

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, April 7, 2017, 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/170407-Supporting-Documents.html>

Regular Agenda Items**1. Poplar Meadow Tentative Map; PDS2015-TM-5605: Jamul-Dulzura Subregional Plan Area (Mills)**

The project is a Tentative Map (TM) to subdivide 9.68 acres into five single-family residential lots. The proposed lots range in size from 1.35 acres to 3.32 acres. An existing residence located on-site would be retained. Various agricultural shed structures would be removed at the time of development. The Preliminary Grading Plan indicates that no grading is proposed for the TM. The site is located at 2882 Poplar Meadow Lane in the Jamul-Dulzura Subregional Plan Area within the unincorporated County of San Diego. Access to the site would be provided by the existing private road, Poplar Meadow Lane, connecting to the public road, Proctor Valley Road. Individual septic systems are proposed and water service is to be provided by the Otay Water District. Fire service would be provided by the County Fire Authority. The project is subject to the Semi-Rural (SR-1) Land Use Regulation and Rural Residential (RR) Use Regulation which authorizes a maximum density of one dwelling unit per acre and a minimum lot size of one acre. The TM complies with the density requirements of the County General Plan and the minimum lot size of the County Zoning Ordinance (APN 597-231-23).

2. Miguel Ranch Wireless Telecommunication Facility Minor Use Permit Modification Appeal; PDS2015-ZAP-01-122W¹: Sweetwater Community Plan Area (M. Smith)

This is an appeal of a Minor Use Permit Modification which was approved by the Zoning Administrator on January 26, 2017. The project is a proposal to construct, operate, and maintain an unmanned wireless telecommunication facility consisting of 12 panel antennas and one microwave antenna mounted upon a new 60-foot tall faux mono-eucalyptus tree. Supporting equipment and a 15kW emergency generator would be contained within an equipment enclosure and located at the base of the faux tree. There is an existing 41-foot tall faux mono-palm tree (operated by Sprint) which would allow co-location of the Sprint panel antennas onto this Verizon facility. Once completed, the Sprint faux mono-palm tree would be decommissioned and removed. The site is located at 6434 Jonel Way, in the Sweetwater Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Designation Semi-Rural and is zoned Rural Residential (RR) (APN: 585-101-15).

Administrative Agenda Items**G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted.****1. Kawano Tentative Map Time Extension; PDS2016-TM-5401TE (Mills)**

Request for administrative approval of a Tentative Map, Time Extension for an approved subdivision map which proposes eight residential lots on 10.27 gross acres. The site is located west of the intersection of Buena Creek Road and Ora Avo Drive in the North County Metropolitan Subregional Plan Area within the unincorporated County of San Diego (APNs 181-260-14 & 181-161-11).

2. Sustainable Groundwater Management Act (SGMA); (Bennett)

Staff will be providing an informational item on the status of implementing the Sustainable Groundwater Management Act in the County. The item will include updates about the formation of groundwater sustainability agencies for the San Diego River, San Luis Rey and San Pasqual Valley Groundwater Basins. Staff will also provide an update about the development of a groundwater sustainability plan for the Borrego Valley Groundwater Basin.

Board of Supervisor's Tentative Schedule:

- **Results from Board of Supervisors' Hearing(s).**
 - **March 15, 2017 BOS Meeting**
 - Agriculture Promotion Ordinance
 - General Plan Update – Housing & Safety Elements
 - Building Code Update (2nd Hearing)
 - Zoning Ordinance Amendment Banning Medical & Non-Medical Marijuana Facilities
 - **March 22, 2017 BOS Meeting**
 - Merritt Open Space Vacation
 - Chandler Ranch County Service Area (2nd Hearing)
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**

- **April 12, 2017 BOS Meeting**

- Merritt Open Space Vacation – (2nd Hearing)

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

May 12, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 9, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 14, 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. 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.

PC170407AGENDA: If