

**REVISED FINAL AGENDA**

**SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, December 9, 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/161209-Supporting-Documents.html>

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**Regular Agenda Items****1. Faith Chapel Christian Elementary School; PDS2015-MUP-82-036W2: Valle de Oro Community Plan Area (Chan)**

The applicant proposes to modify the existing Major Use Permit (P82-036) to expand the existing school use to include a private elementary school at the existing church site. The proposed school would co-occupy the existing 16,000 square-foot Sunday school building with the existing pre-school and no additional building is proposed. There would be a maximum of 325 students and 20 faculty/staff at full capacity. The proposed elementary school would operate from August through May during the year, from 8:00 a.m. to 3:00 p.m., Monday through Friday. The existing sign at the site entrance would be replaced with an LED screen to provide signage for both the church and school. The site is located at 9400 Campo Road in the Valle de Oro Community Plan Area (APNs: 500-150-65, 66 and 67).

**2. College Prep Middle School Major Use Permit; PDS2015-MUP-15-006: Valle de Oro Community Plan Area (Kraft)**

The project is a MUP for middle school serving grades five through eight on a 2.9-acre parcel located at 10268 Madrid Way, in the Valle De Oro Community Plan Area. The project is subject to the Village Residential General Plan Designation (VR-4.3), and is zoned RS (Single-Family Residential) which allows a school with the approval of a MUP pursuant to Zoning Ordinance Section 2105. The applicant is proposing a two-story, 27,058-square foot structure, parking for 52 vehicles including approximately 645 lineal feet of vehicle queuing and student drop-off/pick-up which will accommodate approximately 30 cars. The proposed school anticipates an initial enrollment of 350 students with a maximum capacity of 500 students within five years. School staff would include 20 teachers and an administrative staff of six. Class start times would be off-set by 30 minutes from the Casa De Oro elementary school located northwest across Agua Dulce Boulevard. The proposed school would operate Monday through Friday from 8:30AM to 2:35PM. Access to the site is a private driveway connecting to Agua Dulce Boulevard. The site access would be widened to three lanes to accommodate one lane of ingress and two lanes of egress. Project conditioning would include a left turn pocket for southbound traffic on Agua Dulce Boulevard, a *No-Parking* zone along the Agua Dulce Boulevard project frontage, sidewalks along Agua Dulce and Madrid Way and a flashing beacon with signage to warn northbound traffic on Agua Dulce during school hours (APN: 501-321-07).

**3. Simpson Farms Tentative Map; PDS2005-3100-5460 (TM): Jamul/Dulzura Subregional Planning Area (M. Smith)**

The project is a Tentative Map to subdivide 162-gross acres (156 net) into 106 lots. The lots consist of: 95 residential lots, one commercial lot (Lot 99), two biological

open space lots (Lot 97 and 98), seven roads (Lot 100-106), and one lot exclusively as a drainage basin (Lot 7). The site is currently split-zoned for both residential and commercial. The commercial development is not a part of this application, and requires an approved Major Use Permit prior to construction. The project site is located northeast of the Campo Road (State Route 94)/Jefferson Road intersection, in the Jamul/Dulzura Subregional Planning Area, within unincorporated San Diego County. The residentially zoned portion of the site is subject to the Semi-Rural General Plan Land Use Designation. The commercially zoned portion of the site is subject to the Rural Commercial General Plan Land Use Designation. Zoning for the residential portion is Limited Agricultural (A70) and General Commercial (C36) for the commercial portion. The site contains the existing Barrett-Simpson House that would be retained. Roads border the subdivision to the north (Olive Vista Drive), west (Jefferson Road), and southwest (Campo Road/State Route 94). Access to lots would be via several proposed internal private roads which eventually connect to both Jefferson Road and Olive Vista Drive. Water would be provided by Otay Water District and each lot would have a private septic system using an advance treatment system. Earthwork will consist of approximately 180,000 cubic yards of balanced cut and fill (APN: 596-180-01 & 02).

4. **County of San Diego Draft Local Coastal Program; PDS2013-POD-13-009: San Dieguito Community Plan Area (Eichar)**

The County of San Diego (County) has initiated the development of a Local Coastal Program (LCP) for the coastal zone within a portion of the San Dieguito Community Plan Area, consistent with the California Coastal Act of 1976. The LCP area is comprised of approximately 1,050 acres within the unincorporated areas of the County located east of the cities of Encinitas and Solana Beach, and north of the City of San Diego. Planning & Development Services is seeking a recommendation from the Planning Commission at this time. The LCP must be approved by the Board of Supervisors prior to certification by the Coastal Commission. Upon certification, the County would assume responsibility for issuing coastal development permits.

Click [here](#) to go the County of San Diego Local Coastal Program Website.

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### Administrative Agenda Items

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

**Otay Crossings Commerce Park, Tentative Map Time Extension; PDS2016-TM-5405TE (Hingtgen)**

A Report of Administrative Action and Preliminary Notice of Decision has been prepared for this request for a six-year time extension for an approved subdivision map. The Otay Crossings tentative map consists of 42 mixed industrial lots, three

open space lots, and two lots for temporary uses pending acquisition and construction of SR-11 and a future Port-Of-Entry. The project site is 311 acres and is located in the East Otay Mesa Specific Plan Area southeast of the intersection of Otay Mesa Road and Alta Road. The General Plan Land Use Designation is Specific Plan Area and zoning is S88 Specific Plan. The site is planned for mixed industrial use.

**H. Results from Board of Supervisors’ Hearing(s).**

- **November 16, 2016 BOS Meeting**
  - None

**I. Upcoming Board of Supervisors Agenda items and designation of member to represent Commission at Board of Supervisors.**

- **December 14, 2016 BOS Meeting**
  - McMillan Farm Agricultural Establishment
  - Forest Conservation Initiative General Plan Amendment
  - Campo/Lake Morena Community Plan Update
  - Pine Valley Community Plan Update

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

**K. Scheduled Meetings.**

January 20, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 10, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 10, 2017	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](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.

PC161209AGENDA: If