

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 20, 2018, 9:00 A.M.  
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 Je'Rae Bailey, Planning Commission Secretary at [JeRae.Bailey@sdcountry.ca.gov](mailto:JeRae.Bailey@sdcountry.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**
- G. Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180720-planning-commission-hearing.html>

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## Regular Agenda Items

**1. Mountain Valley Ranch Event Barn, PDS2017-MUP-03-035W1: Ramona Community Plan Area (Russell, D.)**

The project is a Major Use Permit (MUP) Modification to allow an existing barn structure to be used for private events. The MUP Modification encompasses 5.5 acres in the southeastern corner of the 25-acre parcel, and includes an existing 2,461 square foot barn, existing shade structures, and an existing parking area to be used for private events. No expansion of existing structures or new structures are proposed. The project site is subject to the Semi-Rural General Plan Land Use Designation, and is zoned General Agricultural. The proposed use is defined by the County's Zoning Ordinance as Participant Sports and Recreation: Outdoor, and pursuant to Section 2725.c of the Zoning Ordinance this proposed project requires approval of a MUP. The project site is located at 842 State Route 78, between Magnolia Avenue and Rancho Allen Lane, in the Ramona Community Plan Area. The project will rely on a previously adopted Mitigated Negative Declaration (MND) dated November 19, 2010 and an Addendum thereto dated July 20, 2018 are on file with PDS as Environmental Review Number PDS2017-ER-03-09-013A. The project as designed will not cause any new significant effects on the environment which require mitigation measures, as there are no new significant impacts or more severe impacts over what was analyzed in the previous MND. The Planning Commission will determine whether to approve or deny the MUP Modification and adopt the environmental findings, which includes the Addendum to the November 19, 2010 MND (APN: 281-484-43).

**2. German Tentative Map, PDS2006-3100-5520: Lakeside Community Plan Area (Smith, M.)**

The project proposes a Tentative Map (TM) for 15 single-family residential lots on a 5.2-acre site in the Lakeside Community Plan Area. The project was continued from the July 14, 2017 Planning Commission hearing to allow the applicant time to correct a grading violation which included grading and importing dirt without a permit. The proposed lots range in size from 10,013 to 24,756 square feet. An existing residence located on-site would be retained and incorporated into the TM. The site is located at 9212 Westhill Road, in the Lakeside Community Plan Area. Access to the site would be provided by the existing private road, Virgine View, which connects to Westhill Road, a public road. Sewer service will be provided by Lakeside Sanitation District and Water service will be provided by the Lakeside Water District. Fire services will be provided by the Lakeside Fire Protection District. The site is subject to the Village Residential (VR-4.3) Land Use Designation, and is zoned Single Family Residential (RS). The project is consistent with the General Plan density requirements Zoning Ordinance development regulations. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional

environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The planning Commission will determine whether to approve or deny the TM and adopt the 15183 environmental findings. (APN: 382-121-05).

**3. Rancho Sierra Tentative Map, PDS2015-TM-5601: Alpine Community Plan Area (Smith, A.)**

The project proposes a Tentative Map (TM) for ten residential lots on a 11.52-acre site in the Alpine Community Plan Area. The proposed lots range in size from 1.02 acres to 1.50 acres. The project site is located along South Grade Road in the Alpine Community Plan Area. Access to the site would be provided by a new private road that would connect to South Grade Road, a public road. Individual septic systems are proposed and water service will be provided by the Padre Dam Municipal Water District. Fire service will be provided by the Alpine Fire Protection District. The site is subject to the Village Residential (VR-2.9) Land Use Designation, and is zoned Limited Agriculture (A70). The project is consistent with General Plan density requirements and Zoning Ordinance development regulations. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The Planning Commission will determine whether to approve or deny the TM and whether to adopt the exemption (APN: 404-430-45).

**Administrative Agenda Items**

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

**1. Cielo de Lusardi Tentative Map Time Extension, PDS2017-TM-5456TE: San Dieguito Community Plan Area – INFORMATIONAL (Steven, H.)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide 270 acres into 18 single-family lots and one condominium lot with 19 units. The project is located east of Via Dora and south of Cerra del Sol and Avenida Barranca in the Rancho Cielo Specific Plan within the San Dieguito Community Plan Area. The new expiration date would be April 14, 2023 (APNs: 265-300-02, 03, and 05).

**2. Cumming Ranch Tentative Map Time Extension, PDS2017-TM-5344TE: Ramona Community Plan Area - INFORMATIONAL (Steven, H.)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide 683 acres into 125 residential lots and a 457-acre biological open space preserve. The project site is located approximately .25 mile northwest of the State Route 67/Highland Valley Road intersection within the Ramona Community Plan Area. The new expiration date would be January 30, 2023 (APNs: 282-010-30 & 43, 283-011-06, 283-021-01 & 02, 283-022-02, 283-041-25 & 26, 283-051-01).

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

- **Results from Board of Supervisors’ Hearing(s).** None.
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
  - **July 25, 2018**
    - **General Plan Amendment (GPA) 18-003** that includes the following three Sub Items: Sub Item A-Harmony Grove Village South; Sub Item B-Valiano; and Sub Item C-Otay 250; And Related Implementing Actions: For Sub Item A-Harmony Grove Village

South Specific Plan, Rezone, Tentative Map, Major Use Permit, Site Plan And Environmental Document; For Sub Item B-Valiano Specific Plan, Rezone, Tentative Map, Major Use Permit, Site Plan And Environmental Document; and for Sub Item C-Otay 250 Specific Plan, Rezone, Tentative Map And Environmental Document

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

**I. Scheduled Meetings.**

July 27, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 3, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 17, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**J. 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.