

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 17, 2012, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, 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 not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings**
- 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**

Regular Agenda Items

- 1. Sol Orchard Valley Center Solar Energy Major Use Permit; P11-027; Valley Center Community Plan Area (Slovick) Continued from the meeting of July 20, 2012**

The proposed project includes a Major Use Permit to allow for the construction and operation of a photovoltaic solar farm. The project would consist of solar panels over approximately 46.1 acres of the 54.6 acre site with a production capacity of 7.5 Megawatts (MW). The proposed panels would be single-axis tracking photovoltaic solar panels supported on a galvanized driven H-pile post system which would not exceed 12-feet in height at maximum tilt. The site is subject to the Semi-Rural Regional Land Use Element Policy, Semi-Rural

Residential (SR-4) General Plan Land Use Designation and is zoned A70 (Limited Agricultural). The project site is located at 15155 Vesper Road in the Valley Center Community Plan area, within unincorporated San Diego County (APN 188-290-20).

2. **General Plan Amendment 3800 12-003 (GPA) to the San Dieguito Community Plan; 3800 12-003 (GPA); San Dieguito Community Plan Area (Real) Continued from the meeting of July 20, 2012**

This is a County initiated General Plan Amendment (GPA) to amend the San Dieguito Community Plan for content related to the Rancho Cielo Specific Plan. This GPA was initiated by the County on May 10, 2012, in accordance with the direction provided during the May 9, 2012 (1) Board of Supervisors meeting, for the Rancho Cielo Specific Plan Amendment (SPA 05-004). Changes within the Community Plan are proposed to correct a long standing inconsistency in textual content for the Rancho Cielo Specific Plan and will preserve the Rancho Cielo Specific Plan overall density of 0.27 dwelling units per acre. The proposed action will make the Community Plan text regarding the Rancho Cielo Specific Plan internally consistent as required by Government Code Section 65300.5.

3. **Ordinance Changes Recognizing the Establishment of the Department of Planning and Development Services; Countywide (Lingelser)**

This item is a proposed administrative amendment to the Zoning Ordinance to implement the establishment of the Department of Planning and Development Services (PDS) by removing references to the term Department of Planning and Land Use (DPLU) and inserting PDS, as directed by the Board of Supervisors.

4. **MDS Residential Subdivision Tentative Map; TM 4962; Ramona Community Plan Area (Hingtgen)**

The project is a major residential subdivision of the 77.1-acre site. The project proposes to develop 27 residential lots, ranging in area from 2.0 to 9.1 net acres. Each created legal parcel will contain a residence, septic leach field, fire clearing (limited building zone), landscaping and driveway. The project will construct three onsite roads: Tiffany Real, Jewel Place and Karat Lane. Additional offsite road improvements to Tiffany Real will provide the main access route to Black Canyon Road. A gated emergency access point at the south end of Karat Lane is proposed to connect to Lapis Lane and thence to Ramona Real and Black Canyon Road. The project will also improve Lapis Lane south of Ramona Real to Pile Street for an additional emergency egress route. Grading is proposed in the amount of 86,150 cubic yards and will be balanced on-site. Maximum height of cut and fill slopes will be about 25 and 20 feet, respectively. The project will have imported water supplied by the Ramona Municipal Water District, and fire service

by the Ramona Fire Department/CDF. The project proposes to vacate an existing 3.7-acre open space easement in the northeastern portion of the project site, but would place the eastern drainage and lower portion of the western drainage in open space. Proposed onsite open space easements would total 14.63 acres and contain 0.66 acres of Coast Live Oak Riparian Forest and 4.86 acres of Diegan Coastal Sage Scrub habitat.

5. **Rabago Commercial Subdivision Tentative Map; TM 5568; Otay Subregional Plan Area (Wright)**

The project is a proposed subdivision of 71.07 acres to create 19 lots for a business park development in the East Otay Mesa Specific Plan (EOMSP) area. The lots, ranging in size from 1.70 to 3.99 acres, would be developed in four phases. Access to the site would be provided from Otay Mesa Road, from future Enrico Fermi Drive and from future Vann Center Boulevard. Roadway improvements would include David Ridge Drive constructed to full width on site; Otay Mesa Road, Vann Centre Boulevard, Lone Star Road and Enrico Fermi Drive improved to half-width along the property frontages. The project site is located on the north side of Otay Mesa Road at Enrico Fermi in the Otay Mesa Community Planning Group, within unincorporated San Diego County and is subject to the Village Regional Category and General Plan Land Use Designation of Specific Planning Area. Zoning for the site is S88 Specific Plan Area. The East Otay Mesa Specific Plan designates the project site as Technology Business Park, which allows a variety of civic and commercial use types, subject to the regulations defined in the Specific Plan.

6. **Cumming Ranch Subdivision; GPA 03-007, SP 03-005, TM 5344, S10-007 & R07-002; Ramona Community Plan Area (Hofreiter)**

The project is a master-planned residential community which includes a proposal for 125 single-family residential lots on a 683-acre site in Ramona. Residential lots would range between 1-acre and 3.1 acres in size. The project proposes 457 acres of open space, encompassing 67% of the site, and it includes a community trails network. Four access points are proposed along Highland Valley Road and the projects' internal roadways will be constructed as public streets with either 52' or 56' of right-of-way.

7. **Rosemary's Mountain Quarry Use Permit Modification; P87-021W¹ and RP87-001W¹; Fallbrook Community Plan Area (Bennett)**

The project is a Major Use Permit (MUP) and Reclamation Plan (RP) modification to an existing construction aggregate quarry and materials processing site. The project would revise the Plot Plan to incorporate new areas outside of the mining footprint into the mining footprint, change the Site Preparation phase boundaries,

revise slope/bench configurations, redesign access road alignments, change some of the final pad elevations, and include a re-designed smaller de-siltation basin. The project would also modify the types of mining equipment and revise and/or clarify some of the MUP/RP conditions including the hours of operation. The project is located at 5606 Pala Road (State Route 76), in the Fallbrook Community Planning Area.

8. Planning Commission Procedures; Countywide (Farace)

This item proposes revisions to Planning Commission Policy PC-2 pertaining to "Planning Commission Procedural Rules for Conduct of Zoning and Planning Hearings." The proposed amendments consist of revisions to: organized presentations, rules for submitting speaker slips, rules for submitting documents to the Planning Commission and changes to noticing procedure for certain projects with special circumstances.

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s) (Gibson).**
- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

September 12th BOS Hearing:

- **Rancho Cielo Specific Plan; Item A: General Plan Amendment to the San Dieguito Community Plan, GPA12-003 and Item B: Rancho Cielo Specific Plan Amendment, SPA05-004**
 - **Very Low Category Property Specific Request General Plan Cleanup Option**
 - **Establishment of Planning & Development Services (PDS) (First Reading)**
- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

September 21, 2012

Regular Meeting, 9:00 a.m., DPLU Hearing Room

October 19, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at http://www.sdcounty.ca.gov/dplu/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, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*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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