

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, March 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 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/180323-Supporting-Documents.html>

Regular Agenda Items**1. AT&T Muth Valley Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-005, PDS2017-ER-17-14-003: Lakeside Community Plan Area (Russell)**

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility for AT&T Mobility. The facility consists of the installation of 12 panel antennas on a 35-foot tall faux water tank. The equipment necessary for the facility is to be located at the base of the faux water tank and enclosed by an eight-foot tall Concrete Masonry Unit enclosure. The project site is located at 12433 Buena Vida Road in the Lakeside Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural 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: 329-132-01).

2. AT&T Hulburd Grove Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-007, PDS2017-ER-17-15-002: Central Mountain Subregional Plan Area (Russell)

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility for AT&T Mobility. The facility consists of the installation of 12 panel antennas on a 35-foot tall faux water tank. The equipment necessary for the facility would be located at the base of the faux water tank and enclosed by an eight-foot tall Concrete Masonry Unit enclosure. The project site is located at 10014 Descanso Trail in the Central Mountain Subregional Plan Area (Descanso), within unincorporated San Diego County. The project is subject to the Semi-Rural 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: 405-170-40).

3. **Tierra Verda Entitlement Renewal Wireless Telecommunication Facility Major Use Permit Modification; PDS2017-MUP-06-084W2, PDS2017-ER-06-08-040A: North County Metropolitan Subregional Plan Area (Russell)**

The applicant proposes a Major Use Permit Modification for T-Mobile to renew the amortization of an existing wireless telecommunication facility for a 10 year period. The proposed Modification will allow the continued operation and maintenance of an existing unmanned wireless telecommunication facility. The existing facility consists of a 50-foot tall faux mono-palm tree with six panel antennas and associated equipment within a 10-foot tall Concrete Masonry Unit enclosure. The project site is located at 2230 Tierra Verde Road in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The project is subject to the Village Residential General Plan Land Use Designation, and is zoned Rural Residential (RR) 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: 181-200-61).

4. **Julian Ranch Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-009: Julian Community Plan Area (Smith, M.)**

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility for AT&T Mobility. The proposed project will consist of the installation of 12 panel antennas and three microwave antennas mounted upon a 20-foot faux mono-broadleaf tree. A request to allow a second carrier in a residential zone is required. The equipment necessary for the facility will be located

within a Concrete Masonry Unit block wall enclosure located near the base of the faux mono-broadleaf tree. The site is located at 3205 Country Club Lane, in the Julian Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-1), and is zoned Rural Residential (RR) 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 291-273-21).

Administrative Agenda Items

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

1. Adlai Tentative Map Time Extension; PDS2017-TM-5356TE: Lakeside Community Plan Area – INFORMATIONAL (Smith, M.)

The applicant proposes an administrative approval of a three-year Tentative Map Time Extension for an approved subdivision map, which proposes to subdivide approximately 4.5 acres into nine residential lot. The project is located at the intersection of Adlai Road and Vecinio Del Este Place in the Lakeside Community Plan Area. The new expiration date would be April 6, 2020, (APN 398-390-19).

2. Campus Park West Tentative Map Time Extension; PDS2017-TM-5424TE: Fallbrook Community Plan Area – INFORMATIONAL (Truong)

The applicant proposes an administrative approval of a six-year Tentative Map Time Extension for an approved subdivision map for a 116-acre mixed-use master planned community with an overall density of 2.4 dwelling units per acre that consists of approximately 513,000 square feet of commercial space, 120,000 square feet of industrial space, 238 dwelling units and 31 acres of biological open space. The project site is located in the northeast quadrant of the State Route 76 and Interstate 15 Interchange, within the Fallbrook Community Plan Area. The new expiration date would be July 18, 2023, (108-121-14, 125-063-01, 08, and 11).

Board of Supervisor's Tentative Schedule:

- **Results from Board of Supervisors' Hearing(s).**
 - **March 14, 2018**
 - None at this time.
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **March 28, 2018**
 - Shady Oaks Residential Development

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

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
June 8, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

J. 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.

PC180323AGENDA: If