

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 26, 2016, 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. **Annual Selection of Officers**
- C. **Roll Call**
- D. **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.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/160226-Supporting-Documents.html>

Regular Agenda Items**1. Granger Solar Major Use Permit; PDS2015-MUP-15-019: 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 27-acre solar energy generating facility on a 40-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 Mesa Crest Road right-of-way. Earthwork would consist of an even cut and fill of 24,000 cubic yards of material. Access would be gained from Mesa Crest Road. The project would be served by the Valley Center Municipal Water District. The project site is located at the northeast corner of Mesa Crest Road and Avenida Annalie within the Valley Center Community Planning area, in the County unincorporated area (APN: 129-162-07).

Administrative Agenda Items**H. Department Report: This is an informational/nonvoting item - no deliberation or action permitted.****• SANDAG: Implementing San Diego Forward: The Regional Plan**

The San Diego Association of Governments (SANDAG) is the region's primary public planning, transportation, and research agency. SANDAG also administers TransNet, the voter-approved half-cent sales tax for transportation. This program has supported completion of more than 650 highway, transit, bike and pedestrian, habitat conservation, local street repair, and grant projects and programs that have kept San Diego moving forward. In October 2015, the SANDAG Board of Directors approved San Diego Forward: The Regional Plan after three years of extensive public engagement. The Regional Plan is a path forward for San Diego County that will build on and add more choices to our region's transportation system. SANDAG is currently considering a ballot measure that would raise funds to help implement the Plan, and possibly support other needed infrastructure throughout the region. If the SANDAG Board decides to place a measure on the ballot, it would ask voters in San Diego County to increase our local sales tax by up to one-half cent. SANDAG is requesting an opportunity to present to the San Diego County Planning Commission to highlight projects planned in the region, describe what might be included in an expenditure plan for a ballot measure, and what steps are being taken to engage the public.

- **Results from Board of Supervisors' Hearing(s).**
 - **February 3, 2016 BOS Meeting**
 - Riverway Specific Plan Amendment and Rezone;
 - **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **March 2, 2016 BOS Meeting**
 - TM 5394-1 South County Commerce Center

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

March 11, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 22, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 20, 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:

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| 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.

PC160226AGENDA: If