

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, April 22, 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. 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/160422-Supporting-Documents.html>

Regular Agenda Items**1. Pacifica Estates Tentative Map; PDS2006-3100-5510(TM): Fallbrook Community Plan Area (Smith) CONTINUED FROM JULY 17, 2015**

This project was heard by the Planning Commission on July 17, 2015, and was continued. The project is a Tentative Map to subdivide 17.3 acres into 25 lots, including 21 residential lots, two Home Owner Association (HOA) lots for detention basins, and two biological open space lots to preserve wetlands. Since the previous Planning Commission hearing, the applicant has reduced the grading, added landscaping and thoroughly evaluated other access options. The proposed residential lots would continue to be 0.5 acre gross and net, which is in conformance with zoning for the site. Water and sewer would be provided by Fallbrook Public Utilities District. Access to all lots would be provided by a proposed private road connecting to Mission Road, and the traffic design only allows for right-in, right-out turns. Earthwork would consist of 60,000 cubic yards of balanced cut and fill. The site is subject to the General Plan Designation Village Residential (VR-2) and zoned Rural Residential (RR). The project site is located east of South Mission Road and north of Stage Coach Lane, in the Fallbrook Community Plan Area, within the unincorporated San Diego County (APNs: 106-251-01, 03, 18, 24; 106-151-12, 13; 106-500-29).

2. Trinity Meadows Tentative Map; PDS2014-TM-5593: North County Subregional Plan Area (Chan)

The project is a Tentative Map to subdivide 12.5-acres into 22 residential lots, which is located at the northwest corner of Bear Valley Parkway and San Pasqual Valley Road. The lots would have a minimum lot size of 10,000 square feet. The project also includes one road lot and two water quality basin lots. The site would be served by on-site wastewater treatment systems with supplemental treatment systems, and imported water from the City of Escondido Water District. Access would be provided by a driveway connecting to Bear Valley Parkway. The project also includes an Administrative Permit to allow for an over-height noise barrier on Lots "B", 1, 2, and 9-15. The height of the noise wall would vary from 5' to 11'. Landscaping would be planted between the wall and Bear Valley Parkway. Earthwork is expected to consist of balanced cut and fill of 15,167 cubic yards. The site is subject to the General Plan Designation Village Residential (VR-4.3) and zoned Single Family Residential (RS). The site is located in the North County Subregional Plan Area at the northwest corner of Bear Valley Parkway and San Pasqual Valley Road, within the unincorporated San Diego County (APN: 234-291-11).

3. **Ocotillo Solar Time Extension; PDS2015-MUP-12-004TE: Desert Subregional Area (Smyser)**

The project is a Time Extension to extend the deadline for construction or use in reliance of an approved Major Use Permit. The extension would be to January 24, 2018. Section 7376 of The Zoning Ordinance provides for extending the deadline for an MUP. The MUP for the Ocotillo Wells Solar Farm was approved by the Planning Commission on January 24, 2014. A Mitigated Negative Declaration (MND) was adopted for the project. The requested Time Extension would not involve any changes in the impacts identified in the MND and would not create any new potentially significant impacts. The project would still be required to implement all mitigation measures identified and approved with the original project approval. The site is located east of Split Mountain Road and south of State Highway 78 in the Desert Subregional area within unincorporated San Diego County. The site is subject to the General Plan Designation Rural Lands 80 (RL-80) and zoned General Rural (S92). (APNs: 253-390-57, 253-390-58).

Administrative Agenda Items

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

- **Horizon View Estates TE; PDS2015-TM-5194TE – Hingtgen**

Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 36 lots on 289 gross acres located south of SR-78 east and west of Horizon View Drive in the Ramona Community Planning area.

- **CAP and GHG (Newhall Ranch Supreme Court Ruling) and Comprehensive Renewable Energy Plan (CREP) Update – Lees/Alvey**

Staff will be providing an informational item describing the Newhall Ranch Supreme Court Ruling; an update on the Climate Action Plan project status; and information describing the project status of the Comprehensive Renewable Energy Plan.

- **Sustainable Groundwater Management Act (SGMA) - Bennett**

At the request of the Planning Commission staff will be providing an informational item describing the Sustainable Groundwater Management Act, which provides a framework to regulate groundwater for the first time in California's history

- **Results from Board of Supervisors' Hearing(s).**
 - **March 16, 2016 BOS Meeting**
 - 2015 General Plan Annual Progress Report
 - Kelly-Aufmann-Lau Open Space Vacation & Boundary Adjustment (2nd Hearing)
 - BOS Consideration of Medical Marijuana Options
 - **April 13, 2016 BOS Meeting**
 - Water Conservation in Landscaping Ordinance Amendments
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **April 27, 2016 BOS Meeting**
 - Tiered Winery Ordinance Amendment
 - Water Conservation in Landscaping Ordinance Amendments (2nd Hearing)
 - An Ordinance Extending a Moratorium on the establishment of Medical Marijuana Collective Facilities
 - **May 4, 2016 BOS Meeting**
 - Grand Tradition General Plan and Zoning Amendment

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

May 20, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 17, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 15, 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.

PC160422AGENDA: If