

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 20, 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/160520-Supporting-Documents.html>

Regular Agenda Items**1. Jacumba Solar Major Use Permit; PDS2014-MUP-14-041: Mountain Empire Subregional Plan Area (A. Smith)**

The applicant requests a Major Use Permit (MUP) for a solar energy generating facility. The MUP would authorize the construction and operation of a 108-acre solar energy facility on a 304-acre site with a production capacity of approximately 20 megawatts (MW). The project would include an approximately 1,500 foot overhead transmission line (138 kV gen-tie) that would connect the project substation to the adjacent ECO Substation owned and operated by San Diego Gas and Electric (SDG&E). Grading would consist of a balanced cut and fill of approximately 180,000 cubic yards of material. Primary access to the project site would be provided via an improved access road from Old Highway 80. The project site is located south of Old Highway 80 and adjacent to the U.S.-Mexico Border within the Mountain Empire Subregional Plan Area, in unincorporated San Diego County (APN: 661-041-02, 661-041-03, 661-080-01, 661-080-04, 661-080-05, 661-080-08).

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

- **Secondary Dwelling Units and Guest Houses (Nicoletti/Farace)**
- **Noise Ordinance Summary (Aquino)**
- **Results from Board of Supervisors' Hearing(s).**
 - **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

- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

- **None before the June Hearing**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

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
August 5, 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.

PC160520AGENDA: If