

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, October 10, 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. 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 items, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/141010-Supporting-Documents.html>

Regular Agenda Items

- 1. Warner Springs Cultural Trust Administrative Appeal; PDS2014-AA-14-001; North Mountain Subregional Plan Area (Beddow)**

This is an appeal of the Director's decision to deny a Site Plan Waiver for an existing six-foot high, chain link fence that was installed without the authorization by Planning & Development Services. The fence is approximately one and one-half miles in length and does not completely surround the project site. Approximately, one-third of

a mile of the fence is visible from State Route 79 (SR-79) and approximately one-half mile is adjacent to neighboring property owners. The fence is located around the St. Francis chapel in the western portion of the subject property and continues through the southern boundary and onto the eastern boundary of the project site, and crosses onsite drainages. A decision to deny the appeal and uphold the Director's decision to deny the Site Plan Waiver is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. The fence is located adjacent to SR-79 and residential properties of the Los Tules development in the Warner Springs community (APNs: 1397-091-02 & 137-100-01).

2. Olive/Grapevine Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-003; North County Metropolitan Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for a Verizon unmanned wireless telecommunication facility. The project consists of twelve panel antennas and one microwave antenna mounted upon a new 35-foot tall faux mono-eucalyptus tree. The applicant also proposes a new 12-foot wide by 22-foot long by 13-foot, nine-inch tall prefabricated equipment enclosure with a pitched roof to accommodate necessary equipment. A generator enclosure measuring 12-foot wide by 15-foot long, by nine-foot in height is proposed to be attached to the equipment enclosure and would include an emergency back-up generator. The property is currently developed with a single-family home and detached garage. 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 General Plan Designation Village Residential (VR 4.3), and Zoning for the site is Limited Agricultural (A70). The project site is located at 1505 Olive Avenue, in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County (APN 162-493-22).

3. Agua Dulce Terrace Condominium Conversion Tentative Map; PDS2014-TM-5886; Spring Valley Community Plan Area (Smith)

The applicant proposes a Tentative Map to convert an existing residential building from eight rental spaces into eight condominium ownership units. The site was developed with existing residential apartment buildings in 2002, pursuant to Site Plan STP 00-072. Access is provided by an easement connected to Sweetwater Road. No new construction is proposed, and no extension of sewer or water utilities would be required for the project. A Notice of Determination (NOD) has been prepared for the project per Section 15162 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 10.9), and Zoning for the site is Variable Family Residential (RV). The project site is located at 2041-2047 Sweetwater Road, in the

Spring Valley Community Plan Area, within unincorporated San Diego County (APN 578-012-39).

4. Rosemary's Mountain Quarry Major Use Permit Modification and Reclamation Plan Modification; PDS2013-MUP-87-021W2, PDS2013-RP-87-0001W2; Fallbrook Community Plan Area (Bennett)

The project is a Major Use Permit (MUP) Modification and Reclamation Plan (RP) Modification to an existing construction aggregate quarry and materials processing facility. The applicant proposes to increase the MUP boundary by 10.21 acres in order to reconfigure and expand the site processing area. The expansion will be within an already disturbed abandoned lemon orchard. Quantities of total excavated materials to be removed from the site would remain at 24,000,000 tons, which is the same amount as the previously-approved modification, P87-021W1. The expanded area will be a pad that will be utilized for aggregate processing and material stockpiling. This will result in the addition of an 80-foot tall mechanically stabilized earth wall on the southern and eastern boundary of the pad. There would also be some changes in the slope and bench configurations and the creation of a second de-siltation basin near the newly expanded area. The tallest cut slope would be 105 feet in height. The project would also allow for the use of newer construction materials, such as High Density Polyethylene rather than traditional building materials to be used to construct the enclosures around the site's crushing and screening equipment. The project would remove the requirement of sound absorbing materials to be installed on the inside of the enclosures since it was found unnecessary to reduce noise impacts. Additionally, the project would allow an increase in the height of the four batch plant silos from 35 feet to 90 feet. An Addendum to the previously certified EIR was prepared for the project per Section 15164 of the State California Environmental Quality Act Guidelines, and is part of the action. The project site is located at 5606 Pala Road (State Route 76), within the unincorporated community of Fallbrook (APNs 125-061-09, 125-062-06, 108-122-13, 128-010-37).

Administrative Agenda Items

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

- **Results from Board of Supervisors' Hearing(s).**
 - **September 17, BOS Meeting**
 - Purchase of Agricultural Conservation Easement Program; (Second Hearing) (Lubich)

- **September 24, BOS Meeting**
 - N/A
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **October 22, BOS Meeting**
 - N/A
 - **October 29, BOS Meeting**
 - Quarry Road & Elkelton Place General Plan Amendment (Johnston)
 - Zoning Ordinance Cleanup (Lingelser)

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

November 14, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 12, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 2015	TBA

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.

PC101314AGENDA: If