

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

**Friday, September 18, 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/150918-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 SEPTEMBER 11, 2015**

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. 2015 General Plan Clean-Up; PDS2014-GPA-14-001; PDS2014-REZ-14-001: (Johnston)**

The project is a General Plan Amendment (GPA) and Rezone to facilitate the changes proposed with the 2015 General Plan Clean-Up. As part of the 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years, in the form of a GPA. The Clean-Up GPA is intended to provide a regular mechanism for making changes to the General Plan to allow for necessary corrections or clarifications, discovered during the implementation of the General Plan; or to reflect changing circumstances. This GPA and Rezone includes proposed changes to the General Plan text, Implementation Plan, Mobility Element Network Appendix, community/subregional plans, Land Use Map, and certain zoning and Regional Category Map changes when necessary for consistency with the proposed Land Use Map changes, or for consistency with the existing Land Use designations.

**For additional documentation on this item, please visit:**

<http://www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html>

**3. Firefighter Highway Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-033: Julian Community Plan Area (Kraft)**

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility consisting of 12 panel antennas and three microwave dishes mounted inside a 30-foot tall faux elevated water tank. The associated equipment and a 30kW emergency back-up generator would be located at ground

level within a 12 foot high, 450 square foot equipment enclosure in the south eastern portion of the property. The site is subject to the General Plan Designation Semi-Rural Residential (SR-1) and zoned Rural Residential (RR). The project is located at 3205 County Club Drive, in the Julian Community Plan Area, within unincorporated San Diego County (APN: 291-273-21).

**4. Woodland & Watson Tentative Map; PDS2014-TM-5594: North County Metropolitan Subregional Plan Area (Smith)**

The applicant requests a Tentative Map to subdivide a vacant 3.6 acres into 18 lots. The proposed residential lots range between 6,000 and 10,652 square feet, which is in conformance with the 6,000 square foot minimum lot size required by Zoning. The project is also in conformance with the General Plan density requirement. Access to lots 1-8 would be from private driveways connecting to Woodland Drive. Access to lots 9-12 would be from private driveways connecting to Watson Way. Access to lots 13-18 would be from private driveways connecting to a proposed private road, which would connect Woodland Drive to Watson Way along the southern portion of the parcel. Water would be provided by Vista Irrigation, and sewer would be provided by the Buena Sanitation. The site is within the Vista Fire Protection District, which would provide fire service. Earthwork will consist of 11,500 cubic yards of cut and 12,700 cubic yards of fill, with 500 cubic yards of import for the bio-retention facility, and 700 cubic yards import for road base. The site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village (VR-7.3). Zoning for the site is Single-Family Residential (RS), with a minimum lot size of 6,000 square feet. The site is located on the southeast corner of the intersection of Woodland Drive and Watson Way, in the North County Metropolitan Subregional Plan Area, within the unincorporated San Diego County (APN 183-131-23, 24, 25, 26).

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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).**
  - **September 16, BOS Meeting**
    - **Evergreen Nursery Major Use Permit; 1-2 hours**
    - **Ranchita Del Sol Tentative Map; TM-5516-1; Consent**
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

- **September 30, BOS Meeting**
  - **Lakeside Tractor Supply MUP Appeal**; 1 hour
  - **County Solar Ordinance Implementing AB2188**; Consent

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

**I. Scheduled Meetings.**

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

**Adjournment**

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**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:

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|---|---|
| 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.

PC091815AGENDA: If