

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 7, 2016, 11:00 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/161007-Supporting-Documents.html>

Regular Agenda Items**1. Chevron Jacumba Major Use Permit Time Extension; PDS2016-MUP-13-012TE; Mountain Empire Subregional Plan Area (McGee)**

The Chevron Jacumba Major Use Permit for an unmanned wireless facility was approved by the Planning Commission on April 11, 2014. That MUP authorized the use pursuant to Section 6985.A of the Zoning Ordinance of the County of San Diego. The project was found to be exempt from CEQA per Section 15303, "New Construction or Conversion of Small Structures." As stated in the Form of Decision approved April 11, 2014, the MUP would expire on April 11, 2016 at 4:00 p.m. unless construction or use in reliance on this MUP has commenced prior to said expiration date. The proposed TE would extend the deadline by which construction or use in reliance is required through April 11, 2018, in accordance with Section 7376 of the Zoning Ordinance of the County of San Diego. The PC had original jurisdiction over the MUP therefore the PC has the authority to approve the proposed TE. The TE would not involve substantial changes in the type or magnitude of impacts identified in the Notice of Exemption for the original proposal and would not create new potentially significant impacts that would require mitigation. The project would still be required to implement all mitigation measures identified and approved with the original project. The site is located south of the intersection of Interstate 8 and Carrizo Gorge Road in the Mountain Empire Subregional Plan area within unincorporated San Diego County. The site is subject to the General Plan Designation General Commercial (C-1) and zoned Freeway Commercial (C-44). (APN: 661-010-28-00).

2. County of San Diego Draft Local Coastal Program; PDS2013-POD-13-009: San Dieguito Community Plan Area (Bray)

The County of San Diego (County) has initiated the development of a Local Coastal Program (LCP) for the coastal zone within a portion of the San Dieguito Community Plan Area, consistent with the California Coastal Act of 1976. The LCP area is comprised of approximately 1,050 acres within the unincorporated areas of the County located east of the cities of Encinitas and Solana Beach, and north of the City of San Diego.

The California Coastal Commission (Coastal Commission) awarded a grant to the County on November 13, 2014 which requires a public hearing to discuss the Draft LCP. The LCP must be approved by the Board of Supervisors prior to certification by the Coastal Commission. Upon certification, the County would assume responsibility for issuing coastal development permits.

3. **Ramona Oaks Wireless Telecommunication Facility Major Use Permit; PDS2015-MUP-15-016: Ramona Community Plan Area (M. Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility within the equestrian area of the San Diego Country Estates residential development. The proposed project would consist of the installation of 12 panel antennas and 12 Remote Radio Units (RRU's) mounted on a 60-foot tall faux mono-pine tree. Accessory equipment and a 30kW emergency generator would be located within a concrete block enclosure, near the base of the faux tree. The site is located at 25241 San Vicente Road, in the Ramona Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Designation Village Residential (VR-2). The site is zoned Rural Residential (RR) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. (APN: 288-611-09).

4. **Lake Henshaw Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-009: North Mountain Subregional Plan Area (M. Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility on a site that is developed as a campground and resort. The proposed project would consist of the installation of 12 panel antennas mounted on a 65-foot tall faux mono-broadleaf tree. Accessory equipment and a 50kW emergency generator would be located within a concrete block enclosure, at the base of the faux tree. The site is located at 26439 Highway 76, in the North Mountain Subregional Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Designation Public Agency Lands. The site is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance (APN 193-080-30).

Administrative Agenda Items

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

- **Comprehensive Renewable Energy Plan – Laurel Lees**

Board of Supervisor's Tentative Schedule:

- **Results from Board of Supervisors' Hearing(s).**
 - **September 14, 2016 BOS Meeting**

- None at this time
- **October 5, 2016 BOS Meeting**
 - None at this time
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **October 19, 2016 BOS Meeting**
 - Hoskings Ranch Major Subdivision
 - Jacumba Solar

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

October 14, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 4, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 9, 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. 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.

PC161007AGENDA: If