

## REVISED FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 15, 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](mailto: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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/060715-Supporting-Documents.html>

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**Regular Agenda Items****1. Valley Center Church Major Use Permit Modification; PDS2013-MUP-81-098-W1: Valley Center Community Plan Area (McGee)**

The applicant requests a Major Use Permit Modification to add a 2,700 square foot fellowship hall, a 50-foot tall steeple and monument sign to the existing sanctuary. The project would also include a remodel of the existing sanctuary to add classrooms within the existing sanctuary. The site is developed with an existing church that would be retained and expanded. The total occupancy of 168 would not be modified by the current action. Access would be provided by a private driveway connecting to Fruitvale Road. The project would be served by an onsite septic system which is to be upgraded and imported water from the Valley Center Municipal Water District. The project site is located at 14919 Fruitvale Road in the Valley Center Community Plan area, within unincorporated San Diego County (APN: 188-271-15).

**2. Bonsall Unified School District Land Acquisition: Bonsall Community Plan Area (Schoppe)**

The Bonsall Unified School District (District) proposes to acquire Assessor Parcel Number: 126-300-52. The site is located at 31403 Old River Road, immediately south of Bonsall Elementary School. The District does not have an intended use for the property, at this time. However, an existing building on site may be used for maintenance operations. The site is subject to the General Plan Designation Public/Semi Public and zoned Single Family Residential (RS). The site is located east of Old River Road, in the Bonsall Community Plan Area, within the unincorporated San Diego County (APN: 126-300-52).

**3. Sweetwater Place Tentative Map; PDS2014-GPA-14-003, REZ-14-003, TM-5588, STP-14-015: Spring Valley Community Plan Area (Sibbet)**

The applicant requests a General Plan Amendment, Rezone, Tentative Map and a Site Plan for the construction of 122 detached residential condominiums and a new 2-acre community public park on an 18-acre property. The site was originally slated for State Highway 54 (SR-54) extension, but Caltrans has since abandoned the SR-54 extension project and sold the property. The proposed main access would be from Jamacha Boulevard at the existing Folex Way intersection. Secondary access is proposed off of Sweetwater Springs Boulevard and would also provide access to the park. The project includes a trail along Jamacha Boulevard that connects to new park and a new bus stop on Jamacha Boulevard. The site currently is subject to the General Plan Land Use Designation of Public/Semi-Public and is proposed to change to Village (VR-7.3). The current Zoning for the site is Holding Area (S90) and is proposed to change to Variable Residential (RV). A Tentative Map is to subdivide the property into two lots; one for the park and one for the 122 condominiums. A Site

Plan is also included to demonstrate conformance to the Spring Valley Design Guidelines and the Special Study section in the Spring Valley Community Plan and to establish the exterior setbacks. The project site is located on the north side of Jamacha Boulevard (SR-54) at Sweetwater Springs Boulevard, in the Spring Valley Community Plan Area, within unincorporated San Diego County (APN 505-231-36).

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### Administrative Agenda Items

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

- **Hosking's Ranch (PDS2003-3100-5312 RPL<sup>3</sup>)**

- **Country Estates Tentative Map TE (PDS2016-TM-4700TE2)**

Request for administrative denial of a Tentative Map Time Extension for subdivision map which proposes 55 lots on 77.9 gross acres located at the easterly terminus of Deed Drive and northerly terminus of Hardell Lane, in the North County Metropolitan Subregional Plan area.

➤ **Results from Board of Supervisors' Hearing(s).**

- **June 22, 2016 BOS Meeting**

➤ None at this time

- **June 29, 2016 BOS Meeting**

➤ None at this time

➤ **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors. (Revision: Hosking's Ranch will not be heard at this hearing)**

- **August 3, 2016 BOS Meeting**

➤ None at this time

**H. Discussion of correspondence received by Planning Commission.**

**I. Scheduled Meetings.**

August 5, 2016                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

September 9, 2016                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

October 14, 2016                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

**Adjournment**

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**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](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.

PC160715AGENDA: If