

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, August 4, 2017, 9:00 A.M.
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/170804-Supporting-Documents.html>

Regular Agenda Items**1. Vista Valley Pool Facility Major Use Permit Time Extension; PDS2017-MUP-14-021TE: Bonsall Community Plan Area (Smyser)**

The applicant proposed a Time Extension (TE) for a Major Use Permit (MUP) for the Vista Valley Pool Facility, a private community pool facility that was granted on May 13, 2015. This MUP would have expired on May 13, 2017 unless construction or use in reliance had commenced prior to the expiration date. The proposed (TE) would extend the deadline by which construction or use in reliance is required through May 13, 2022, in accordance with Section 7376 of the Zoning Ordinance of the County of San Diego. A Mitigated Negative Declaration was adopted with the MUP. A 15164 Addendum was prepared for the TE and determined that the TE 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 project site is located at 29455 Hoxie Ranch Road, across Vista Valley Drive from the existing Vista Valley Country Club, in the Bonsall Community Plan Area (APNs: 170-271-23, 170-271-24, 170-191-18).

2. AT&T Tecate Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-017: Mountain Empire Subregional Plan Area (Russell)

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for AT&T Mobility. The proposed project will be located on an existing industrial property in Tecate, and would consist of a 70-foot tall monopole, 8 panel antennas, 16 remote radio units (RRUs), one surge protector, three filters, an emergency backup generator within a concrete masonry unit (CMU) enclosure, and associated equipment within a pre-fabricated equipment shelter. The 2.3-acre site is located at 23949 Tecate Mission Road in the Mountain Empire Subregional Plan Area, within unincorporated San Diego. The project is subject to the Limited Impact Industrial General Plan Land Use Designation, and is zoned Basic Industrial (M50). The project proposes a height exception to Section 4620(g) of the Zoning Ordinance

to allow the proposed facility's antennas to be mounted at a maximum height of 70 feet on one 70-foot tall monopole, where 35 feet is the maximum. 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 6985.A of the Zoning Ordinance (APN: 652-170-63).

3. **AT&T Leoney Lane Wireless Telecommunication Facility Major Use Permit Modification; PDS2017-MUP-09-024W1: Jamul/Dulzura Community Planning Area (Russell)**

The applicant proposes a Major Use Permit Modification for an unmanned wireless telecommunication facility for AT&T Mobility on a site that is developed with one existing wireless telecommunication facility. The proposed project would be located on an existing residential property in Jamul, and would house 12 panel antennas at a maximum height of 32 feet, 24 remote radio units (RRUs), three surge suppressors, an emergency backup generator within a concrete masonry unit (CMU) enclosure, and associated equipment. The 8.05-acre site is located at 15598 Leoney Lane in the Jamul/Dulzura Community Plan Area, within unincorporated San Diego. The project is subject to the Semi-Rural (SR-10) General Plan Land Use Designation, and is zoned General Agriculture (A-72). 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 6985.A of the Zoning Ordinance (APN: 599-221-42).

4. **Verizon 78 Caesar Wireless Telecommunication Facility Major Use Permit; PDS2014-MUP-14-038: Ramona Community Plan Area (Aquino)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for Verizon Wireless on a site that is developed with an existing residence. The proposed project will be located on the south east side of the property, and would consist of a 35-foot tall faux mono-eucalyptus tree that would house eight panel antennas, eight remote radio units (RRUs), a single microwave and two Raycap antennas. An 8-foot by 16.8 foot, by 8-foot high concrete masonry

unit (CMU) enclosure would house equipment cabinets and a generator unit. Cable trenching would occur along an existing roadway with overhead lines connecting to a utility pole. The 5.2-acre site is located directly southeast of State Route 78, in the Ramona Community Plan Area, within the unincorporated County of San Diego. The project is subject to the Rural Lands (RL-40) General Plan Land Use Designation, and is zoned General Agricultural (A72). 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 6985.A of the Zoning Ordinance (APN: 286-181-10).

5. **Park Circle Mixed Use Development; PDS2015-REZ-15-005, PDS2015-TM-5603, PDS2015-MUP-15-010: Valley Center Community Plan Area (Mills)**

The applicant proposes a Zone Reclassification (REZ), Tentative Map (TM), and a Major Use Permit (MUP) for a mixed-use planned development consisting of 332 residential units, a 4.2 acre commercial center, a 2.6 acre public park, 1.9 acres of private parks, and a 1.6 acre private recreational facility. The REZ changes the existing Holding Zone (S90) Use Regulation to the General Commercial (C36) Use Regulation and the Variable Residential (RV) Use Regulation. As described in Section 2900 of the County Zoning Ordinance, it is intended that the S90 Use Regulation be replaced by other uses when adequate services and facilities are available. The proposed use regulation would not preclude any proposed or adopted projects and/or there is adequate geographic, economic and demographic data available. The TM subdivides the 73.9-acre site into a total of 384 legal lots (332 residential, 32 road, 13 open space, five park, and two commercial lots) and the MUP authorizes a Planned Development pursuant to Section 6600 of the County Zoning Ordinance and demonstrates conformance with the Valley Center Design Guidelines. The 73.9-acre site is located directly west of Valley Center Road and north of Mirar De Valle Road, in the Valley Center Community Plan Area, within unincorporated San Diego. The project is subject to the Village Core Mixed Use (VCMU), Village Residential (VR-7.3), and Rural Lands (RL-20) General Plan Land Use Designations, and is zoned Rural Residential (RR), RV, and S90. The project is consistent with the

density authorized by the General Plan and the Zoning Ordinance Use Regulations (APNs: 186-240-11, 186-240-12).

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).**
 - **None at this time**
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **None at this time**

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

I. Scheduled Meetings.

September 8, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 6, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 3, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 15, 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.

PC170804AGENDA: If