

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, October 9, 2015, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, 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 no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- 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**

For supporting documentation of agenda item(s), please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/151009-Supporting-Documents.html>

Regular Agenda Items**1. IES/SDG&E Ramona Solar Energy Project; PDS2014-MUP-14-013: Ramona Community Planning Area (Johnson)**

The proposed project is a Major Use Permit to construct a 4.0 Megawatt solar energy facility. The project covers approximately 18.3 acres and includes solar modules mounted on a fixed tilt system with a maximum height of 11.5 feet; inverters, AC switchgear, medium voltage transformers and other associated equipment. The project perimeter is an access driveway surrounded by an eight foot tall fence. The project would be served by both groundwater for ongoing maintenance and landscaping; and water obtained from the Ramona Municipal Water District for construction. The project also includes a 10-foot wide pathway along Creelman Lane and landscaping. Earthwork would consist of cut and fill of approximately 2,608 cubic yards of material. The site is subject to the General Plan Land Use Designation Public Semi-Public Lands. Zoning for the site is A70 and contains a D2 (Design Review) and F (Floodplain) Special Area Regulations (APN: 284-340-35).

2. Lake Jennings Park Road Subdivision; PDS2013-TM-5578: Lakeside Community Plan Area (Ehsan)

The applicant requests a Tentative Map to subdivide a vacant 5.17-acre property into 18 residential lots and two private road lots. The proposed residential lots range between 10,010 and 18,903 square feet, which is in conformance with the 10,000 square foot minimum lot size required by Zoning. The project is also in conformance with the General Plan density requirement. Access to lots 9-18 would be from proposed private street A connecting to Jennings Vista Drive. Access to lots 1-8 would be from proposed private street B connecting to private street A. Water would be provided by the Helix Water District, and sewer would be provided by the San Diego County Sanitation District. The site is within the Lakeside Fire Protection District, which would provide fire service. Earthwork would consist of 8,800 cubic yards of balanced cut and fill. The site is subject to the Village Regional Category, Land Use Designation Village (VR-4.3). Zoning for the site is Single-Family Residential (RS). The site is located on the northeast corner of the intersection of Lake Jennings Park Road and Blossom Valley Road, in the Lakeside Community Plan Area, within unincorporated San Diego County (APN: 395-220-11).

Administrative Agenda Items

G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted.

- **Results from Board of Supervisors' Hearing(s).**
 - **September 30, BOS Meeting**
 - **Lakeside Tractor Supply MUP Appeal; 1 hour**
 - **County Solar Ordinance Implementing AB2188; Consent**
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **October 14, BOS Meeting**
 - **Paradise Ranch TM 5272-1; Consent**
 - **Lilac Hills Ranch Master Community Plan; 4-hours**
 - **October 28, BOS Meeting**
 - **Soitec Development; 1-hour**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

November 13, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 11, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
Tentative Date January 8, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. Click on the "Upcoming" tab and click "Title". The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

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)
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 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, 5510 Overland Avenue, Ste 110, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$1000.00.

*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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