

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**

**Friday, September 12, 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](mailto: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**

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For supporting documentation of agenda items, please visit:  
<http://sdcounty.ca.gov/pds/PC/140912-Supporting-Documents.html>

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**Regular Agenda Items**

- 1. AT&T Descanso Major Use Permit; PDS2013-MUP-13-008; Central Mountain Subregional Plan Area (Johnson)**

The applicant requests a Major Use Permit to construct, operate, and maintain an unmanned wireless telecommunication facility consisting of 12 panel antennas, 24 remote radio units (RRUs), and four surge suppressors mounted upon a new 40-foot tall faux mono-pine. The applicant also proposes a new 12-foot wide by 22-foot long

by 12-foot tall concrete masonry unit equipment enclosure with pitched Spanish-style roof to accommodate necessary equipment. A generator enclosure measuring 11-feet two-inches long by 15-feet four-inches wide by nine-feet tall is proposed to be attached to the equipment enclosure and would include an emergency back-up generator. Two GPS antennas would be mounted onto the equipment enclosure and two ground mounted AC units and would be located at the base of the mono-pine. A Notice of Exemption (NOE) has been prepared for the project per Section 15303 of the State California Environmental Quality Act Guidelines, and is part of the action. The project is subject to the Rural-Lands General Plan Land Use Designation (RL-80), and is zoned General Rural (S92) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 11190 Highway 79, in the unincorporated area of Descanso, within the Central Mountain Subregional Plan Area, County of San Diego (APN 407-051-01).

**2. Sprint Austin Drive Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-005; Spring Valley Community Plan Area (Smith)**

The applicant proposes a Major Use Permit for a Sprint unmanned wireless telecommunication facility within the right-of-way along Austin Drive. The wireless facility was installed without the approval of a use permit. The Major Use Permit would bring the existing facility into compliance with the Telecommunication Ordinance, and allows for minor changes to the existing equipment. The project consist of the replacement of the existing Base Transceiver Station (BTS) cabinet and battery cabinet, replacement of the 50AMP fuse with a 100AMP fuse, installation of a new H-frame and associated equipment, extension of the concrete slab by four-feet along the right-of-way, and the addition of a new six-foot high concrete masonry unit (CMU) wall for noise ordinance compliance. The cabinets would be wrapped with an aesthetic design which would match the back-drop of nearby trees. This aesthetic wrap would be proposed in lieu of a landscape plan. The omni antennas which are mounted upon the nearby SDG&E utility pole would also be permitted; however, they are not being altered with this Major Use Permit. A Notice of Exemption (NOE) has been prepared for the project per Section 15303 of the State California Environmental Quality Act Guidelines, and is part of the action. The site is subject to the General Plan Designation Village Residential (VR 4.3), and Zoning for the site is Single Family Residential (RS). The project site is located in the right-of-way of Austin Drive, west of Moundglen Lane, in the Spring Valley Community Plan Area, within unincorporated San Diego County (adjacent to APN 505-410-27).

**3. Quarry Road & Elkelton Place General Plan Amendment; PDS2014-GPA-14-002; Spring Valley Community Plan Area (Johnston/Hanger)**

The project is a General Plan Amendment (GPA) to correct the Mobility Element Network classification for Elkelton Place and add a segment of Quarry Road to the Mobility Element Network. Both roads are proposed to be classified as '4.2B – Boulevard' with intermittent turn lanes. This classification would be consistent with the existing conditions and use of the roads. Elkelton Place is currently classified as '2.2E Community Collector' (2-lane road classification), and Quarry Road is not currently a Mobility Element road. In addition, the GPA would correct the name of Elkelton Place in the Mobility Element Network Appendix, as the segment that makes up Elkelton Place is currently noted as part of Elkelton Boulevard. This action also requests of the Planning Commission to review and consider the information contained in the Negative Declaration, dated May 27, 2014, on file with the County as Environmental Review Number 14-00-003, prior to making its recommendation on the project.

**4. Zoning Ordinance Update No. 30 & County Code Amendments; PDS2013-POD-13-003, ER Log, No. 13-00-001; Countywide (Lingelser)**

This is a request for the Planning Commission to evaluate the proposed project and make recommendations to the Board of Supervisors. The project consists of proposed amendments to the Zoning Ordinance related to various definitions, use regulations, procedures and other miscellaneous revisions and clarifications, including amendments related to setbacks, detached garages and barns and recycling. The project also consists of proposed amendments to the County Code related to General Sound Level Limits, Hours of Operation of Construction Equipment and Reasonable Accommodation. This action also requests of the Planning Commission to review and consider the information contained in the Negative Declaration, dated June 26, 2014, on file with PDS as Environmental Review Number 13-00-001, prior to making its recommendation on the project.

**5. Green Canyon North 22-Lot Tentative Map; PDS2008-3100-5553; Fallbrook Community Area (Campbell)**

The project is a Tentative Map to divide a 34.1-acre site into 22 single family residential lots ranging in size from 1.0 acres to 3.0 acres and an additional two lots for internal roads. The site is located at the northeast corner of Winterhaven Road and Sunnycrest Lane in the Fallbrook Community Plan Area. Access to the project will be provided by Sunnycrest Lane a private street. The proposal includes shifting the Sunnycrest Lane and Winterhaven Road intersection to the east, and installing a six-foot wide and 90-foot long raised median on Sunnycrest Lane to enhance intersection sight distance. Individual septic systems are proposed for on-site wastewater disposal and potable water service will be provided by the Fallbrook

Public Utility District. The proposed earthwork to develop the lots will consist of 79,683 cubic yards of cut and 77,052 cubic yards of fill, for a total export of 2,631 cubic yards. A Notice of Exemption (NOE) has been prepared for the project per Section 15183 of the State California Environmental Quality Act Guidelines and is part of the action (APN: 106-300-41-00).

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### Administrative Agenda Items

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

- **Comprehensive Renewable Energy Plan – project overview/update**
- **Results from Board of Supervisors' Hearing(s).**
  - **N/A**
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
  - **September 17, BOS Meeting**
    - Purchase of Agricultural Conservation Easement Program; (Lubich)
    - TM 5569-1 Crosby Enclave Final Map (Brazell)
    - Harmony Grove Village, Phase 2, Final Map (Hennis)
  - **September 24, BOS Meeting**
    - N/A

**H. Discussion of correspondence received by Planning Commission.**

**I. Scheduled Meetings.**

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

December 12, 2014

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

**Adjournment**

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**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](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.

PC091214AGENDA: If