

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

**Friday, September 11, 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 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 Lisa Fitzpatrick, Planning Commission Secretary at [Lisa.Fitzpatrick@sdcounty.ca.gov](mailto:Lisa.Fitzpatrick@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. Moment of Silence: Honoring the Victims and Families of 911**
- 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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150911-Supporting-Documents.html>

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**Regular Agenda Items**

1. **Reche Road Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-004: Fallbrook Community Planning Area (Smith) CONTINUED FROM THE MEETING OF JULY 17, 2015 TO ALLOW NEIGHBORS TO ATTEND.**

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 detached architectural tower, which would appear as the existing on-site church. The equipment would be located on the ground level inside of the 289-square foot enclosure near the southern portion of the property. The generator would be separate from the equipment and architectural tower, and would be designed to appear as a detached storage shed. The site is subject to the General Plan Designation Village Rural (VR-2) and zoned Rural Residential (RR). The project site is located at 731 South Stage Coach Lane, in the Fallbrook Community Plan Area, within the unincorporated San Diego County (APN: 106-340-29).

2. **Lilac Hills Ranch: PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571 (TM), PDS2012-3100-5572 (TM), PDS2012-3300-12-005 (MUP), PDS2012-3500-12-018 (STP), HLP XX-XXX; Valley Center and Bonsall Community Plan Areas (Slovick) CONTINUED FROM THE LILAC HILLS RANCH SITE VISIT ON AUGUST 12, 2015.**

Lilac Hills Ranch is a master planned community that encompasses 608 acres and consists of 1,746 residences; 90,000 square feet of commercial, office and retail space; a 50-room Country Inn; a 200-bed group care facility; and civic facilities that include public and private parks, a private recreational facility, a new fire station or a remodel of an existing fire station (Miller Station) and a school site (K-8). Of the 1,746 residences, 903 would be single-family detached homes, 164 would be single-family attached homes, 211 would be mixed use residential units and 468 would be age-restricted within a senior citizen neighborhood. Additional uses include a Recycling Facility, a Water Reclamation Facility, and other supporting infrastructure, as well as off-site improvements. Finally, approximately 104 acres of permanent biological open space will be dedicated.

The project includes a General Plan Amendment (GPA 12-001), a Specific Plan (SP12-001), a Rezone (REZ 12-003), a Master Tentative Map (TM 5571 RPL 1), an Implementing Tentative Map for Phase 1 (TM 5572 RPL 1), a Major Use Permit for the Water Reclamation Facility (MUP 12-005), and a Site Plan, S12-018 for Private Parks. The General Plan Amendment proposes to change the regional land use category from Semi-Rural to Village and change the land use designations from Semi-Rural SR-10 and Semi-Rural SR-4 to Village Residential (VR 2.9) and Village Core (C-5) and revise the Bonsall and Valley Center Community Plan texts to add the proposed village and include a description of the project. The project also proposes to amend the Mobility Element to change the classification of a segment of West Lilac

Road from 2.2C to 2.2F and amend Table M-4 to add roadway segments to the list of accepted Road Classifications with Level of Service E or F.

The project is located east of I-15 and south and west of West Lilac Road approximately one-half mile north of Circle R Drive within the Bonsall and Valley Center Community Plan areas within the unincorporated area of San Diego County (numerous APNs).

3. **North Broadway Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-014: North County Metro Subregional Plan Area (Brown)**

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 to a proposed 50-foot tall mono-broadleaf tree. The equipment would be enclosed by a 12-foot tall concrete masonry unit (CMU) equipment enclosure located at the base of the faux tree and would house the heating, ventilating, and air conditioning (HVAC) units and the 30 kilowatt (kW) generator unit. The site is subject to the Semi-Rural General Plan Land Use Designation (SR-1), and is zoned Limited Agriculture (A70). The project site is located at 10816 Reidy Canyon Trail in the North County Metropolitan Subregional Planning area within the unincorporated County of San Diego (APNs 187-041-54, 55, 60).

4. **Hellers Bend Wireless Telecommunication Family Major Use Permit; PDS2014-MUP-14-006: Fallbrook 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, upon a proposed 35-foot tall faux mono-broadleaf tree within an existing wholesale nursery. Accessory equipment and an emergency generator would be located within a 12-foot, nine-inch concrete masonry unit (CMU) enclosure near the base of the faux tree. The site is subject to the General Plan Designation Semi-Rural (SR-2) and zoned Limited Agricultural (A70). The project site is located at 4160 South Mission Road, in the Fallbrook Community Plan Area, within the unincorporated San Diego County (APN 123-280-40).

5. **Rest Home Expansion Major Use Permit Modification; PDS2015-MUP-96-018W1: North County Metro Subregional Plan Area (Aquino)**

The applicant requests a Major Use Permit Modification for an expansion of the existing group care facility. The proposed project would increase the maximum number of patient beds from 12 to 15 and would allow additional parking spaces on-site. The existing facility is comprised of two buildings (total of 5,208 square feet) that would remain. No new building construction is proposed. The project is within a RR

(Rural Residential) zone, which allows for a Group Care use pursuant to the Zoning Ordinance Sections 1345 and 2185. The site is located at 1266 Pleiades Drive in the North County Metro Subregional Plan Area, within unincorporated San Diego County (APN 181-162-12).

6. **Mary Lane Wireless Telecommunication Facility Major Use Permit Modification; PDS2014-MUP-90-047W2: North County Metropolitan Subregional Plan Area (Brown)**

The applicant requests a Major Use Permit Modification for an unmanned wireless telecommunication facility. The proposed project would authorize the removal of the existing 50-foot mono-pole and replaced with a 68-foot five-inch tall mono-eucalyptus tree that would house 24 antennas. Associated equipment would be enclosed by a 10-foot six-inch tall concrete masonry unit (CMU) equipment enclosure located at the base of the faux-tree. The site is subject to the Semi-Rural General Plan Land Use Designation (SR-1), and is zoned Limited Agriculture (A70). The project site is located at 2694 Mary Lane in the North County Metropolitan Subregional Planning area within the unincorporated County of San Diego. (APN 237-150-25)

7. **Pala Mesa Highlands Revised Map and Major Use Permit Modification; PDS2015-TM-5187R and PDS2015-MUP-04-024W1: Fallbrook Community Plan Area (Johnson)**

The applicant requests a Revised Map and MUP Modification to the Pala Mesa Highlands project. The Revised Map proposes to revise the improved width of Pala Mesa Drive to match the current General Plan designation for the road, to replace the proposed sidewalk along Pala Mesa Drive with an eight foot wide pathway, and to remove several biological mitigation conditions that are no longer required. The Major Use Permit Modification is proposed to reduce the amount of proposed noise walls based on an updated Noise Memo and to cover the I-15 Design Review Board Site Plan requirements. The original Tentative Map and Major Use Permit were approved on June 20, 2007. The project is located at the southwest corner of Pala Mesa Drive and Old Highway 395. The project is subject to the Specific Plan Area General Plan Designation, is zoned Specific Plan Area (S88), and is within the Pala Mesa Highlands Specific Plan (APN 125-050-70 and 71).

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### Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**
  - **None at this time**
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
  - **September 16, BOS Meeting**
    - **Evergreen Nursery Major Use Permit Appeal; 1-2 hours**
    - **Ranchita Del Sol Tentative Map; TM-5516-1; Consent**
  - **September 30, BOS Meeting**
    - **Lakeside Tractor Supply MUP Appeal; 30 mins. - 1 hour**
    - **County Solar Ordinance Implementing AB2188; Consent**

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

**J. Scheduled Meetings.**

September 18, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 9, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 13, 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.

PC091115AGENDA: If