

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 6, 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 and they will assist you.

- 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/171006-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 SEPTEMBER 8, 2017**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for AT&T Mobility. The proposed project would be located on an existing industrial property in Tecate, and would consist of a 75-foot tall faux monopalm, 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 75-foot tall monopalm, 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. 2017 General Plan Clean-Up; PDS2016-GPA-16-001, PDS2016-REZ-16-001: Countywide (Menvielle)**

This is a request for the Planning Commission to evaluate the 2017 General Plan Clean-Up. The General Plan Clean-Up takes place every two years and provides a regular mechanism for making necessary corrections to errors discovered during implementation of the General Plan and to reflect changed circumstances. This Clean-Up includes proposed changes to the Land Use Map, Zoning, Mobility Element Network Appendix, and Implementation Plan. An Addendum to the previously certified 2011 General Plan Update Environmental Impact Report (EIR) has been prepared for this project pursuant to the California Environmental Quality Act Guidelines Section

15164 and is on file with PDS. The Planning Commission will make a recommendation on the General Plan Amendment, Rezone, and whether to approve the Addendum to the previously certified EIR to the Board of Supervisors. **Click [here](#) for website.**

**3. Tractor Supply Major Use Permit; PDS2015-MUP-15-029, Boundary Adjustment; PDS2015-BC-15-0112: Valley Center Community Plan Area (Smyser)**

The applicant proposes a Major Use Permit to allow open sales and display in the C36 General Commercial Use Regulations, as required by Section 6816 of the County of San Diego Zoning Ordinance. The project consists of an 18,825-square foot building for a Tractor Supply store that will provide commercial businesses and the general public with agriculturally related products such as animal feed, tools, etc. The project includes landscaping, parking for 85 vehicles, and Stormwater Management Facilities. The 3.7 gross acre site (2.9 net acres) is located at 27444 Valley Center Road, in the Valley Center Community Plan area, within the unincorporated San Diego County. The site is subject to the Village (V) General Plan Regional Category, General Commercial (C-1) Land Use Designation. The site is located within the General Commercial (C-36) Zoning. An existing single-family dwelling on the northwest portion of the site will be removed to implement the project. Access will be provided by a private road along the north border of the site that provides access to Valley Center Road. A Site Plan is required to demonstrate conformance with the Valley Center Design Review Guidelines and the Site Plan is incorporated into the Major Use Permit. A Boundary Adjustment with a Certificate of Compliance is required to merge the site because it currently comprises three parcels. A Mitigated Negative Declaration (MND) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP, Site Plan, Boundary Adjustment, and whether to adopt the MND (APNs: 186-270-10, 12, and 24).

4. **Sweetwater Vistas, General Plan Amendment, Specific Plan Amendment, Zone Reclassification, Tentative Map, Major Use Permit Modification and Site Plan; PDS2015-GPA-15-006; PDS2015-SPA-15-002; PDS2015-REZ-15-008; PDS2015-TM-5608; PDS2015-MUP-89-015W4; PDS2015-STP-15-016; LOG NO. PDS2015-ER-89-019-015: Spring Valley Community Plan Area (Chan)**

The Sweetwater Vistas project is a proposed multi-family development including 218 residential condominium units on three separate lots located northwest of Jamacha Boulevard. Lot 1 would be developed with 78 units, Lot 2 would be developed with 65 units and Lot 3 would be developed with 75 units. Each neighborhood would include a private recreation area and common lawn areas. Earthwork would consist of cut and fill of approximately 129,000 cubic yards of material. Four open space lots, totaling 27.9 acres, are proposed to be set aside as preserve lands in perpetuity; one west of Avenida Bosques, two west of Jamacha Boulevard, and one east of Jamacha Boulevard. A proposed MSCP boundary line adjustment would remove 2.1 acres from the existing 5 acre onsite Hardline Preserve in exchange for an addition of 25.1 acres of land currently designated as Take Authorized area to be placed within the Hardline Preserve (APNs: 505-672-03, 07, 09, 10, 23, & 37). **Click [here](#) for website.**

5. **Lake Jennings Marketplace; PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, PDS2015-MUP-15-004, PDS2014-ER-14-14-013: Lakeside Community Plan Area (Sibbet)**

The project is a General Plan Amendment (GPA), Zone Reclassification (REZ), Tentative Map (TM), Site Plan (STP) and a Major Use Permit (MUP) for a commercial shopping center on an approximately 9.5-acre site in the Lakeside Community Plan Area. The project proposes six commercial buildings totaling 76,100-square feet, including a gasoline station with a car wash, and parking for 389 vehicles. The project also includes an open space easement along the southern property boundary to preserve the Los Coches Creek. Access is provided by Ridge Hill Road and Olde Highway 80. The site is subject to the Village Residential (VR-15) Land Use Designation, and is zoned Urban Residential (RU-15). A GPA is proposed to change the General Plan designation from the existing Village Residential (VR-15) to General Commercial (C-1). A REZ is proposed to change the use classification from the existing

Urban Residential (RU-15) to General Commercial (C36). The STP is to show conformance to the Lakeside Design Guidelines and the MUP is required to allow a car wash in the C36 Zone because it is considered an outdoor use. An Environmental Impact Report (EIR) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2014-ER-14-14-013. The Planning Commission will make a recommendation on the GPA, REZ, TM, STP, MUP, and whether to certify the EIR to the Board of Supervisors. (APNs: 395-250-08, 09, 15, 22; 398-110-09, 10, and 75). **Click [here](#) for website.**

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### Administrative Agenda Items

**G. Department Reports: These are informational/nonvoting items - no deliberation or action permitted.**

**1. Otay Crossings Revised Tentative Map; PDS2017-TM-5405R2: Otay Subregional Plan Area - INFORMATIONAL (Brown)**

The applicant requests an administrative approval for a Revised Tentative Map for an approved subdivision map to subdivide 311.5 gross acres into 47 industrial use lots. The Revised Tentative Map will reduce the number of lots from 47 lots to 31 with lots ranging from 1.9 acres to 70.9 net acres. The site is located at the southeast intersection of Otay Mesa and Alta Roads in the Otay Subregional Plan Area within unincorporated San Diego County. The expiration date will remain October 7, 2022, (APNs: 648-070-03 and 648-080-27).

**2. Montecito Ranch Tentative Map Time Extension; PDS2017-TM-5250TE: Ramona Community Plan Area - INFORMATIONAL (Russell)**

The applicant requests an administrative approval of a Tentative Map Time Extension for six more years for an approved subdivision map which proposes to subdivide approximately 935 acres into 417 residential lots, an 8.3-acre public park, an 11.9-acre historic park, and 571.2 acres of biological open space. The site is located along State Route 78 and Montecito Way in the Ramona Community Plan Area within unincorporated San Diego County. The new expiration date will be August 4, 2023 (APNs 279-071-26; 279-072-01 through 18; 27 through 334; 279-093-10, 37 and 38; 280-010-03, 08, and 09; 280-030-04, 05, 06, 10, 15, 24, and 25; 280-031-01 through 07; 281-521-01 through 03).

**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.**
  - **October 25, 2017**
    - **Park Circle Mixed Use Development**

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

**I. Scheduled Meetings.**

October 20, 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](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.

PC171006AGENDA: If