

## SUPPLEMENTAL FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, November 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 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. **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 item(s), please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/151113-Supporting-Documents.html>

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**Regular Agenda Items****1. Berk Estates Tentative Map; PDS2013-TM-5577: Fallbrook Community Plan Area (Campbell)**

The applicant requests to subdivide a former 26.5-acre abandoned agricultural orchard into 21 single-family residential lots and two private road lots. The proposed residential lots would be an average of one acre in size. Water would be provided by the Fallbrook Public Utilities District, with on-site, individual sewer disposal systems. The site is served by the North County Fire Protection District for fire protection services. Earthwork would consist of 22,885 cubic yards of cut and 14,485 cubic yards of fill. Access to the project site would be provided by Sunnycrest Lane a private road and a north-to-south secondary access at the west project boundary, to Winterhaven Road. The site is located at the northwest corner of Winterhaven Road and Sunnycrest Lane within the Fallbrook Community Plan area of the unincorporated area of San Diego County. The property is designated Semi-Rural SR-1 by the General Plan (APN: 106-280-22).

**2. Estates at Willow Ridge; PDS2009-3100-5560: Ramona Community Plan Area (Ehsan)**

The applicant requests a Tentative Map to subdivide a 9.78-acre property into 15 residential lots. The residential lots range in size from 0.5 to 1.29 net acres. Sewer and water service would come from the Ramona Municipal Water District. Earthwork is expected to consist of 21,000 cubic yards of balanced cut and fill, with a maximum slope height of 25 feet on the interior of the southernmost lots. Proposed access would be provided by proposed Glae Jean Court connecting to Hanson Lane and would include emergency access via proposed Wendy Marie Court to Hanson Way. The project includes off-site improvements to Hanson Way. The site is located south of Hanson Lane, south and east of School Daze Lane in the Ramona Community Planning Area of unincorporated San Diego County. The site is designated Village Residential VR-2 by the General Plan. (APNs: 282-341-38 to -42 and 282-341-45, -46 and -48).

**3. T-Mobile Fallbrook Community Center Major Use Permit; PDS2015-MUP-15-007: Fallbrook Community Plan Area (Kattoula)**

The proposed project is a Major Use Permit (MUP) to allow the construction, operation and maintenance of an unmanned wireless telecommunication facility for T-Mobile consisting of a faux mono-pine tree (faux tree) and associated equipment enclosure at ground-level at the Fallbrook Community Center. The facility would include 12 panel antennas mounted upon a 45-foot tall faux mono-pine tree. A ten-foot development regulation height exception is being requested to accommodate the faux tree exceeding the allowable 35-foot height limit. Each panel antenna would be

covered by “socks”, which are faux leaves to help further conceal the antennas. The equipment would be contained within a 240-square foot, (eight-foot tall) concrete masonry unit (CMU) enclosure, covered with drought resistant vines on the enclosure’s walls. One Global Positioning System (GPS) antenna would be mounted to the wall of the enclosure. The project site is located at 341 Heald Lane (APNs: 105-520-79 and 760-192-02), within the Fallbrook Community Planning Area. The site is has a General Plan Designation of Public/Semi-Public Facilities and is currently zoned RS-Single Family Residential.

4. **Covert Canyon - Request For Permission To File An Administrative Appeal; Alpine Community Plan Area (Kattoula) [New Item]**

On October 27, 2015, the County entered into a Stipulated Administrative Enforcement Order (SAEO) with Covert Canyon, LLC authorizing an interim use for governmental military and law enforcement training at 19150 High Glen Road in Alpine. The SAEO included a decision that the proposed use is allowed under the Law Enforcement Services use type as described at Zoning Ordinance Section 1346. Planning & Development Services has received two written requests seeking permission from the Planning Commission to file an appeal of the administrative decision under Zoning Ordinance section 7201 a.3. This item is limited to whether permission to appeal will be authorized. The appeal itself will be heard at a subsequent meeting of the Planning Commission.

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### Administrative Agenda Items

- G. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted.**
- **Results from Board of Supervisors’ Hearing(s).**
    - **October 14, BOS Meeting**
      - **Paradise Ranch TM 5272-1**
      - **Soitec Development**
    - **October 28, BOS Meeting**
      - **Rancho Alegre TM 4750-1**
  - **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at the Board of Supervisors hearing.**

▪ **November 18, BOS Meeting**

➤ **2015 General Plan Clean-up/GPA 14-001, Rezone 14-001**

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

**I. Scheduled Meetings.**

December 11, 2015      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

**Dates for 2016 TBD**

January 2016      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

February 2016      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.

PC111315AGENDA: If