

## REVISED FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 14, 2016, 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/161014-Supporting-Documents.html>

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**Regular Agenda Items****1. Comprehensive Renewable Energy Plan Phase I Report; PDS2013-POD-13-007 (Schoppe)**

The project is a staff report presenting findings of the Comprehensive Renewable Energy Plan (CREP) Phase I work plan and proposes recommendations for Phase II. On September 25, 2013 the Board of Supervisors directed staff to initiate Phase I of the CREP to analyze existing renewable energy conditions in San Diego County and identify opportunities for greater efficiencies. This action requests that the Planning Commission evaluate and provide recommendations for the Board's consideration on the CREP Phase I findings and recommendations.

<http://www.sandiegocounty.gov/content/sdc/pds/advance/CREP.html>

**2. General Plan Amendment to Adopt a Community Plan for Campo/Lake Morena and Amend the Mountain Empire Sub-Regional Plan (Menvielle)**

This project is a General Plan Amendment to create a new community plan for the Campo/Lake Morena Planning Area and amend the Mountain Empire Sub-regional Plan. As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors adopted community and sub-regional plans. Community and sub-regional plans provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. These plans contain goals and policies that address community character, land use development, transportation, public safety, conservation and open space and other issue areas important to the local community. The community plan policies add to the General Plan policies and apply to new development.

**3. General Plan Amendment to Adopt a Community Plan for Pine Valley and Amend the Central Mountain Sub-Regional Plan (Menvielle)**

This project is a General Plan Amendment to create a new community plan for the Pine Valley Planning Area and amend the Central Mountain Sub-regional Plan. As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors adopted community and sub-regional plans. Community and sub-regional plans provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. These plans contain goals and policies that address community character, land use development, transportation, public safety, conservation and open space and other issue areas important to the local community. The community plan policies add to the General Plan policies and apply to new development.

4. **Forest Conservation Initiative (FCI) Lands General Plan Amendment; GPA-12-004: Various communities (Alvey)**

This project is a General Plan Amendment for to change the land use designations for approximately 71,300 acres affected by the former FCI, which expired December 31, 2010, and approximately 400 acres of private lands adjacent to former FCI lands to ensure consistency with the changes proposed for the former FCI lands. The GPA also includes minor changes to the General Plan Land Use and Mobility Elements and to the Central Mountain, Jamul/Dulzura and North Mountain Sub-regional Plans, and to the Alpine Community Plan related to the former FCI lands. The project also includes zoning changes when necessary to maintain consistency between the amendments to the General Plan land use designations and the zoning.

This GPA was initially heard by the County Planning Commission in October and November 2013. At this hearing, the Planning Commission will consider the information in the recirculated Supplemental Environmental Impact Report (SEIR) for this GPA, along with zoning changes that were not considered during hearings in October and November 2013. In addition, the Planning Commission will receive an update from staff on the Recommended Project land use map and other changes to the GPA that were previously considered by the Planning Commission and will be considered by the Board of Supervisors later in the year. The hearing staff report and recirculated SEIR can be viewed at:

<http://www.sandiegocounty.gov/content/sdc/pds/advance/FCI.html>.

5. **McMillan Farm Agricultural Preserve Establishment; PDS2015-AP-15-001, PDS2015-REZ-15-010, PDS2015-CC-15-0009...: Valley Center Community Plan Area (Chan)**

The applicant proposes an agricultural preserve establishment and a zoning reclassification for placing approximately 303 acres of active agricultural lands in an agricultural preserve. The establishment of the agricultural preserve would allow the property owner to subsequently enter a portion or the entire property into a Williamson Act Contract (Contract) pursuant to the California Land Conservation Act of 1965, and the zoning reclassification would add an Agricultural Preserve (A) Special Area designation to the subject property to aid in the implementation of the Williamson Act. The site is located at Lazy H Drive and Glenair Way in the Valley Center Community Plan Area. It is subject to Semi Rural (SR10) General Plan Land Use Designation and Limited Agriculture (A70) zoning regulations (132-081-42-00,133-010-12-00,133-010-13-00,133-010-14-00,133-010-15-00,133-010-16-00,133-301-43-00,133-420-04-00,133-420-05-00,133-420-06-00,133-420-07-00,133-420-08-00,133-420-15-00,133-420-16-00,133-420-19-00).

6. **Muth Valley Wireless Telecommunications Facility Major Use Permit; PDS2015-MUP-15-028: Lakeside Community Plan Area (Kraft)**

The applicant requests a MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for Verizon Wireless. The project would consist of a 35-foot high faux mono-broadleaf tree with eight panel antennas, eight remote radio units, two Raycap surge suppressors and one microwave dish antenna. The equipment for the facility would be located at the base of the faux mono-broadleaf tree enclosed by an 8-foot tall cedarcrete enclosure. The equipment enclosure will house two equipment cabinets and one emergency backup generator. The site is located at 11470 Wildcat Canyon Road, in the Lakeside Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Land Use Designation Public Agency Lands. Zoning for the site is S80 (Open Space). The site is within the Louis A. Stelzer County Park. The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance (APN 391-050-05).

7. **North Coast Church Major Use Permit; PDS2015-MUP-15-026: Fallbrook Community Plan Area (Kraft)**

The applicant proposes a Major Use Permit for the remodel of an existing single-story, 25,525-square foot building to accommodate church services and classrooms for up to 332 people. The project would provide parking for 83 vehicles, eight bicycles, landscaping and signage. The applicant is proposing two church services on Sunday mornings and mid-week evening classes for up to 70 people. The site is located at 1375 South Mission Road in the Fallbrook Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial. Zoning for the site is M52 (limited Industrial). The project is an allowed use in the M52 (Limited Industrial) zone upon the approval of MUP with findings for community design review. Pursuant to Zoning Ordinance Section 5757b, a Site Plan Permit may be waived if all purposes and requirements of the Site Plan Permit will be fulfilled by a concurrent discretionary permit, with review by the Fallbrook Community Design Review Board. (APN: 104-200-54).

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**Administrative Agenda Items**

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

**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.**

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|-------------------|--|
| 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 |
| January TBD, 2017 | 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](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.

PC161014AGENDA: If