The mining activities (excavation) and subsequent site reclamation would result in the creation of three level areas (Pads 3, 4, and 5) that would be suitable for a future boxed tree nursery operation. Mining operations would be conducted using conventional earth moving equipment and would continue for approximately 10 years. Rock material would be excavated, screened, and transported from the site by truck for use in construction projects. The project site is located on Alpine Boulevard, east of the Alpine Boulevard/Dunbar Lane intersection in the Alpine Community Plan Area of the unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.3 Estate Development Area (EDA), Land Use Designation Multiple Rural Use. Zoning for the site is A70 (Limited Agricultural).

8. Ranchita Tentative Map; TM 5516; North Mountain Community Plan Area (Hughes)

The project proposes a Tentative Map to subdivide a 149.3 acre lot into 17 residential lots and one Archaeological Openspace Easement. The project site is located on Montezuma Valley Road near Lease Road in the North Mountain Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural Development Area (RDA) Land Use Designation Multiple Rural Use 18. Zoning for the site is A70 Limited Agriculture. The site contains an existing single family residence that will be retained. Primary and secondary access to the site will be provided by a private

road connecting to Montezuma Valley Road. The project would be served by an on-site septic system and groundwater.

9. City of Escondido Wireless Telecommunications Facility; Major Use Permit, P08-016; North County Metropolitan Subregional Community Plan Area (Chan)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a total of 15 antennas, including 12 panel antennas, a microwave dish and two GPS antennas, mounted on a 50 foot tall faux pine tree. The project would include the construction of a new 12 foot by 16 foot by 13 foot high prefabricated equipment shelter to enclose the associated equipment cabinets and placement of a diesel generator. The site contains an existing Ranger Station with associated parking and landscaping. The project would occupy 840 square feet of the 155 acre parcel. The site is located at 25453 Lake Wohlford Road; within the North County Metropolitan Subregional Plan Area that is located in unincorporated San Diego County. The project is subject to the Rural Development Area (RDA) Regional Land Use Policy, General Plan Land Use Designation (22) Public / Semi-Public Lands, and is zoned S92 (General Rural).

10. Embly Minor Subdivision; GPA 07-007; REZ 07-004; TPM 21062; AP 07-001; North County Metropolitan Subregional Plan Area (Powers)

The project is a General Plan Amendment, Rezone, and Agricultural Preserve Boundary Reconfiguration associated with a Tentative Parcel Map to subdivide a 9.79 acre parcel into four lots and a remainder parcel. The General Plan Amendment would extend the existing Regional Category, (ECA) Environmentally Constrained Area, to cover the entire parcel, which contains a small area on the eastern boundary that is currently designated (EDA) Estate Development Area. The General Plan Amendment would also change the land use designation from (20) Agriculture (1 dwelling unit per 10 acres) to (1) Residential (1 dwelling unit per 1, 2, or 4 acres). The Rezone would retain the A-70 Limited Agriculture use regulation but would change the minimum lot size from 10 acres net to 1 acre net and change the allowed density from 1 dwelling unit per 10 acres to 1 dwelling unit per 1 acre. The Rezone would also remove the Agricultural Preserve designation. The Agricultural Preserve Boundary Reconfiguration would remove the Agricultural Preserve from the Embly property. The property is located at 3255 Summit Drive in the North County Metropolitan Subregional Planning area.

Administrative Agenda Items

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

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

- Otay Ranch Open Space Vacation; VAC 09-003
- Rancho San Diego Sheriff Station Open Space Vacation; VAC 09-002 (Set Hearing)
- Ordinances Amending The Zoning Ordinance, The San Diego County Code and The San Diego County Administrative Code Relating To Water Conservation In Landscaping; POD 08-016
- Merriam Mountains Master Planned Community; GPA 04-006 / SP 04-006 / R 04-013 / VTM 5381RPL4 / STP 04-035 / ER 04-08-028; North County Metropolitan Subregional and Bonsall Community Planning Areas

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

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

January 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
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.