

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 14, 2017, 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/170714-Supporting-Documents.html>

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**Regular Agenda Items****1. Ramona Senior Gardens Major Use Permit; PDS2015-MUP-15-023: Ramona Community Plan Area (Aquino)**

The project would authorize the operation of an elderly care facility accommodating 68 patients, including the expansion of an existing building from 8,041 square feet to 15,527 square feet, while retaining four smaller, existing, detached buildings. The site's previous uses include a mentally disabled facility and a drug rehabilitation and treatment facility. Access would be provided by two driveways connecting to H Street. Off-site improvements along the frontage on H Street would be comprised of an improved width of 20 feet from centerline and installation of a street light along the project frontage. A total of 47 on-site parking spaces are proposed to accommodate the care facility. The 2.2-acre site is located south of H Street, in the Ramona Community Plan Area, within unincorporated San Diego County. The project is subject to the Village Residential (VR-7.3) General Plan Land Use Designation, and is zoned Variable Family Residential (RV) which allows for a Group Care with the approval of a Major Use Permit pursuant to Section 2105 of the Zoning Ordinance (APNs 282-290-02 and 282-290-03).

**2. East County Sand Mine Major Use Permit; PDS2009-3300-09-016: Lakeside Community Plan Area (Chase)**

The applicant requests a Major Use Permit and Reclamation Plan for a Mining and Processing facility for the extraction of up to 674,000 cubic yards of material, including 632,000 cubic yards of sand and 42,000 cubic yards of topsoil on 19.23 acres of a 27.39-acre site. Maximum depth of extraction would be 25 feet to an elevation 415 feet above Mean Sea Level. Extraction and reclamation will occur simultaneously across the site in six phases. During reclamation phases, 677,000 cubic yards of soil, rock, and concrete material would be imported and recycled for resale and use as on-site fill and channel rip-rap for those portions of Slaughterhouse Creek which flow through the property. The project site is located at 12101 Highway 67 in the Lakeside Community Plan area, within unincorporated San Diego

County (APNs: 375-100-20, 375-100-24, 375-100-43, POR. 375-041-36, POR. 375-041-50, POR. 375-100-29, POR. 375-100-41, POR. 375-100-45).

3. **Creekside Tentative Map; PDS2016-TM-5610; PDS2016-STP-16-002; PDS2016-ER-16-09-001: Ramona Community Plan Area (M. Smith)**

The project is requests a Tentative Map and Site Plan for a 40-unit detached condominium complex. The 5.5-arce site is a vacant property, located northwest of the intersection of Robertson Street and Pala Street, in the Ramona Community Plan Area, within unincorporated San Diego County. The property has split zones and General Plan designations. The northern portion section of the site is zoned Limited Agricultural (A70) with a Semi-Rural General Plan (SR-1). The southwestern portion of the site is zoned Residential Variable (RV) with a Village Residential General Plan (VR-15). The southeastern “triangle” portion of the site is zoned under the recently adopted Ramona Form Based Code as General District (RM-V4), and subject to the Village Residential General Plan (VR-15). Finally, the southern portion of the site is within the Village Boundary, which allows for a higher density in the General Plan. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. Access would be provided by a driveway connecting to Robertson Street, a public road. Fire Services would be provided the by CAL Fire, and the Ramona Municipal Water District would provide sewer and water service. Earthwork will consist of 4,950 cubic yards of cut and 22,750 cubic yards of fill, with 17,800 cubic yards of imported material. All on-site water distribution, sewer distribution, roads, and water quality facilities will be private, and repair and maintenance will be the responsibility of the proposed project’s Home Owners Association (APN: 282-130-69).

4. **Germann Tentative Map; PDS2006-3100-5520(TM); PDS2006-3910-06-14-048(ER): Lakeside Community Plan Area (M. Smith)**

The project requests a Tentative Map for a 15-lot residential subdivision. The 5.2 acre project site has an existing single-family residence, which would be retained and incorporated into the subdivision. The site is located at 9212 Westhill Road, in the Lakeside Community Plan Area, within unincorporated San Diego County. The property is zoned Single Family Residential (RS) and the General Plan is Village Residential (VR-4.3). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. Access to each lot would be provided by individual driveways connecting to a proposed public road, which would connect to Westhill Road, also a public road. Water service would be provided by Padre Dam Municipal Water District and sewer service would be provided by Lakeside Sanitation District. Fire services would be provided the Lakeside Fire Protection District. Earthwork will consist of 14,600 cubic yards of balanced cut and fill (APN: 382-121-05).

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**Administrative Agenda Items**

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

1. **Quail Canyon Estates Tentative Map Time Extension; PDS2016-TM-5202TE (Leavitt)**

The applicant requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 21 residential lots on 260.10 acres. The site is located along Quail Canyon Road and north of Furnace Creek Road in the Quail Canyon Estates Specific Plan Area within unincorporated San Diego County. The new expiration date would be August 12, 2022, (APN: 393-022-11-00).

**2. Hawano Tentative Map Time Extension; PDS2016-TM-5566TE, PDS2016-ER-93-19-006WY (M. Smith)**

The applicate requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 23 industrial lots and one detention basin lot on 80 gross acres. The site is located at the southwest corner of Airway Road and Alta Road, in the East Otay Mesa Specific Plan Area within unincorporated San Diego County (APN: 648-070-17).

**Board of Supervisor’s Tentative Schedule:**

- **Results from Board of Supervisors’ Hearing(s).**
  - **June 21, 2017, BOS Meeting**
    - Country Estates Tentative Map Time Extension
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
  - **None at this time**

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

**I. Scheduled Meetings.**

August 4, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 8, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 6, 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.

PC170714AGENDA: If