

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, August 7, 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. Closed Session: Please note, this item is scheduled to start at 8:30am and is not open to the public**

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9. A decision on the Lilac Hills Ranch project requires the Planning Commission to consider compliance with General Plan policies. Attorneys representing at least four organized groups have submitted correspondence arguing that the Lilac Hills Ranch project does not comply with the General Plan.

- B. Statement of Planning Commission's Proceedings**
- 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/150807-Supporting-Documents.html>

Regular Agenda Items**1. Riker Ranch Tentative Map; PDS2014-TM-5592: Lakeside Community Plan Area (Smith)**

The applicant requests a Tentative Map to subdivide 6.24 acres into 21 lots. The proposed residential lots range between 10,000 and 16,009 square feet, which is in conformance with the 10,000 square foot minimum lot size required by Zoning. The project is also in conformance with the General Plan density requirement. Access to all lots would be provided by a proposed private road connecting to Adlai Road. Removal of the existing structures on the parcel would be conditioned. Water would be provided by Helix Water District, and sewer would be provided by the San Diego County Sanitation District (Lakeside Division). The site is within the Lakeside Fire Protection District, which would provide fire service. Expected total earthwork quantities would be a balance of 13,600 cubic yards of cut and fill. The site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village (VR-4.3). Zoning for the site is Single-Family Residential (RS), with a minimum lot size of 10,000 square feet. The site is located west of Adlai Road and north of East Lakeview Road, in the Lakeside Community Plan Area, within the unincorporated San Diego County (APN 398-390-67).

2. Lilac Hills Ranch: PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571 (TM), PDS2012-3100-5572 (TM), PDS2012-3300-12-005 (MUP), PDS2012-3500-12-018 (STP), HLP XX-XXX; Valley Center and Bonsall Community Plan Areas (Slovick)

Lilac Hills Ranch is a master planned community that encompasses 608 acres and consists of 1,746 residences; 90,000 square feet of commercial, office and retail space; a 50-room Country Inn; a 200-bed group care facility; and civic facilities that include public and private parks, a private recreational facility, a new fire station or a remodel of an existing fire station (Miller Station) and a school site (K-8). Of the 1,746 residences, 903 would be single-family detached homes, 164 would be single-family attached homes, 211 would be mixed use residential units and 468 would be age-restricted within a senior citizen neighborhood. Additional uses include a Recycling Facility, a Water Reclamation Facility, and other supporting infrastructure, as well as off-site improvements. Finally, approximately 104 acres of permanent biological open space will be dedicated.

The project includes a General Plan Amendment (GPA 12-001), a Specific Plan (SP12-001), a Rezone (REZ 12-003), a Master Tentative Map (TM 5571 RPL 1), an Implementing Tentative Map for Phase 1 (TM 5572 RPL 1), a Major Use Permit for the Water Reclamation Facility (MUP 12-005), and a Site Plan, S12-018 for Private Parks. The General Plan Amendment proposes to change the regional land use category from Semi-Rural to Village and change the land use designations from Semi-Rural SR-10 and Semi-Rural SR-4 to Village Residential (VR 2.9) and Village

Core (C-5) and revise the Bonsall and Valley Center Community Plan texts to add the proposed village and include a description of the project. The project also proposes to amend the Mobility Element to change the classification of a segment of West Lilac Road from 2.2C to 2.2F and amend Table M-4 to add roadway segments to the list of accepted Road Classifications with Level of Service E or F.

The project is located east of I-15 and south and west of West Lilac Road approximately one-half mile north of Circle R Drive within the Bonsall and Valley Center Community Plan areas within the unincorporated area of San Diego County (numerous APNs).

Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**
 - **July 22, BOS Meeting**
 - **Nickel Creek Condominiums**; TM 5347-1; Consent
 - **Rogers Estates**; TM 5337-1; Consent
 - **Valencia Square Subdivision**; TM 5404-1; Consent
 - **August 5, BOS Meeting**
 - **Rancho Alegre**; TM 4750-1; Consent
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **No items before the September's PC Hearing are docketed**

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

September 11, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 9, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 13, 2015	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.

PC080715AGENDA: If