

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

**Friday, February 20, 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 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. Annual Selection of Officers**
- C. Roll Call**
- D. Moment of Silence: In Honor of former Commissioner, John K. Riess, who served as Planning Commissioner from (2005 – 2014). Mr. Riess passed on January 26, 2015.**
- E. 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.
- F. Announcement of Handout Materials Related to Today's Agenda Items**
- G. Requests for Continuance**
- H. Formation of Consent Calendar**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150220-Supporting-Documents.html>

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**Regular Agenda Items****1. Otay Business Park Project: PDS2014-GPA-14-004; PDS2014-SPA-14-002, PDS2014-TM-5505R, and PDS2014-ER-9319006WWW; Otay Subregional Plan Area (Lubich)**

The applicant requests a General Plan Amendment, Specific Plan Amendment, and Revised Tentative Map to remove a segment of Airway Road, between Alta Road and Siempre Viva Road from the General Plan and East Otay Mesa Specific Plan, and reduce the number of lots from the previously approved subdivision from 59 to 36 lots in order to accommodate the increased State Route 11 (SR-11) right-of-way. The road segment is proposed to be removed because the intersection of Airway Road and Siempre Viva Road would not meet intersection spacing requirements from the recently planned SR-11 off-ramp. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines section 15162, an Addendum to the previously certified Supplemental Environmental Impact Report (SEIR), prepared for the East Otay Mesa Specific Plan, has been prepared and is part of this action. The site is subject to the General Plan Designation Specific Plan Area (SPA), and Zoning for the site is Specific Plan Area (S88). The project is located at 799 Alta Road, within the Otay Subregional Plan area, within unincorporated San Diego County (APN: 648-070-21).

**2. Jesmond Dene Wireless Telecommunication Facility Major Use Permit: PDS2014-MUP-14-022; North County Metropolitan Subregional Plan Area (Brown)**

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility consisting of a 35-foot tall faux mono-pine tree, a 9-foot tall concrete masonry unit equipment enclosure and a 25-foot tall equipment building. Eight panel antennas would be mounted upon the mono-pine tree. Four antennas would be located within the upper level of the equipment building. Supporting mechanical equipment would be located within the lower level portion of the equipment building and the 50kW back-up generator would be located in a concrete masonry unit equipment enclosure. A Notice of Exemption (NOE) has been prepared for the project pursuant to Section 15303 of the State California Environmental Quality Act, and is part of the action. The site is currently developed with a single-family residence and an existing T-Mobile Wireless Facility. The site is subject to the General Plan Designation Semi-Rural (SR-1), and Zoning for the site is Rural Residential (RR). The project site is located at 25880 Jesmond Dene Road, in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County, (APN 196-060-12).

3. **Old Mine Road Wireless Telecommunication Facility Major Use Permit: PDS2011-3300-11-034; North Mountain Subregional Plan Area (Smith)**

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility consisting of two wireless carriers, Verizon and AT&T, using two 35-foot tall faux mono-pine trees. The faux tree to be leased by Verizon would be mounted with 12 panel antennas and one microwave antenna. The faux tree to be leased by AT&T would be mounted with eight panel antennas and one microwave antenna. Both faux trees, associated equipment, and an emergency generator would be located within a new 38-foot long by 63-foot wide concrete masonry unit enclosure, which varies in height between six feet, eight inches to 10 feet, depending on the topography. The property is currently developed with a single-family home and accessory structures. A Mitigated Negative Declaration (MND) has been prepared for the project pursuant to the State California Environmental Quality Act Guidelines, and is part of the action. The site is subject to the General Plan Designation Rural Lands (RL-40), and Zoning for the site is Limited Agricultural (A70). The project site is located at 27865 Old Mine Road, in the North Mountain Subregional Plan Area, within unincorporated San Diego County (APN 196-060-12).

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**Administrative Agenda Items**

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

- **Results from Board of Supervisors' Hearing(s).**
  - **January 28, BOS Meeting**
    - N/A
  - **February 4, BOS Meeting**
    - Soitec Solar Development (Tierra Del Sol and Rugged Solar) (Gungle) (1<sup>st</sup> Hearing)
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
  - **March 4, BOS Meeting**
    - Soitec Solar Development (Tierra Del Sol and Rugged Solar) (Gungle) (2<sup>nd</sup> Hearing)
    - 2014 General Plan Annual Progress Report (Citrano)

- **March 18, BOS Meeting**
  - Stonemark Estates (Ehsan)
  - Jackson Ridge Subdivision – TM 5423-1 (Sinsay)
  - Photovoltaic & Electric Vehicle Charging Readiness Ordinance (Nicoletti)
  
- **April 8, BOS Meeting**
  - N/A

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

**K. Scheduled Meetings.**

March 13, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 17, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 15, 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](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.

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