

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, July 26, 2024, 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 the Planning Commission Secretary, at PDS.PlanningCommission@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at PDS.PlanningCommission@sdcounty.ca.gov

This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently defined as Spanish, Filipino (Tagalog), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic. These services can be made available upon request to the hearing secretary at (619) 517-4193 or PDS.PlanningCommission@sdcounty.ca.gov no later than 72 hours prior to the date of the hearing.

- A. **Statement of Planning Commission's Proceedings**
- B. **Roll Call**
- C. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- D. **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.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/240726-pc-hearing.html>

Regular Agenda Items

1. **6 Carat Carwash Major Use Permit; PDS2022-MUP-22-003, PDS2022-ER-08-01-008A; Proposed conformance with California Environmental Quality Act (CEQA)-Mitigated Negative Declaration; Valley Center Community Plan Area (D. Hofreiter)**

The applicant requests a Major Use Permit to allow the use of 3,300 square feet of a property to construct an express car wash pursuant to Zoning Ordinance Section 1430. The carwash will be fully automated using reclaimed water. The structure will be enclosed and located behind an approved convenience store. The carwash will be open from 7am to 10pm daily, with expected capacity of five cars per hour. The project site is located at 28874 Valley Center Road in the Valley Center Community Planning Area. The General Plan Regional category is Village. Zoning for the site is Office-Professional (C30) and General Commercial (C36). Access to the site would be provided by Miller Road, a County maintained road. The project would be served by the Valley Center Municipal Water District and the Valley Center Fire Protection District. The Planning Commission will determine whether to approve, approve with modifications, or deny the project and whether to find the project in conformance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was prepared for this project pursuant to CEQA and is on file with PDS. (APN 188-231-36)

2. Dish Wireless Questhaven Road Wireless Telecommunication Facility; PDS2023-MUP-06-008W1, PDS2023-ER-06-08-005A; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); San Dieguito Community Plan Area (P. Calderon)

The applicant requests a Major Use Permit (MUP) Modification for an existing unmanned wireless telecommunication facility. The applicant is proposing to install Dish Wireless equipment to an abandoned wireless telecommunication facility. The existing wireless facility has been vacant and was previously permitted for 12 antennas mounted to the top of a block wall stucco equipment building designed to be a faux accessory structure to the existing on-site residence. The 8.9-acre project site is located at 21247 Questhaven Road in the San Dieguito Community Plan Area. The project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural residential (SR-2) which permits Wireless Telecommunications facilities under the Tier 4 Classification upon the approval of a MUP Modification for previously approved facilities pursuant to Section 6985(A) of the Zoning Ordinance. Zoning for the site is Rural Residential (RR). Access to the site is provided by an existing private road that ultimately connects to Questhaven Road. The Planning Commission will determine whether to approve, approve with modifications, or deny the MUP Modification and whether to find the project in conformance with the California Environmental Quality Act (CEQA). A Notice of Exemption (NOE) has been prepared for this project pursuant to CEQA and is on file with the Department of Planning & Development Services. (APN: 679-040-06-00).

3. County of San Diego Climate Action Plan Update and General Plan Amendment; PDS2020-POD-20-016; PDS2020-GPA-004; PDS2020-ER-20-00-002; Countywide (M. Kelly)

This is a request for the Planning Commission to consider the Climate Action Plan (CAP) Update and related information and the Final Supplemental Environmental Impact Report (SEIR). The CAP Update fulfills the requirements of Mitigation Measure CC-1.2 under the County's 2011 General Plan Program Environmental Impact Report (2011 General Plan PEIR) and reduces greenhouse gas (GHG) emissions impacts associated with existing and new development anticipated to occur within the unincorporated area of the county (community). The CAP Update is a programmatic planning document that contains strategies, policies, and actions the County will take to reduce GHG emissions from current and future activities in the community and emissions generated by County facilities and operations (County operations) to meet 2030 and 2045 GHG emission reduction targets.

The CAP Update SEIR analyzes the environmental impacts of the proposed CAP Update and associated actions and augments the previous environmental analysis included in the 2011 General Plan PEIR, since it did not consider the impacts of the CAP measures themselves on the environment. The CAP Update SEIR also evaluates alternatives to the CAP that would reduce significant impacts from implementing the CAP Update measures. As part of the alternatives analysis, the SEIR includes evaluation of smart growth alternatives that propose and consider comparative land development patterns to the 2011 General Plan land use map that are intended to significantly reduce vehicle miles traveled (VMT). The analysis of smart growth alternatives provides information for decisionmakers and the public regarding supplemental actions that could be taken to reduce VMT, in addition to VMT reductions from the implementation of CAP measures, to help further reduce GHG emissions. The CAP Update and CAP Update SEIR have been completed in response to the Board of Supervisors' January 13, 2021, approval of policy guidelines to develop a comprehensive and legally enforceable CAP. Upon adoption of the CAP Update, new discretionary development projects that are consistent with the 2011 General Plan, as amended, and the CAP are eligible to streamline the analysis of project specific GHG emissions under CEQA.

4. Rancho Santa Fe Inn Residences Condominium Conversion Tentative Map; PDS2015-TM-5609, PDS2015-ER-15-08-020; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); San Dieguito Community Plan Area (E. Aponte)

The applicant requests a Tentative Map (TM) for condominium conversion purposes for 13 existing residential units. The 8.14-acre project site is located near 5939 Linea del Cielo, in the San Dieguito Community Plan Area. The project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation of Specific Plan Area. The Specific Planning Area Land Use Designation identifies the Rancho Santa Fe Inn Specific Plan which permits a combination of resort and residential uses. Zoning for the site is Specific Plan (S88). All existing uses are permitted within the S88 zone and Specific Plan. The Planning Commission will determine whether to approve, approve with modifications, or deny the Tentative Map and whether to find the project in conformance with the California Environmental Quality Act (CEQA). A Notice of Exemption (NOE) has been prepared for this project pursuant to the CEQA and is on file with the Department of Planning & Development Services. (APNs: 266-281-04-00, 268-120-15-00, 268-120-45-00, 268-120-46-00).

H. Administrative Agenda Items

I. Department Report

J. Scheduled Meetings

August 23, 2024

Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

K. Adjournment

Additional Information

This Agenda is available on the County of San Diego's Planning & Development Services web page at http://www.sdcountry.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 §81.310, 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.