

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 22, 2011, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, 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 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 an electronic presentation at the hearing please contact Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings**
- 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**

Regular Agenda Items

1. [Highland Valley Ranch Major Use Permit Modification; P87-028W¹; Ramona Community Plan Area \(Brown\)](#)

The Highland Valley Ranch project consists of a request to modify Major Use Permit 87-028, which will authorize an expansion of an existing Adult Residential Group Care Facility. The existing facility treats 13 adult ambulatory, non-ambulatory, and medically stable head trauma clients on a 25-acre site that is developed with structures measuring 13,040 sq/ft. The applicant's request is to phase over a 10 year period, an increase in the amount of adult residential care clientele from 13 to 52, increase in employees from 8 to 25, the construction of five new buildings totaling 23,252 sq/ft, a new entry gate and monument structure, additional parking, and the relocation of the main driveway access.

The property is currently served by imported water from the Ramona Municipal Water District (RMWD) that would require waterline improvements. There is an on-site septic system that would be abandoned when the RMWD activates their latent powers to allow for an extension of approximately one mile of sewer line to serve the project. The project site is located at 16585 Highland Valley Road in the Ramona Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.3 Estate Development Area (EDA), Land Use Designation (20) General Agriculture, and is zoned Limited Agriculture (A-70).

2. Dictionary Hill Rezone and Site Plan; R08-002 & S10-010; Spring Valley Community Plan Area (Hofreiter)

The applicant is proposing a Rezone to change the setback requirements on nine existing undeveloped lots, (totaling less than one acre in size), in the Spring Valley Community Plan area. The Rezone would change the Setback Designator from “C” to “J”, to reduce the front yard setback from 60 feet to 50 feet and to reduce the interior side yard setbacks from 15 feet to five feet. The site is subject to the General Plan Regional Category Estate Development Area, Land Use Designation (6) Residential. Zoning for the site is A70 (Limited Agricultural). The project also involves a Site Plan permit to implement the fire prevention mitigation measures. The subject property is located south of San Carlos Street between Maria Avenue and La Presa Avenue in the La Presa district (APNs 584-200-66, 67 and 71 – 78).

3. Community Right-of-Way Development Standards for the Valley Center Community and Related Subdivision Ordinance Amendment; Valley Center Community Plan Area (Goralka)

This is a request to adopt Community Right-of-Way Development Standards in the Valley Center Community Planning Area pursuant to Board of Supervisors Policy J-36 (Policy and Procedures for Preparation of Community Right-of-Way Development Standards). These standards will supersede the County Public Road Standards for items in the right-of-way, excluding travel lanes. The proposed standards include design criteria and criteria for sidewalks, pathways, curbs, gutters, street lights, landscaping and other items which may be located within the public road right-of-way outside of the travel lanes. Recommendations for locations where parking restrictions may be considered are also included in the proposed standards. Application of the proposed standards will be required with development proposals and implemented in the design of publicly initiated road improvement projects in the Valley Center Community Planning Area.

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted
- H. Report on actions of Planning Commission’s Subcommittees.
- I. Results from Board of Supervisors’ Hearing(s) (Gibson).

July 13th BOS Hearing:

- Equine Ordinance Options; POD 10-010
- Impact Fee Deferral Program Extension; POD 11-007
- Windsong Pet Resort Major Use Permit; 3300 10-027 (MUP)
- Property Tax Exchange For Jurisdictional Changes – Hybrid Plan Step II Reorganization
- Property Tax Exchange For Jurisdictional Changes – 31st Street Island Detachment From The Lower Sweetwater Fire Protection District

- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

August 3rd BOS Hearing:

- General Plan Update

- K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

August 12, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 26, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 23, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 2, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room

December 30, 2011

Regular Meeting, 9:00 a.m., DPLU Hearing Room

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)

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)

Plan Amendment Authorization (General
Plan Amendment)

Letter of request filed with Clerk of Board
of Supervisors within 10 days of
determination to decline initiation request
by the Planning Commission (Board of
Supervisors Policy I-63)

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, 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.

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