

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, September 8, 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](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/170908-Supporting-Documents.html>

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**Regular Agenda Items****1. AT&T Tecate Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-017: Mountain Empire Subregional Plan Area (Russell) CONTINUED FROM AUGUST 4, 2017**

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).

**2. Little Gopher Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-014: Bonsall Community Plan Area (M. Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for Verizon Wireless. The proposed project will be located on an existing residential property in Bonsall, and would consist of a 35-foot tall faux mono-broadleaf tree, 12 panel antennas, 12 remote radio units (RRU's), one microwave antenna, and an emergency backup generator and associated equipment located within a concrete masonry unit (CMU) enclosure. The 6.5-acre site is located at 1596 Aldorado Drive, in the Bonsall Community Plan Area within the unincorporated County of San Diego. The project is subject to the Semi-Rural

General Plan Land Use Designation, and is zoned Limited Agricultural (A70). 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 126-340-45&46).

3. **Mountain View Community Church Major Use Permit Modification; PDS2014-MUP-95-007W1: Ramona Community Plan Area (M. Smith)**

The applicant proposes a Major Use Permit Modification to expand an existing church, construct two educational buildings, a sanctuary, a pedestrian bridge and additional parking spaces. The existing church includes a fellowship hall and education building, along with 155 parking spaces. The project would also include updated landscaping, the abandonment of the existing septic system, and construction of an advanced wastewater treatment facility. Access would be provided by a private driveway connecting to Meadowlark Way. The project is subject to the Semi-Rural General Plan Land Use Designation, and is zoned Limited Agricultural (A70). This action requires the Planning Commission to adopt a Subsequent Mitigated Negative Declaration, which is on file with PDS as Environmental Review Number PDS2014-ER-95-09-004A, dated March 30, 2017. The 12.9-acre site is located at 1191 Meadowlark Way, in the Ramona Community Plan Area, within the unincorporated area of San Diego County (APN: 280-041-43, 280-041-22).

4. **Sweetwater Road Duplexes Tentative Map and Site Plan; PDS2015-TM-5604, PDS2014-STP-14-021; LOG NO. PDS2015-ER-15-18-003: Spring Valley Community Plan Area (Mills)**

The project proposes a Tentative Map (TM) for four duplexes yielding eight units on a 0.8-acre site in the Spring Valley Community Plan area. One duplex already exists. The existing and proposed units are 1,814 square feet (sq. ft.), two stories, and include four bedrooms, 2.5 baths, an attached 420 sq. ft. garage, and private back yards ranging from 863 sq. ft. to 1,309 sq. ft. The project incorporates common areas including a 400 sq. ft. tot lot with play equipment, and two lots totaling 800 sq. ft. of designated common group space, including a barbeque area and benches.

Landscaping will be planted along the perimeter of the project and in the common group space areas. Two guest parking spaces, one of which is Americans with Disabilities Act (ADA) accessible, are located in the southern portion of the site. Access is provided by an existing private road connecting to Sweetwater Road. A homeowners association (HOA) or similar community association will manage and maintain the common areas. Earthwork is anticipated to consist of 1,000 cubic yards of cut and 1,200 cubic yards of fill for a total import of 200 cubic yards of material. This site located at 2059 Sweetwater Road in the Spring Valley Community Plan Area, within unincorporated San Diego County. The site is subject to the Village Residential (VR-10.9) Land Use Designation, and is zoned Variable Residential (RV). The project is consistent with General Plan density requirements and Zoning Ordinance development regulations (APN: 578-012-77).

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### Administrative Agenda Items

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

**1. Barr Ranch Tentative Map Time Extension; PDS2017-TM-5293TE: Fallbrook Community Plan Area - INFORMATIONAL (Russell)**

The applicant requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 23 residential lots and one detention basin lot on 8.39 acres. The site is located along Golden Road and south of E Fallbrook Street in the Fallbrook Community Plan Area within unincorporated San Diego County. The new expiration date would be February 5, 2023, (APNs: 105-841-02-00 and 105-841-03-00).

**2. F Street Tentative Map Time Extension; PDS2016-TM-5537TE: Ramona Community Plan Area - INFORMATIONAL (M. Smith)**

The applicant requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 10 residential lots on 2.1 acres. The site is located at the intersection of Third Street and F Street, in the Ramona Community Plan Area within unincorporated San Diego County. The applicant is requesting three more years to record their Final Map. The new expiration date would be July 17, 2019, (APN: 281-570-30).

**3. Piper Otay Ranch Tentative Map Time Extension, PDS2017-TM-5527TE: Otay Subregional Plan Area – INFORMATIONAL (Radcliffe-Meyers)**

The applicant requests an administrative approval of a Tentative Map Time Extension for an approved subdivision map which proposes 13 light industrial use lots on 24.84 acres. The site is located at the North East corner of Otay Mesa Rd and Piper Ranch Rd in the Otay Subregional Plan Area within unincorporated San Diego County. The new expiration date would be February 5, 2023, (APN: 646-240-74).

**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.**

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**

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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:

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.

PC170908AGENDA: If