

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 11, 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/151211-Supporting-Documents.html>

Regular Agenda Items**1. Valley Center Cemetery Major Use Permit; PDS2014-MUP-14-029: Valley Center Community Plan Area (Chan)**

The project is a Major Use Permit to expand the existing 1.8-acre existing nonconforming Valley Center Cemetery. The proposal would expand the cemetery boundary to the north, increasing the size from 1.8 to 2.8 acres to accommodate additional burial plots. A new 800 square-foot office building is also proposed within the expanded area. The existing structures within the current boundary would remain. In addition, the existing access drive located in the northern portion of the cemetery would be scarified and replaced by a new driveway that would be located within the expanded portion. Landscaping is also proposed to screen the cemetery from the surroundings. Due to the fact that the nonconformity is attributable to the absence of a use permit, the current action will remove the nonconformity by securing the required permit. (APNs: 188-230-02 and 47).

2. Dabbs Tentative Map; PDS2003-3100-5346: Bonsall Community Plan Area (A. Smith)

The applicant requests a Tentative Map to subdivide a 38.4-acre property into 9 residential lots. The proposed residential lots will be an average of four acres in size. Access to the project will be provided by a new private road connecting to Old Highway 395, which runs north-to-south along the eastern boundary of the subject property. Individual septic systems are proposed and water would be provided by the Rainbow Municipal Water District. The site is served by the Deer Springs Fire Protection District for fire protection services. Earthwork is expected to consist of 15,800 cubic yards of cut and 17,400 cubic yards of fill. Offsite roads will require an additional 6,500 cubic yards of cut and 6,300 cubic yards of fill. The site is subject to the Semi-Rural Regional Category, Land Use Designation Semi-Rural (SR-4). Zoning for the site is Limited Agricultural (A70) (APN: 127-071-38).

3. NLP Valley Center Solar; PDS-2013-MUP-13-019: Valley Center Community Plan Area (Mills)

The applicant requests a Major Use Permit (MUP) for a solar energy generating facility. The MUP would authorize the construction and operation of a 26-acre solar energy generating facility on a 66-acre site with a production capacity of approximately 2.5 megawatts (MW). The solar facility would interconnect to an existing SDG&E utility pole located adjacent to the site in the Cole Grade Road right-of-way. Earthwork would consist of an even cut and fill of 6,000 cubic yards of material. Access would be gained from Cole Grade Road. The project would be served by the Valley Center Municipal Water District. The project site is located at the southeast corner of Cole Grade Road and Via Valencia within the Valley Center

Community Planning area, in the county unincorporated area (APNs: 188-120-09 & 10).

4. **County of San Diego Local Coastal Program Update Process/Study Topic Report; PDS2013-POD-13-009: San Dieguito Community Plan Area (Serrano)**

The Coastal Commission awarded a grant to the County on November 13, 2014 to update the County's Local Coastal Program (LCP). The grant agreement requires a public hearing at the beginning of the update process to describe the scope of the project and provide information about the project schedule. The purpose of this report is to provide information to the Planning Commission about the LCP in accordance with the grant agreement. The LCP area is located within the western areas of the County's San Dieguito Community Planning Area. It is adjacent to the cities of Encinitas and Solana Beach to the west and the City of San Diego to the south. The goal of the LCP update is to improve permit processing procedures and to eliminate the need to obtain Coastal Commission approval for certain projects. The update process will include multiple public outreach meetings and opportunities to provide comments while the plan is developed. In order to become effective, the LCP will need to be approved by the Board of Supervisors and subsequently approved by the Coastal Commission.

5. **RiverWay Specific Plan Amendment and Rezone; PDS2015-SPA-15-003 & PDS2015-REZ-15-009: Lakeside Community Plan Area (Mills)**

The applicant proposes a Specific Plan Amendment and a Rezone to the RiverWay Specific Plan, a specific plan for the Upper San Diego River Improvement Project (USDRIP). The entitlements proposed in this action would change the maximum building height regulation in Planning Areas VIII and IX of the RiverWay Specific Plan from a G Designator (35-feet, two stories), to an M Designator (45-feet, any number of stories provided all building code requirements and floor-area ratio limitations are met). The current land use regulation and all other development regulations would not change. No development is proposed with this action. All subsequent development would require a discretionary permit through an existing B Special Area Designator. The B Designator requires all development within the Specific Plan to process a Site Plan with community review. The site is located immediately east and west of Riverford Road and is bounded to the north by Mast Boulevard and Riverside Drive within the Lakeside Community Plan area, in the county unincorporated area (APNs: 379-010-12, -39, -40, -42, -43, and -44; 379-142-01, -03, -04, and -05; 379-143-04 and -05; 379-192-26; 382-011-05, -10, -17, -27 and -29; 760-141-73).

6. **Hosking's Ranch Tentative Map; PDS2003-3100-5312 RPL³: Julian Community Plan Area (Campbell)**

The applicant requests a 24-lot agricultural subdivision, with a 40-acre minimum lot size, on a 1,416.5-acre property. Individual on-site wells and individual on-site sewer disposal systems would provide both water and sewer, respectively. Earthwork would consist of 103,127 cubic yards of cut and 103,568 cubic yards of fill. The project site is served by Julian/Cuyamaca Fire Protection District. The site is located within a Williamson Act Contract and the project would require a Contract amendment for 161 acres, to change the Contract's minimum acreage from 160 to 40 acres. Project implementation would require a Habitat Loss Permit for impacts to coastal sage scrub (CSS). The property is designated Rural Lands RL-40 and RL-80, by the General Plan (Former General Plan: Environmentally Constrained Area Intensive Agriculture 1 DU/4,8 AC) (APNs: 289-060-34; 289-030-12, -13, and -11; 289-062-06 and -07; 289-063-04; 289-100-14, -12, -15, and -16; 289-470-38; and 289-120-32, -40, and -41).

7. **Law Enforcement Services Administrative Appeal; PDS2015-AA-15-003: Alpine Community Plan Area (Kattoula)**

This is an Administrative Appeal of a Director's decision classifying governmental military and governmental law enforcement firearms and associated training activities at Covert Canyon within the Law Enforcement Services use type pursuant to Section 1346 of the County of San Diego Zoning Ordinance. The property is located at 19150 High Glen Road, in the Alpine Community Plan Area, within unincorporated San Diego County. The site is designated Rural Lands RL-40 by the General Plan (APNs: 521-130-05-00, 521-130-07-00, 521-130-08-00, and 522-070-03-00).

Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**

- **November 18, BOS Meeting**

- **2015 General Plan Clean-up/GPA 14-001, Rezone 14-001; 30 minutes – 1 hour**

- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **December 16, BOS Meeting**
 - **None at this time**
 - **January 6, BOS Meeting**
 - **Winter Gardens – TM 5246-1; Consent**
 - **Oak Tree Ranch – TM 5574-1; Consent**
 - **Dougherty Grove – TM 5339; Consent**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

Tentative Dates for 2016

January 22, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 5, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 26, 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.

PC121115AGENDA: If