

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, March 13, 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 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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150313-Supporting-Documents.html>

Regular Agenda Items**1. Marilla Drive Condominiums Tentative Map/Site Plan: PDS2014-TM-5584, PDS2013-STP-13-028; Lakeside Community Plan Area (Smith)**

The applicant requests a one-lot Tentative Map for a seven-unit multi-family residential condominium and a Site Plan for design review. The project site measures 14,400-square feet and the condominium building would be two stories, with each unit having a private open space area on the roof. Group usable open space would be located on the east side of the property. Access to the site would be a private driveway connecting to Marilla Drive. The project would be conditioned for frontage improvements, which includes curb, gutter, and sidewalk, as well as add a fire hydrant along Marilla Drive. The Earthwork would consist of 7,497 cubic yards of cut and fill, with 50 cubic yards of exported material. A Notice of Exemption (NOE) has been prepared for the project pursuant to Section 15183 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-24), and Zoning for the site is Urban Residential (RU). The project site is located at 9679 Marilla Drive, in the Lakeside Community Plan Area, within unincorporated San Diego County (APN 382-220-05).

2. Aquacate Wireless Telecommunication Facilities Major Use Permit: PDS2013-MUP-13-022: Valley Center Community Plan Area (Smith)

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility. The proposed project would consist of the installation of 12 panel antennas and a four-foot microwave antenna, mounted inside of a proposed 35-foot tall faux elevated water tank. The equipment and a 30kW emergency generator would be located inside a 12-foot, 10-inch tall concrete masonry unit. The property does not have a residence; however, it has a vineyard which is in the early stages of development. A Notice of Exemption (NOE) has been prepared for the project pursuant to 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 Semi-Rural (SR-2), and Zoning for the site is Limited Agricultural (A70). The project site is located at 29520 Paso Robles Road, in the Valley Center Community Plan Area, within unincorporated San Diego County (APN 188-150-40).

3. Vista Valley Pool Open Space Easement Vacation and Major Use Permit: PDS2014-MUP-14-021, PDS2014-VAC-14-002; Bonsall Community Plan Area (Kraft)

The applicant requests a Major Use Permit and Open Space Vacation for a community pool under the use type "Participant Sports and Recreation". This permit would authorize the construction of 1) a 2,496-square foot single story building for locker

rooms, laundry, grill, pool equipment and a 504-square foot covered patio area, 2) a 3,400-square foot single story building for a game room, restrooms, storage and office and a 1,220-square foot patio cover, 3) a 3,400-square foot swimming pool, 824 square foot children's splash pool and a 1,050-square foot detached patio cover. The center would provide parking for 35 standard cars, two ADA accessible spaces and five golf cart spaces. The project would also include a grading plan for the balanced cut and fill of 7,625 cubic yards of material. 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 Regional Category Rural, Land Use Designation Rural Lands (RL-20), and Zoning for the site is Limited Agriculture (A70). The project site is located at 29455 Hoxie Ranch Road, in the Bonsall Community Plan Area, within unincorporated San Diego County (APNs: 170-271-23 & 24 and a portion of 170-191-07).

4. **Freedom Ranch Alcohol/Drug Treatment and Recovery Facility Major Use Permit: PDS2012-3310-74-011-07, PDS2012-3910-1221002 (ER); Campo/Lake Morena Community Plan Area (Hingtgen)**

The applicant requests a Major Use Permit (MUP) Modification to expand the existing Freedom Ranch Alcohol/Drug Treatment and Recovery Facility. The MUP boundary would expand from four acres to 112.6 acres onto adjacent land owned by Freedom Ranch. The facility will increase the number of beds available to clients from 50 to 125. The overall area of structures would increase from 14,977 square feet to 37,293 square feet. The site and surrounding area supports some native vegetation including southern mixed chaparral and non-native grassland with a seasonal drainage that flows north to south. 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 Semi-Rural 10 (SR-10) and Rural Lands 20 (RL-20), and Zoning for the site is General Rural (S92). The project site is located at 1777 Buckman Springs Road, in the Campo/Lake Morena Community Planning Area, within unincorporated San Diego County (APNs 607-110-10, 607-110-11, 607-110-36, 607-110-55, 607-120-69).

Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**
 - **March 4, BOS Meeting**
 - Soitec Solar Development (Tierra Del Sol and Rugged Solar) (Gungle) (2nd Hearing)
 - 2014 General Plan Annual Progress Report (Citrano)
 - **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **March 18, BOS Meeting**
 - Jackson Ridge Subdivision – TM 5423-1 (Sinsay)
 - Photovoltaic & Electric Vehicle Charging Readiness Ordinance (Nicoletti)
 - **April 8, BOS Meeting**
 - N/A

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

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
June 19, 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. 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.

PC031315AGENDA: If