Valle de Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

Minutes of Meeting: December 15, 2009
Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.

1. **Call to Order:** 7:01 pm J.L. Phillips, presiding chair.

   Members Present: Brennan, Brownlee, Fitchett, Forthun, Henderson, Hewicker, Manning, Mitrovich, Phillips, Reith, Wollitz
   Not Present: Feathers, Hyatt, Millar, Ripperger

2. **Finalize Agenda:** As shown

3. **Approval of Minutes:** Minutes of November 17, 2009. Vote 7-0-1 to approve minutes. Abstained: Mitrovich (Brennan, Forthun, Manning late)

4. **Open Forum:** None

5. a. **W09-002:** Waiver of Site Plan Requirements for signage modifications at 9749 Campo Road (Chevron Station). New signage to be located on the mini-mart under the canopy covering the Chevron Station.

   The project was introduced by PHILLIPS. Plan sheets showing the new signs were distributed. The signs meet all sign ordinances. PHILLIPS' MOTION to approve signage as described on plans. There was no public input. (MITROVICH seconds). VOTE 9-0-0 (Forthun late)

6. a. **POD09-005:** Rewrite of the County Subdivision Ordinance (Title8, Division 1 of County Code). Contains amendments intended to clarify exisiting language, implement changes required by revision to the California Subdivision Map Act, repeal unnecessary provisions that are preempted by State law, and make substantive changes to existing County standards for new subdivisions.

   PHILLIPS began the discussion of the document. Comments regarding the document from the members were heard. There was no public input. PHILIPS' MOTION recommending the following concerns regarding the document be detailed in a letter to County Staff. (HENDERSON seconds). VOTE 11-0-0.

CHAPTER 1. GENERAL PROVISIONS AND DEFINITIONS.

SEC. 81.102. DEFINITIONS.
Include definition of "Agricultural Subdivision"
Include definition of "Environmental Subdivision"

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CHAPTER 3. PROCEDURES FOR MAJOR SUBDIVISIONS.

SEC. 81.302. ONSITE WASTEWATER TREATMENT SYSTEM CERTIFICATION.
Delete change, return to original statement : " No tentative map shall be accepted for processing ."
Reviewers of project will have no way of knowing if layout of lots is attainable without the DEH certification accompanying the proposed subdivision application.

SEC. 81.303. TENTATIVE MAP TO CONFORM TO RULES OF ADVISORY AGENCY.
Do not delete the requirement that the tentative map "...shall be accompanied by an Environmental Initial Study."

SEC. 81.315 - SEC. 81.317. APPLICATIONS FOR A TENTATIVE MAP MODIFICATION OR EXTENSION OR A REVISED TENTATIVE MAP:
Revised TMs and extensions should be submitted for community review with a 45 day review period and approval should only be effected by the original approval body (Planning Commission/Board of Supervisors). The proposed 10 day review period prior to forming a preliminary decision is not adequate.

CHAPTER 4. REQUIREMENTS FOR MAJOR SUBDIVISIONS.

SEC. 81.401. DESIGN OF MAJOR SUBDIVISIONS.
(h) Delete the proposed change. As proposed, the reduced control on lot side line requirements will allow illogical gerrymandered lot shapes that can lead to future lot-to-lot surface drainage problems and boundary disputes

(i) Delete the proposed change. The change to use <u>average</u> lot length rather than <u>average</u> lot width in determining the length to-width ratio will allow illogical gerrymandering of lot sidelines and results in subdivisions, especially lot splits, that can be grossly out of character with the normal development pattern in a neighborhood.

SEC. 81.403. SUPPLEMENTAL IMPROVEMENTS AND REIMBURSEMENT AGREEMENTS.
(a) Delete changes; return to original version.
(a)(1) Delete
(b) Delete
Rationale: Requiring subdivider to provide for unknown future offsite sewer capacity and connections is a growth inducing requirement.

CHAPTER 6. PROCEDURES FOR MINOR SUBDIVISIONS -- PROCEDURE

SEC. 81.610. AUTHORITY TO APPROVE A TENTATIVE PARCEL MAP.
Under (a) concerning connecting to the Rancho San Diego interceptor sewer insert "Only" such that (a) reads "Only the Board shall have the authority to approve, conditionally approve or disapprove a tentative parcel map ..."

7. **UNFINISHED BUSINESS:** None

8. **CHAIRMAN'S REPORT:** Chairman PHILLIPS reported that two projects in our planning area will be on the Jan. 8, 2010 Planning Commission Hearing Agenda: the Chicken Ranch GPA and the Explorer Ridge Lot split.

Also, regarding the General Plan Update, the VDO Planning area is currently intact. Minimum lot size will be discussed in upcoming meetings

9. **ADJOURNMENT:** 8:00 pm

Submitted by: Susan Brownlee