

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, August 15, 2014, 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**
- 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**

For additional documentation on this item, please visit:
<http://sdcounty.ca.gov/pds/PC/140815-Supporting-Documents.html>

Regular Agenda Items

- 1. Montecito Ranch Revised Vesting Tentative Map; PDS2013-3182-5250R2 and PDS2014-STP-08-019W1; Ramona Community Plan Area (Blackson)**

This is a second request for a Revised Vesting Tentative Map; which would modify the lot layout, street patterns, bio-retention basins, and the timing of certain roadway improvements for the Montecito Ranch project. No changes are proposed to the number of residential lots, amount of biological open space or other project amenities including the active park, the historic park, and the trail network system located within

the open space. A Site Plan Modification is also being processed concurrently to reflect the lot and street changes to the Revised Vesting Tentative Map and an addendum to the previously certified Environmental Impact Report (Log. No. 01-09-013) was prepared (APNs: 279-072-01 to 18; 279-072-27 to 34; 279-093-10, 37, 38; 280-010-03, 08, 09; 280-030-04 to 06; 280-030-10, 15, 24, 25; 280-031-01 to 07; 281-521-01 to 03).

2. Vista De Lamar Tentative Map; PDS2013-TM-5576; Spring Valley Community Plan Area (Jeffers)

The project is a Tentative Map to divide a 2.78-acre site into one condominium lot for a maximum of 20 units. Access to the site would be provided by a driveway connecting to Avenida De Lamar. The project also includes a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183. The site is currently developed with two existing single family residences, which would be removed. Potable water would be supplied by Helix Water District and sewer service would be provided by the Spring Valley Sanitation District. The project includes roadway improvements to provide a sidewalk along the project frontage on Avenida De Lamar. The site is subject to General Plan Regional Category "Village," and Land Use Designation Village Residential (VR-7.3). Zoning for the site is Residential Variable (RV) (APNs: 504-112-36-00 and 504-112-95-00).

3. Oakmont II Tentative Map and Administrative Permit; PDS2005-3100-5421, PDS2012-3000-12-024; Lakeside Community Plan Area (Johnson)

The applicant requests a Tentative Map to subdivide an existing 99.6-acre parcel into 20 residential lots ranging in size from 1.0 to 38.6 net acres, to place 59.6 acres into a biological open space easement, and an Administrative Permit for lot area averaging pursuant to Section 4230 of the Zoning Ordinance. Access would be provided by new private roads off of Old Highway 80 and Oak Creek Road, and private driveways off of Flinn Springs Road. Frontage improvements are proposed along Old Highway 80, Oakmont Terrace Road, and Oak Creek Road. Lots 2 through 11 would be annexed into the San Diego County Sanitation District to provide sewer and lots 1 and 12 through 20 would utilize on-site septic systems. Water would be provided by the Padre Dam Municipal Water District. To address the environmental impacts associated with the project, a Mitigated Negative Declaration has been prepared. The project site is within the Semi-Rural General Plan Regional Category, SR-2 Land Use Designation, and is zoned A70 (Limited Agriculture) (APN: 396-020-13).

Administrative Agenda Items**G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**

- **Results from Board of Supervisors' Hearing(s).**
 - **June 18, BOS Meeting**
 - Property Specific Request; GPA12-012 (Johnston) **Approved**
 - 2013 General Plan Clean-up & Rezone; GPA12-007 (Johnston) **Approved**
 - Campus Park West (Campbell) **Approved**
 - **June 25, BOS Meeting**
 - Forest Conservation Initiative General Plan Amendment (Citrano) **BOS directed staff to move forward on recommendations made regarding the environmental study. No final decision has been made.**
 - **July 9, BOS Meeting**
 - Continued Item: Oak Tree Ranch Tentative Map; TM 5574 (Gungle) **Approved the conversion of 126 Condominium units.**
 - **July 30, BOS Meeting**
 - Ramona and Alpine Form Based Code/Fallbrook Area Regulations; POD 11-010/POD11-012/REZ14-002 (Lubich) **Hearing not held at the time of printing**
 - **August 6, BOS Meeting**
 - Agriculture Promotion Program; POD14-001 (Stiehl) **Hearing not held at the time of printing**
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **N/A**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

September 12, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 10, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 14, 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.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 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.

PC081514AGENDA: If