

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 13, 2013, 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 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager.

- A. Statement of Planning Commission's Proceedings**
(Read prior to start of hearing)
- 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**

Regular Agenda Items

1. **Cielo de Lusardi Subdivision; PDS2005-3100-5456; San Dieguito Community Plan Area (Hofreiter)**

The project is a subdivision and includes an application for a Tentative Map and Major Use Permit. The Tentative Map would subdivide 270 acres into 18 single-family lots and one condominium lot with 19 units. The single family lots range in size from 1 to 72 acres. The Major Use Permit is required for the condominium lot because the Rancho Cielo Specific Plan identifies it as a Planned Development. Access will be provided to three of the single family lots by extending Via Dora and the remaining 15 single-family lots will take access from the extension

of Avenida Baranca to the north. The condominium lot will take access from Cerro Del Sol. The project would require approximately 468,500 cubic yards of balanced grading for the building pads and infrastructure. The site is subject to the Semi-Rural General Plan Regional Category and a Specific Plan Area Land Use Designation. The site is subject to the adopted Rancho Cielo Specific Plan. Zoning for the site is Rural Residential (RR) and Open Space (S-80). The project is served by sewer and imported water from the Olivenhain Municipal Water District. (APN: 265-300-02, 03, & 05).

For additional documentation on this item, please visit:

<http://www.sandiegocounty.gov/pds/PC/131213-Support-Documents1/PDS2005-3100-5456/PDS2005-3100-5456.html>

2. **Hawano Major Subdivision: PDS2010-3100-5566: Otay Subregional Plan Area (Jeffers)**

The applicant proposes a Tentative Map to divide 79.6 acres into 23 industrial lots and one detention basin lot. Proposed lot sizes would range from 1.6 acres to 5.5 acres. Access to the site will be provided by Alta Road, and proposed on-site public roads (Hawano Drive North and Hawano Drive South) connecting to Siempre Viva Road, and Via De La Amistad. The site is subject to the East Otay Mesa Specific Plan. The project will be served by the San Diego County Sanitation District and the Otay Water District. A sewer pump station would be built off-site at the southeast corner of the Alta Road and future Enterprise Road intersection. The project includes roadway improvements to Airway Road along the frontage, to Siempre Viva Road on-site, to Alta Road along the frontage, and to Via de la Amistad on-site and along the frontage. The project also includes roadway improvements to Airway Place along the frontage and on-site improvements to Hawano Drive north and Hawano Drive South. The project would also be required to complete the following off-site road improvements: Otay Mesa Road segment between Sanyo Avenue and Enrico Fermi Drive, the intersection of Otay Mesa Road and Enrico Fermi Drive, the intersection of Airway Road and Sanyo Avenue (City of San Diego) and the intersection of Siempre Viva Road and Michael Faraday (City of San Diego). Earthwork will consist of cut and fill of approximately 461,700 cubic yards of cut and fill, with no net import or export of earthwork materials. (APN: 648-070-17-00).

For additional documentation on this item, please visit:

<http://www.sandiegocounty.gov/pds/PC/131213-Support-Documents1/PDS2010-3100-5566/PDS2010-3100-5566.html>

3. **Oak Tree Ranch Tentative Map for a Mobilehome Park Expansion and Conversion: PDS2012-TM-5574: Ramona Community Plan Area (Gungle)**

The applicant proposes a Tentative Map that seeks condominium conversion for 119 existing and 136 future mobilehome units. . An expanded on-site private circulation system, installation of necessary serving facilities and utilities, and grading would be

required for the creation of 136 spaces for the placement of future mobile homes. The environmental analysis for the proposed project in accordance with the California Environmental Quality Act (CEQA) has not been completed. The applicant has declined to submit the additional information requested by the County. Planning & Development Services is moving forward with a recommendation to deny the project based on an unreasonable delay in meeting requests by the Lead Agency under Section 15109 of the CEQA Guidelines. (APN: 279-131-13, 14, 15, 34, 35, 36, 38, 39, 40, & 41).

Administrative Agenda Items

- 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).**

December 4. BOS Meeting:

- Santa Fe Meadows Open Space Vacation; VAC 13-001; Consent (Gungle)
 - North Island Credit Union; SPA 13-001; 30 mins (Slovick)
 - Purchase of Agriculture Conservation Easement (PACE) Program; 30 mins (Schneider)
 - Ralphs Ranch TM 5066-2; Consent (Sinsay)
 - Hart Drive Condominiums TM 5464-1; Consent (Sinsay)
 - Impact Fee Deferral Program Extension; Consent (Westling)
- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - K. Discussion of correspondence received by Planning Commission.**
 - L. Scheduled Meetings.**

January 24, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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February 21, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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March 7, 2014

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.sdcountry.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:

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| 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.

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