

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
SPECIAL MEETING
Saturday, June 12, 2010, 9:00 AM
Field Trip to Valley Center**

Documents to be considered as evidence from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 presentation at the meeting please contact Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

The purpose of this meeting is to allow the Planning Commission to view the geography of the project site and surrounding community. It is not the intent of the meeting to debate project issues or to render a decision on the proposed Plan Amendment Authorization. Members of the public wishing to speak on the item will have an opportunity at location number four prior to conclusion of the meeting. Testimony will be limited to a total of two minutes per speaker unless additional time is granted by the Planning Commission chair. A future Planning Commission hearing will be scheduled to allow for further discussion and public testimony.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings**
- C. Announcement of Handout Materials Related to Today's Agenda Items. *NO OTHER BUSINESS WILL BE DISCUSSED.***

Regular Agenda Items

1. [Accretive Plan Amendment Authorization; PAA 09-007 \(3801 09-007\); Valley Center Community Plan Area \(Slovick\)](#)

This is a Plan Amendment Authorization (PAA) pursuant to Board of Supervisors Policy I-63 for authorization to file a General Plan Amendment for a master planned community within the Valley Center Community Plan Area, consisting of a maximum of 1,746 dwelling units, a school, a neighborhood-serving commercial village center with retail uses, and an active park. The PAA includes a change in the General Plan Land Use Designation from (17) Estate Residential to (21) Specific Plan Area, with an overall density of 4.3 dwelling units per gross acre, a change in the regional category from 1.3 Estate Development Area (EDA)

to 1.1 Current Urban Development Area (CUDA), an amendment to the Circulation Element to include Road 3A and an amendment to the Valley Center Community Plan to include a description of the proposed Specific Plan Area. The request for a PAA was previously denied by the Director of DPLU because the proposal would not be consistent with the existing General Plan or the proposed General Plan Update.

At the hearing on March 5, 2010, the Planning Commission requested to conduct a field trip to the project site, Western Enterprises Cactus Farm and the north and south villages

LOCATIONS and TIMES: This meeting will consist of a field trip with County staff. The public may attend. No decision on the project will be made on the field trip. The meeting will be held at the following four locations in the "field":

1 - View of the Project Site

Time: 9:00 a.m.

Location: 31749 Rocking Horse Road, Escondido, CA 92026
(Thomas Brothers Coordinate 1069/A1)

2 - Western Cactus Enterprises Cactus Farm

Time: Approximately 10:30 a.m.

Location: 9751 West Lilac Road, Valley Center, CA 92082
(Thomas Brothers Coordinate 1049/C7 & 1069/C1)

Break for Lunch

Time: Approximately 11:30 a.m. to 12:30 p.m.

3 - Southern Village - Valley Center Community Center

Time: Approximately 12:30 p.m.

Location: 28246 Lilac Road, Valley Center, CA 92082
(Thomas Brothers Coordinate 1090/D3)

4 - Northern Village - Miller Road

Time: Approximately 1:00 p.m.

Location: Miller Road, approximately 500 feet north of Valley Center Road, Valley Center, CA 92082
(Thomas Brothers Coordinate 1090/E1)

The meeting will begin at location number 1 at 9:00 a.m. From there the meeting will proceed to location numbers 2, 3 and 4, in that order, with a break for lunch after location number 2. At the conclusion of this site visit, the Planning

Commission will set a subsequent hearing date at a regularly scheduled Planning Commission meeting for further discussion of this matter.

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on “Agendas/Board of Supervisors/Planning Commission”, and then click on “Planning Commission Agendas”.

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)

Recommendations Against Zoning Reclassifications: Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)

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 favorable actions on 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, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*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.