

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, January 10, 2020, 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@sdcountry.ca.gov](mailto:Ann.Jimenez@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**
- F. 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/200110-pc-hearing.html>

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**Regular Agenda Items**

**1. Zoning Language Update for Former Forest Conservation Initiative (FCI) Properties; PDS2019-POD-19-004; PDS2019-REZ-19-006 (R. Efirid)**

This is a request for the Planning Commission to evaluate proposed zoning language changes for former Forest Conservation Initiative (FCI) properties. The proposed action would add a new special area designator to the zoning ordinance that would be applied to all former FCI properties outside Villages or Rural Villages and require specified analyses and findings for General Plan Amendments (GPAs) that increase residential density. The FCI was a voter initiative that existed from 1993-2010 and set minimum parcel sizes for private properties located within the Cleveland National Forest administrative boundary. After the initiative expired in 2010, the County prepared a GPA and Supplemental Environmental Impact Report (SEIR) to update the land use and zoning of these properties. Several organizations sued the FCI GPA and SEIR and the County reached an agreement to settle the lawsuit in February 2019. As one of the terms of the settlement, the County agreed to present to the Board of Supervisors for consideration legislation that would require additional analyses and findings for projects that seek to increase residential density above what the General Plan currently allows on former FCI properties outside of Villages and Rural Villages. The Planning Commission is requested to provide a recommendation to the Board of Supervisors on the proposed overlay.

**2. Rams Hill Development Agreement Threshold Decision; PDS2019-DA-19-001 (J. Leavitt)**

The applicant requests a Threshold Decision for a Development Agreement which would reconfigure the existing Rams Hill Specific Plan area. The applicant is requesting a Development Agreement in order to establish and maintain vested rights over a minimum term of 30 years. Development Agreements are intended to provide certainty to a developer proposing a long-term development project, to protect against changes in local law during the life of the project while at the same time having the developer provide public benefits in exchange for the certainty granted to the developer. County code requires a “Threshold Procedure” for a Development Agreement associated with a previously approved project. The Threshold Procedure consists of a preliminary analysis of the applicant’s proposal, but not a formal land use decision. Pursuant to County code, the Director of Planning & Development Services prepared a Director’s Preliminary Report and Recommendation on the applicant’s Threshold Decision proposal, which was issued on November 21, 2019 for a 30-day public review period.

The Planning Commission, after considering the merits of the Threshold Decision request and the Director’s recommendation, will recommend to the Board of Supervisors whether or not the Threshold Decision request shall be accepted for the purpose of filing an application for a Development Agreement. The Rams Hill Specific Plan area is located within the southeast portion of the Borrego Springs Community Planning Area, bordered by Yaqui Pass Road to the west and Anza-Borrego Desert State Park to the south, with Borrego Springs Road bisecting the north and east portions of the plan area. The plan area is subject to the Specific Plan Area and Public/Semi-Public Facilities General Plan Land Use Designations, and is zoned General Commercial (C36), Visitor Serving Commercial (C42), Single-Family Residential (RS), Rural Residential (RR), Variable Family Residential (RV), Open Space (S80) and Specific Plan Area (S88). (Multiple APNs).

**G. Administrative Agenda Items**

None at this time.

**H. Scheduled Meeting**

February 21, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 6, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**I. Adjournment**

**Additional Information:**

This Agenda is 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 the office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:	Filed with the Clerk of the Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
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Environmental Determinations*	Filed in the office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)
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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

## **Planning Commission Agenda**

**January 10, 2020**

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.