

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, May 15, 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 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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150515-Supporting-Documents.html>

Regular Agenda Items**1. Jeffries Ranch Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-039: Bonsall Community Plan Area (Brown)**

The applicant requests a Major Use Permit for an unmanned telecommunication facility for Verizon Wireless, designed as a 35-foot tall faux mono-broadleaf tree with 12 panel antennas and associated equipment. The associated equipment would be enclosed by a 10-foot tall concrete masonry unit (CMU) wall with a roof at a height of 10-feet, six-inches. A second equipment enclosure measuring 10-feet in height would house the heating, ventilating, and air conditioning (HVAC) units, 30 kilowatt (kW) emergency back-up generator, and the base of the faux tree. The two enclosures would be attached by a common wall and screened inside a 45-foot long by 13-foot wide CMU wall. A Notice of Exemption 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 project site is located at 2535 Guajome Lake Road, in the Bonsall Community Planning area, within unincorporated San Diego County (APN's 159-210-38 & 40).

2. Evergreen Nursery Major Use Permit; PDS2012-3300-12-009: Lakeside Community Plan Area (Gungle)

The applicant requests a Major Use Permit for a retail nursery on a site that has an existing wholesale nursery operation. The proposed retail nursery would operate seven days a week from 7:00 a.m. to 6:00 p.m. The project also includes an approximately 1.5 acre green waste recycling area and 1.5 acre nursery production and soil mixing area with fenced equipment storage and a maintenance area which would operate Monday through Friday from 7:30 a.m. to 4:00 p.m. Access to the site is provided by a private driveway connecting to Flinn Springs Road. A Mitigated Negative Declaration has been prepared for this project, is on file with PDS as Environmental Review Number PDS2012-3910-12-14-002, and is part of this action. The project site is located at 9708 Flinn Springs Road, in the Lakeside Community Plan area, within unincorporated San Diego County (APN 396-070-07).

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

- **Results from Board of Supervisors' Hearing(s).**
 - **April 22, BOS Meeting**

- Vista Valley Pool Major Use Permit and Open Space Vacation (Kraft) (set hearing)
- Otay Business Park TM5505R (Slovick)
- **May 6, BOS Meeting**
 - Stonemark Estates (Ehsan)
 - Old Mine Road Wireless Telecommunication Facility Major Use Permit (Smith)
- **May 13, BOS Meeting**
 - Vista Valley Pool Major Use Permit and Open Space Vacation (Kraft) (Hearing)
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **June 10, BOS Meeting**
 - No items at this time
 - **June 24, BOS Meeting**
 - No items at this time

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

June 19, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 17, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 14, 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.

PC051515AGENDA: If