

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 25, 2022, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence 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 Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcounty.ca.gov, or the Project Manager for the item as listed on this Agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at Ann.Jimenez@sdcounty.ca.gov.

This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County (currently defined as Spanish, Filipino, Chinese, Vietnamese, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 no later than seven days prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Change of Chair**
- 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:
<https://www.sandiegocounty.gov/content/sdc/pds/PC/220225-pc-hearing.html>

Regular Agenda Items

- 1. **Ivy Dell Recreational Vehicle Park Major Use Permit Time Extension; PDS2021-MUP-18-015TE; North County Metropolitan Subregional Plan Area (R. Lindebrekke)**

The applicant requests a two-year Major Use Permit (MUP) Time Extension for a previously approved MUP (PDS2018-MUP-18-015) that authorized the reestablishment of a Recreational Vehicle (RV) Park which closed in 2016. The Ivy Dell RV Park MUP, approved by the Planning Commission on April 3, 2020, authorized 42

temporary RV camping spaces, an existing manager’s residence, an existing caretaker’s residence, an existing storage building, replacement of an existing restroom/laundry building, remodeling of the existing recreation building, and installation of a new fence, entry gate and associated landscaping. No changes to the project scope or conditions are proposed as part of this Time Extension. The project is located on a 13.21-acre site at 25235 North Centre City Parkway in the Hidden Meadows community of the North County Metropolitan Subregional Plan area within the unincorporated County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Rural Residential (RR), which allows Transient Habitation: Campground/ Recreational Vehicle Parks upon approval of an MUP, pursuant to Section 2185 of the Zoning Ordinance. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Notice of Exemption (NOE) was prepared. The Planning Commission will determine whether to approve or deny the MUP Time Extension, and whether to adopt the NOE (APN 187-170-57-00).

2. Ordinance Amendment to the Grading Clearing and Watercourses Ordinance to Streamline the Agricultural Clearing Permit Process; PDS2021-POD-21-005 (A. Truong)

This is a request for the Planning Commission to consider the proposed Ordinance Amendment to the Grading, Clearing and Watercourses Ordinance to Streamline the Agricultural Clearing Permit Process (Ordinance). This proposal would amend the Ordinance to address stakeholder requests to reorganize the agricultural clearing and grading regulations into one chapter, to clarify definitions, and to preserve existing environmental protections.

H. Administrative Agenda Item(s)
None

I. Department Report

J. Scheduled Meeting

April 22, 2022 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

May 6, 2022 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at www.sandiegocounty.gov/pds/PCHearing. 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)

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Tentative Maps:

Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, 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.