

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, July 17, 2015, 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 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.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**

For supporting documentation of agenda item(s), please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150717-Supporting-Documents.html>

Regular Agenda Items**1. Mussey Grade Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-018: Ramona Community Plan Area (Thomsen)**

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility. The proposed project would consist of the installation of 12 antennas, 12 remote radio units, one microwave dish and two Raycaps mounted inside of a 35-foot tall faux water tank. The equipment would be located at the base of the faux water tank and enclosed within an 11-foot, eight-inch tall concrete enclosed masonry unit (CMU) equipment shelter. Two heating, ventilating and air conditioning (HVAC) units, and a 30 kW generator would be screened inside the CMU wall enclosure. The site is subject to the General Plan Designation Semi-Rural Residential (SR-2) and zoned Limited Agriculture (A70). The project site is located at 15890 Snuz Mountain Road, in the Ramona Community Plan Area, within the unincorporated San Diego County (APN 278-233-38).

2. North Peak Wireless Facility Major Use Permit Modification; PDS2014-MUP-91-006W2: Cuyamaca Community Plan Area (Mills)

The applicant requests a Major Use Permit Modification to authorize a ten-year time extension for an existing unmanned wireless telecommunication facility. In addition, the applicant requests the replacement of the existing 70-foot lattice tower with a 75-foot mono-pine. The existing lattice tower holds 11 panel antennas and two microwave dishes. All of the existing equipment is proposed to transfer to the mono-pine. No additional wireless equipment is proposed. The site is subject to the General Plan Designation Rural Lands (RL-40) and zoned General Rural (S92). The project site is located at 35879 Mountain Circle Drive in the Central Mountain Subregional Plan Area within the unincorporated San Diego County (APN 294-160-26).

3. Reche Road Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-004: Fallbrook Community Plan Area (Smith)

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility. The proposed project would consist of the installation of 12 panel antennas and a four-foot microwave antenna, mounted inside of a proposed 35-foot tall detached architectural tower, which would appear as if it was original to the existing on-site church. The equipment would be located on the ground level inside of the 289-square foot tower. A 30kW emergency generator would be located within a 158-square foot enclosure near the southern portion of the property. The generator would be separate from the equipment and architectural tower, and would be designed to appear like a nearby existing storage shed. The site is subject to the General Plan Designation Village Rural (VR-2) and zoned Rural Residential (RR). The project site is located at 731 South Stage Coach Lane, in the Fallbrook

Community Plan Area, within the unincorporated San Diego County (APN 106-340-29).

4. **Pacifica Estates Tentative Map; PDS2006-3100-5510 (TM): Fallbrook Community Plan Area (Smith)**

The applicant requests a Tentative Map to subdivide 17.3 acres into 25 lots, including 21 residential lots, two Home Owner Association (HOA) lots for detention basins, and two biological open space lots to preserve wetlands. The proposed residential lots would be 0.5 acre gross and net, which is in conformance with Zoning. The project is also in conformance with the General Plan density requirement. Water and sewer would be provided by Fallbrook Public Utilities District. Access to all lots would be provided by a proposed private road connecting to Mission Road, and the traffic design only allows for right-in, right-out. A U-Turn lane would be proposed at the intersection of South Mission and Sterling Bridge Road, which is north of the project. Approximately 100 feet of the existing median would be removed to allow for the addition of the U-Turn. The site is subject to the General Plan Designation Village Rural (VR-2) and zoned Rural Residential (RR). The project site is located east of South Mission Road and north of Stage Coach Lane, in the Fallbrook Community Plan Area, within the unincorporated San Diego County (APN's 106-251-01, 03, 18, 24; 106-151-12, 13; 106-500-29).

5. **Construction Support Administrative Appeal; PDS2015-AA-15-002: Jamul/Dulzura Community Plan Area (Johnson)**

The project is an Administrative Appeal by the Jamul/Dulzura Community Planning Group and San Diego Rural Fire Protection District of a June 19, 2015 Director's Decision that temporary parking for C.W. Driver construction workers for the Jamul Indian Village (JIV) casino project on APN 597-060-02 and 597-070-02 is classified as Construction Support pursuant to Section 6110 of the County of San Diego Zoning Ordinance. The project is located to the east of State Route 94 and south of Peaceful Valley Ranch Road, in the Jamul/Dulzura Community Plan Area, within unincorporated San Diego County (APN 597-060-02 and 597-070-02).

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 24, BOS Meeting**
 - **Agua Dulce Terrance Condominium Conversion; TM 5866-1; Consent**
 - **Rancho Alegre; TM 4750-1; Consent**

- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **July 22, BOS Meeting**
 - **Nickel Creek Condominiums; TM 5347-1; Consent**
 - **Rogers Estates; TM 5337-1; Consent**
 - **Valencia Square Subdivision; TM 5404-1; Consent**

 - **August 5, BOS Meeting**
 - **Rancho Alegre; TM 4750-1; Consent**
 - **Evergreen Nursery Major Use Permit; 1-2 hours**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

August 7, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 11, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 9, 2015	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.

PC071715AGENDA: If