

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 15, 2017, 9:00 A.M.
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/171215-Supporting-Documents.html>

Regular Agenda Items**1. Deer Springs Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-011: Twin Oaks Community Plan Area (M. Smith)**

The applicant proposes a Major Use Permit for an unmanned Verizon Wireless telecommunication facility. The proposed project will be located on an existing 10.3-acre site that is developed with a single-family residence and a commercial nursery. The proposed project will consist of the installation of 12 panel antennas and one microwave antenna mounted on a 60-foot faux mono-eucalyptus tree. Accessory equipment and a 15kW emergency generator will be located within a concrete block enclosure near the base of the faux tree. The site would be located 245 feet from the closest property line and more than 776 feet from the nearest residence. The site is located at 124 Vista Merriam, in the Twin Oaks Community Plan Area within the North County Metropolitan Subregional Plan, within unincorporated County of San Diego. The project is subject to the Semi-Rural General Plan Land Use Designation, and is zoned Limited Agricultural (A70). The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985.A of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the NOE (APN 182-020-45).

2. Shady Oak Zone Reclassification, Tentative Map, and Site Plan; PDS2016-REZ-16-005, PDS2016-TM-5614, PDS2016-STP-16-019; LOG NO. PDS2016-ER-16-08-008: Valley Center Community Plan Area (Mills)

The project proposes a Zone Reclassification (REZ), Tentative Map (TM), and Site Plan (STP) on a 5.2-acre site for a residential development consisting of 47 single-family residences. The REZ changes the existing Holding Zone Use Regulation (S90) to Rural Residential Use Regulation (RR). The 5.2-acre site into 47 residential lots, a common open space lot, and a stormwater retention basin lot. The STP demonstrates conformance with the Valley Center Design Guidelines. The proposed 47 single-family

homes are two stories and will consist of multiple architectural treatment options. The proposed lots range in sizes from 2,652 square feet (sq. ft.) to 4,328 sq. ft. The proposed homes range in size from 1,624 sq. ft. to 1,804 sq. ft. with three to four bedrooms, 2.5 baths, and attached two-car garages. The homes are designed in three floorplan layouts and are arranged in clusters with access provided by common private alleys that connect to a main private road that bisects the site running east to west. Proposed managed common landscape areas total 0.8 acres and include a passive common open space area, a stormwater retention basin, and landscaped right of ways along the proposed private roads. Access improvements include new internal private roads and alleys and a private road connecting the Shady Oak project to Mirar De Valle Road. Mirar De Valle Road will be improved along the project frontage to public road standards. Earthwork is anticipated to consist of 8,000 cubic yards of balanced cut and fill. The 5.2-acre site is located at 27522 Valley Center Road in the Valley Center Community Plan Area, within unincorporated San Diego County. The project is subject to the Village Core Mixed Use (VCMU) General Plan Land Use Designation, and is zoned Holding Zone (S90). The project is consistent with General Plan density requirements and the Zoning Ordinance development regulations. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the REZ, TM, and STP, and whether to adopt the exemption (APN: 186-270-01).

3. **Verizon Peg Leg Wireless Telecommunication Facility Major Use Permit, PDS2017-MUP-17-004 (MUP): Borrego Springs Community Planning Area (Russell)**

The applicant requests a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The facility would consist of the installation of three microwave dishes on an existing 50-foot lattice tower and associated equipment. The equipment necessary for the facility, including a generator, would be located at the base of the lattice tower and enclosed by a pre-fabricated equipment enclosure. The project site is located at 2285 Henderson Canyon Road in the Borrego Springs Community Plan Area, within unincorporated San Diego County. The project is subject to the Rural Lands General Plan Land Use Designation (RL40), and is zoned General Rural (S92) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and whether to adopt the NOE (APN: 140-320-30).

4. **Olive Hill Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-005; PDS2016-AD-16-040: Bonsall Community Plan Area (M. Smith)**

The applicant proposes a Major Use Permit for an unmanned Verizon Wireless telecommunication facility. The proposed project will be located on an existing 4.5-acre site that is developed with a single-family residence, barn, and an avocado orchard. The proposed project will consist of the installation of 12 panel antennas and one microwave antenna mounted on a 35-foot faux mono-broadleaf tree. Accessory equipment and a 15kW emergency generator will be located within a concrete block enclosure adjacent to the base of the faux tree. An Administrative Permit for Open Space Encroachment is also required to allow the structure to be placed within an existing steep slope open space easement. The site would be located 53 feet from the closest property line, and more than 226 feet from the nearest residence. The site is located at 5425 Olive Hill Road, in the Bonsall Community Plan Area, within

unincorporated County of San Diego. The project is subject to the Semi-Rural General Plan Land Use Designation, and is zoned Rural Residential (RR). The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985.A of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and AD, and whether to adopt the NOE (APN 182-020-45).

5. Oro Verde Tentative Map, PDS2014-TM-5583; LOG NO. PDS2014-ER-14-08-005: North County Metropolitan Subregional Plan Area (A. Smith)

The project proposes a Tentative Map (TM) for ten residential lots, one remainder lot, one road lot and one homeowner's association lot on a 51.2-acre site in the North County Metropolitan Subregional Plan Area. The proposed lots range in size from 2 acres to 7.3 acres. The project site includes an existing 0.57 acre biological open space easement, and has been conditioned to dedicate an additional 2.93 acres within two biological open space easements. The project has also been conditioned to dedicate open space easements over the Resource Protection Ordinance (RPO) steep slope lands. Earthwork is anticipated to consist of 26,000 cubic yards of balanced cut and fill. Primary access is provided by Diamond Ranch Road, a private road, connecting to Old Pasqual Road, a public road connecting to Highway 78. Secondary access will be provided by Oro Verde Road, a private road. One lot (Lot 8) will be accessed via an unnamed private road connecting to Vista Lucia. This site is located East of Oro Verde Road and North of Diamond Ranch Road in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The site is subject to the Semi-Rural Residential (SR-2) Land Use Designation, and is zoned Limited Agriculture (A70). The project is consistent with General Plan density requirements and Zoning Ordinance development regulations. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from

additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The Planning Commission will determine whether to approve or deny the TM and whether to adopt the exemption (APN: 241-140-02).

Administrative Agenda Items

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

1. Rabago Tentative Map Time Extension; PDS2017-TM-5568TE: Otay Community Planning Area – INFORMATIONAL (Russell)

The applicant requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes to subdivide approximately 71.1 acres into 19 lots for a business park development in the East Otay Mesa Specific Plan (EOMSP) located along Otay Mesa Road and Enrico Fermi Drive in the Otay Community Plan Area within unincorporated San Diego County. The new expiration date would be August 17, 2023 (APNs: 646-080-11, 646-080-12).

2. Orchard Run Tentative Map Time Extension; PDS2017-TM-5087TE: Valley Center Community Plan Area - INFORMATIONAL (Radcliffe-Meyers)

The project is a Tentative Map Time Extension (TMTE) for an approved subdivision map which proposes 300 residential units on 118.3 acres. The project is a phased Tentative Map with a total of three final map units. Two of the three final maps have been approved and recorded. The project site is located along Lilac Road and Betsworth Road in the Valley Center Community Plan Area within unincorporated San Diego County. The new expiration date would be August 16, 2018, (APN 186-210-87; 186-231-21).

Board of Supervisor’s Schedule:

- **Results from Board of Supervisors’ Hearing(s).**
 - **December 6, 2017**
 - **Sweetwater Place; CPA-14-003**
 - **Sweetwater Vistas; PDS2015-GPA-15-006**
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **January 10, 2018**
 - **None at this time.**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

January 18, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 19, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 26, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

J. 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.