

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 23, 2018, 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/180223-Supporting-Documents.htm>

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**Regular Agenda Items****1. AT&T De Luz Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-010, PDS2017-ER-17-01-003: Pendleton/De Luz Community Plan Area (Russell)**

The applicant requests a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The facility would consist of the installation of 12 panel antennas on an existing water tank and associated equipment. The request for a height exception is required, as the height limit for the zone is 35-feet. The equipment necessary for the facility, including a generator, would be located at the base of the water tank and enclosed by an equipment shelter and Concrete Masonry Unit (CMU) block wall. The project site is located at 2371 Helen Road in the Pendleton/De Luz Community Plan Area, within unincorporated San Diego County. The project is subject to the Public/Semi Public Facilities General Plan Land Use Designation, and is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) 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 and whether to adopt the NOE. (APN: 101-370-66)

**2. Telespan Herod Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-002, PDS2017-ER-17-20-001: Mountain Empire Subregional Plan Area (Russell)**

The applicant requests a Major Use Permit to construct, operate, and maintain a wireless telecommunication facility. The facility would consist of a 53-foot tall faux mono-broadleaf tree with an equipment area for up to three carriers, and space for two emergency generators within a CMU enclosure. The request for a height exception is required, as the height limit for the zone is 35-feet. The project site is located at 24052 Highway 94, within the Mountain Empire Subregional Plan Area, within unincorporated

San Diego County. The project is subject to the Rural Lands (RL-40) General Plan Land Use Designation, and is zoned General Rural (S92) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) 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 and whether to adopt the NOE. (APN: 652-061-02)

3. **Tomlinson Tentative Map and Administrative Permit; PDS2012-3100-5573, PDS2012-3000-12-035, LOG NO. PDS2012-3910-1208007: North County Metropolitan Subregional Plan Area (Brown)**

The proposed project is a Tentative Map and an Administrative Permit for lot size averaging to subdivide a 14.8-acre property into 13 residential lots ranging in size from approximately 0.5 acre to 3.65 acres to allow for preservation of agricultural resources. The Administrative Permit allows lot size averaging which reduces minimum lot size requirements without increasing density to implement a site design that avoids environmental resources and preserves open space areas. The project site is located at the intersection of Hollyberry Drive and Buena Creek Road in the North County Metropolitan Subregional Plan Area. Access to the site is proposed from a new private road connecting to Hollyberry Drive, a public road. The project would be served by imported water from the Vista Irrigation District and sewer service from the Buena Sanitation District. Earthwork consists of 22,120 cubic yards of cut, 16,865 cubic yards of fill and 5,255 cubic yards of export. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural (SR-1). Zoning for the site is Limited Agriculture (A70). The project is consistent with the General Plan development density and the Zoning Ordinance. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with

the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The Planning Commission will determine whether to approve or deny the TM, Administrative Permit and adopt the 15183 environmental findings. (APN: 181-180-56, 84 & 86)

4. **Sringeri Vidya Bhatari Foundation (SVBF) Temple Major Use Permit; PDS2015-MUP-15-011, PDS2015-ER-15-08-012: North County Metropolitan Subregional Plan Area (Smith, A.)**

The applicant proposes a Major Use Permit for a temple on approximately 10 acres of a 19 acre parcel. The project consists of a 17,475 square foot main temple building, a 7,764 square foot priest housing building, a 400 square foot barn, and associated parking. Primary access to the site will be provided by a new 24-foot wide paved driveway connecting to Old San Pasqual Road. The project site is zoned Limited Agricultural (A70) and is subject to the Semi-Rural (SR-2) General Plan Land Use Designation. The project site is located north of and adjacent to Old San Pasqual Road and south of State Route 78, between Summit Drive and San Pasqual Trail in the North County Metropolitan Subregional Plan Area, within the unincorporated area of San Diego County. 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 and whether to adopt the MND. (APN: 241-080-47)

5. **Wohlford Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-007: North County Metropolitan Subregional Plan Area (Smith, M.)**

The applicant requests a Major Use Permit construct, operate and maintain an unmanned wireless telecommunication facility capable of supporting up to three

separate wireless carriers. The proposed project will consist of the installation of 12 panel antennas for each carrier, for a total of 36 antennas, mounted within a 56-foot faux elevated water tank. The request for a height exception is required, as the height limit for the zone is 35-feet. Accessory equipment, a 15kW emergency generator, and the faux elevated water tank will be located within a simulated wood fence enclosure. The proposed project will be located on an existing 155.9-acre site that is developed with a single-family residence and an agricultural operation. The site is located at 16655 Guejito Road, in the North County Metropolitan Subregional Plan Area, within unincorporated County of San Diego. The project is subject to the Rural Lands General Plan Land Use Designation (RL-20), and is zoned General Agricultural (A72) which permits 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. A Notice of Exemption (NOE) 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, and whether to adopt the NOE. (APN: 190-120-06 & 190-172-08)

**6. Highland Trails Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-011: Ramona Community Plan Area (Smith, M.)**

The applicant requests a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of the installation of 12 panel antennas and one microwave antenna mounted upon a 40-foot faux mono-pine tree. The request for a height exception is required, as the height limit for the zone is 35-feet. The equipment necessary for the facility, along with a 15kW emergency generator, would be located within a CMU block wall enclosure located at the base of the faux mono-pine tree. The site is located at 16225 Highland Trails Drive, in the Ramona Community Plan Area, within unincorporated County of San Diego. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-10), and is zoned General Agricultural (A72) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) 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, and whether to adopt the NOE. (APN: 276-100-56)

7. **Mother Grundy Truck Trail Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-014: Jamul-Dulzura Subregional Plan Area (Smith, M.)**

The applicant requests a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of the installation of eight panel antennas and one microwave antenna mounted within a 35-foot faux elevated water tank. In addition, four panel antennas would be located on a 30-foot tall faux utility pole, approximately 380 feet north of the faux elevated water tank. The equipment necessary for the facility would be located within an equipment enclosure at the base of the faux elevated water tank. A 15kW emergency generator would be enclosed by a CMU block wall enclosure and also located at the base of the faux elevated water tank. The faux elevated water tank and faux utility pole will be located within disturbed areas along the existing private driveway. The 39.9-acre vacant site is located adjacent to 1500 Mother Grundy Truck Trail, in the Jamul-Dulzura Subregional Plan Area, within unincorporated County of San Diego. The project is subject to the Rural Lands General Plan Land Use Designation (RL-40), and is zoned General Agricultural (A72) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) 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, and whether to adopt the NOE. (APN: 600-110-08)

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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).**
  - **February 14, 2018**
    - **County of San Diego Climate Action Plan and General Plan Amendment**
  - **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
    - **March 14, 2018**
      - **None at this time**
    - **March 28, 2018**
      - **Shady Oak Zone Reclassification, Tentative Map, and Site Plan**

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

**I. Scheduled Meetings.**

March 23, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 13, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 4, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**J. 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.sdcountry.ca.gov/pds/PC/sop/PCHearing\\_stream.html](http://www.sdcountry.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.

PC180223AGENDA: If