

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, November 14, 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 or the Project Manager.

- A. Statement of Planning Commission's Proceedings**
- B. Swearing-In of new District 5 Commissioner, Douglas E. Barnhart**
- C. Roll Call**
- 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**

For supporting documentation of agenda items, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/141114-Supporting-Documents.html>

Regular Agenda Items

- 1. Deer Canyon Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-012; Ramona Community Planning Area (Brown)**

The applicant proposes a Major Use Permit for a Verizon unmanned telecommunication facility. The project consists of a 30-foot high faux elevated water

tank that would house 12 panel antennas and one four-foot microwave dish. The equipment necessary for the facility would be located directly to the north-west of the faux elevated water tank and enclosed by a 12-foot by 23-foot, four-inch concrete block equipment enclosure. The height of the equipment enclosure would measure 12-feet at mid-point. A ten foot tall emergency generator enclosure with a 210-gallon diesel fuel tank is also proposed to be attached to the equipment enclosure and would measure 18-feet by 12-feet. One GPS antenna would be mounted on top of the equipment enclosure and two air conditioning units would be located within the generator enclosure. 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 Rural-Lands General Plan Land Use Designation (RL-80), and is zoned General Agricultural (A72) 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 subject to Special Area Designators A (Agricultural Preserve) and Por S (Portion Scenic). The project site is located at 27948 State Route 78, in the Ramona Community Plan Area, within unincorporated San Diego County (APN 286-061-21).

2. Spirit of Joy Major Use Permit; PDS2008-3300-08-017; Ramona Community Planning Area (Lubich)

The applicant proposes a Major Use Permit to construct and operate a church (Zoning Ordinance Use Type Classification: Religious Assembly). The project consists of a 5,745 square-foot sanctuary, a 5,500 square-foot fellowship hall, two 3,700 square-foot administrative/classroom buildings, a 320 square-foot maintenance/utility building, 182 parking spaces, and associated landscaping. The applicant also requests an exemption to the 35-foot height limit pursuant to Section 4620.g of the Zoning Ordinance to allow for a 55-foot, six-inch church bell tower and cross. The project would rely upon sewer, if available, through construction of the approved Cumming Ranch project, and in the event that sewer is not available, the applicant would construct an On-Site Wastewater Treatment System/Advanced Treatment Unit. The project would be accessed from Old Highland Valley Road via Highland Valley Road and Highland Valley Court. The project would be required to improve Highland Valley Road along the project frontage in accordance with the Public Road Standards for a two lane 2.1.E Community Collector Road with bike lanes and a ten-foot wide disintegrated granite pedestrian and equestrian pathway. A Mitigated Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act, and is part of the action. The site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 2 (SR-2) Land Use Designation, and is zoned Limited Agricultural (A70), which permits a Religious Assembly with approval of a Major Use Permit. The project is located at the northerly corner of the intersection of Highland Valley Road and State Route 67 within the Ramona Community Plan Area in the unincorporated area of County of San Diego (APNs: 283-054-03, 07, 08, and 11).

3. Stonemark Estates Tentative Map; PDS2006-3100-5479 and PDS2013-AD-13-034; North County Metropolitan Subregional Plan Area (Ehsan)

The project is a Tentative Map and Administrative Permit to divide a 25.77-acre property into 19 residential lots. Access to the site would be provided by a private road connecting to Buena Vista Drive and a public trail connecting to Park Hill Drive. Water would be provided by the Vista Irrigation District. The project requires LAFCO approval for annexation into the Buena Sanitation District for sewer service. Earthwork would consist of balanced cut and fill of approximately 92,000 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. The site is subject to the Semi-Rural General Plan Land Use Designation (SR-1), and is zoned Limited Agricultural (A70) with a one acre minimum lot size. An Administrative Permit for Lot Area Averaging is part of this project and would allow the proposed lot sizes, which range from 0.5 to 4.3 acres in exchange for clustering the developable portions of the lots away from the canyon along the southern portion of the site. The project site is located on Buena Vista Drive just south of Mar Vista Drive, in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County (APN 169-200-20).

Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**
 - **October 22, BOS Meeting**
 - N/A
 - **October 29, BOS Meeting**
 - Quarry Road & Elkelton Place General Plan Amendment (Johnston)
 - Zoning Ordinance Update (Lingelser)
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **December 3, BOS Meeting**
 - Zoning Ordinance Update (Lingelser)

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

December 12, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 16, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 20, 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.

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