

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 15, 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@sdcounty.ca.gov](mailto:Ann.Jimenez@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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/200515-pc-hearing.html>

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## Regular Agenda Items

**1. ATC Olivenhain; PDS2019-MUP-95-012W2 (S. Oberbauer)**

The applicant requests a Major Use Permit (MUP) Modification for an existing unmanned wireless telecommunication facility. The MUP modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance in accordance with the amortization requirements outlined in Sections 6985 and 6991. The project consists of the removal of an existing 60-foot tall monopole and the construction of a 68-foot tall faux mono-broadleaf tree. All existing antennas and equipment will be relocated from the 60-foot tall monopole to the 68-foot tall faux mono-broadleaf tree. Supporting equipment for the site includes a generator within an on-site equipment enclosure. The project is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation, and is zoned Rural Residential (RR) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a Major Use Permit Modification pursuant to Section 6985A of the Zoning Ordinance. The project will rely on a previously adopted Negative Declaration (ND) and addendum thereto dated May 15, 2020 on file with PDS as Environmental Review Number ER-95-8-12. The project as designed will not cause any new significant effects on the environment which require mitigation measures, as there are no new significant impacts or more severe impacts over what was analyzed in the previous MND. The Planning Commission will determine whether to approve or deny the MUP Modification and adopt the addendum (APN: 264-591-13-00).

**2. ATC La Vista Cemetery; PDS2019-MUP-11-011W1 (S. Oberbauer)**

The applicant requests a Major Use Permit (MUP) Modification for an existing unmanned wireless telecommunication facility. The MUP modification has been submitted in order to bring an off-site existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance through removal of the facility in accordance with the amortization requirements outlined in Sections 6985 and 6991. The project consists of the addition of antennas to an existing 55-foot tall faux mono-pine tree and expansion of an existing equipment enclosure in order to install a standby generator. The project is also conditioned to remove an off-site 78-foot tall wireless telecommunication facility that is subject to amortization. The project site is located at 3191 Orange Street in the unincorporated community of Lincoln Acres. The project is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation, and is zoned Urban Residential (RU) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a Major Use Permit Modification 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 Modification, and whether to adopt the NOE (APN: 564-140-01-00).

3. **Options to Comply with Senate Bill 743 and Implement Vehicle Miles Traveled in Local Planning and Environmental Review; PDS2018-POD-18-001 (R. Efirid)**

This is a request for the Planning Commission to evaluate the proposed changes to technical documents and County California Environmental Quality Act (CEQA) guidelines related to California Senate Bill (SB) 743, which goes into effect July 1, 2020. SB 743 changes the way CEQA evaluates the transportation impacts of plans and projects. Staff's presentation will review elements of a proposed Traffic Study Guide and how the guide instructs industry professionals to use both the new CEQA transportation metric, Vehicle Miles Traveled, and the former CEQA transportation metric, Level of Service, as well as other local mobility analyses and subsequent implementation actions. Staff is requesting that the Planning Commission make recommendations to the Board of Supervisors on a range of options.

4. **Shadow Run Ranch; PDS2000-3710-00-0205 (B/C), PDS2001-3100-5223 (TM), PDS2000-3300-00-030 (MUP), PDS2000-3910-0002035 (ER) (R. Hingtgen)**

The applicant requests a Boundary Adjustment with Certificate of Compliance, Tentative Map, and Major Use Permit for a 44-unit planned development on a 265-acre site. The project site is in the Pala Pauma Subregional Plan area, approximately 10 miles east of Interstate 15, just northeast of the intersection of State Route 76 (SR-76) and Adams Drive and has approximately 2,000 feet of frontage along SR-76. The planned development is comprised of 47 lots including 44 residential lots with a minimum lot size of 2.0 acres; a 91-acre biological open space lot to provide protection for sensitive habitat along Frey Creek; a 39-acre agricultural open space lot to accommodate on-going agricultural operations; and an 8-acre recreational open space lot to provide day use facilities such as a picnic area and multi-use court (badminton, volleyball, tennis) for project residents. The project design also includes a 100-foot-wide visual buffer along SR-76 in which existing agricultural groves would be required to be maintained. A Draft Final Environmental Impact Report (EIR) has been prepared and is on file with PDS as Environmental Review Number PDS2000-3910-0002035. The Planning Commission will determine whether to approve or deny the project. (APNs: 111-070-12 and 13; 111-080-07, 08, 09, 10, 14, 18, 19, and 21).

**5. La Cresta Gas Station Site Plan Appeal; PDS2018-STP-18-023; PDS2018-ER-18-14-013 (H. McDonald)**

This is a request for the Planning Commission to consider an appeal by the Crest-Dehesa Community Planning Group of the Director's approval of a Site Plan for a two-pump gas station. The project includes two new gas pumps located under a new 720 square-foot canopy to an existing 4,000 square-foot convenience store located at 1103 La Cresta Boulevard in Crest. Access will be provided by a looped entrance/exit driveway connecting to La Crest Road. Earthwork will consist of 405 cubic yards of cut and 32 cubic yards of fill, resulting in an export of 373 cubic yards. The site is developed with an existing, operating convenience store that will be retained. The project will be served by an existing onsite wastewater treatment (septic) system, and water will be provided by the Padre Dam Municipal Water District. 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 Crest-Dehesa Community Planning Group's appeal of the Site Plan permit (APN 509-043-08) .

**G. Administrative Agenda Items**

None at this time

**H. Scheduled Meeting**

June 12, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 31, 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 office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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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)
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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)
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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 with the Planning Commission is: San Diego County Planning Commission, 5510 Overland

## **Planning Commission Agenda**

**May 15, 2020**

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.