

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, April 13, 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 Stephanie Wells at [Stephanie.Wells@sdcounty.ca.gov](mailto:Stephanie.Wells@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/180413-Supporting-Documents.html>

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**Regular Agenda Items****1. Verizon Lake Morena Wireless Telecommunication Facility Major Use Permit; PDS2015-MUP-15-025: Mountain Empire Subregional Plan Area (Smith, M.)**

The applicant proposes a Major Use Permit (MUP) to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of the installation of 12 panel antennas and a microwave antennas mounted within a 35-foot tall faux elevated water tank along with associated equipment. The equipment necessary for the facility will be located within a Concrete Masonry Unit block wall enclosure located at the base of the faux elevated water tank. The site is located at 2289 Lake Morena Drive, in the Campo/Lake Morena portion of the Mountain Empire Subregional Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-10), 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: 607-022-11).

**2. Emergency Vehicle Operations Course Major Use Permit; PDS2017-MUP-17-019; PDS2017-ER-93-19-006ZZC: Otay Subregional Plan Area (Brown)**

The applicant proposes a Major Use Permit (MUP) for an Emergency Vehicle Operations Course (EVOC). The 40-acre project includes a driving course, street grid, skills pad, up to 62,240 square feet of structures and 170 parking spaces. The proposed project will be implemented in several phases. Interim facilities will be placed in the initial phase which will include portable restrooms, office trailers, and sea cargo containers. Access to the site would be proposed at the north end by a planned extension of Otay Mesa Road. The project site is subject to the Village General Plan Regional Category and Land Use Designation Mixed Industrial. Pursuant to Section 1350 of the County's Zoning Ordinance, the proposed project is defined as a Major Impact Service and Utility. Zoning for the site is Specific Plan Mixed Industrial (S88)

and pursuant to Section 2888.c. of the Zoning Ordinance this proposed project requires a Major Use Permit. The project site is located along Otay Mesa Road between Alta Road and Lone Star Road, in the Otay Subregional Plan Area, within unincorporated San Diego County. The project will rely on a previously certified Supplemental Environmental Impact Report dated October 7, 2011 and Addendum thereto dated March 27, 2018 on file with PDS as Environmental Review Number PDS2017-ER-93-19-006ZZC. The Planning Commission will determine whether to approve or deny the MUP and whether to adopt an Addendum to a previously certified Supplemental Environmental Impact Report (APN: 648-070-03).

**3. Otay 250-Sunroad East Otay Mess Business Park Specific Plan Amendment; PDS2015-SPA-15-001, PDS2015-GPA-15-008, PDS2015-REZ-15-007, PDS2015-TM-5607, LOG NO. PDS2015-ER-98-190-13G: Otay Subregional Plan Area (Mills)**

The applicant proposes a Specific Plan Amendment (SPA), an amendment to the Otay Subregional Plan (General Plan Amendment) (GPA), a Rezone (REZ), and a Tentative Map (TM). The Project proposes a SPA to the East Otay Mesa Business Park Specific Plan to establish the following new mixed-use land categories allowing for a mix of residential, employment and retail uses: Mixed-Use Residential Emphasis and Mixed-Use Employment Emphasis. Approval of the project would allow for the development of a maximum of 3,158 dwelling units, 78,000 square feet of general commercial uses, and 765,000 square feet of employment uses and approximately 51.3 acres of biological open space on a 253.1 acre project site. The project site is located generally at the northeastern corner of Otay Mesa Road and Harvest Road/SR-125 in the Otay Subregional Plan Area, within unincorporated San Diego County. The project will rely on a Supplemental Environmental Impact Report on file with PDS as PDS2015-ER-98-190-13G. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the SPA, GPA, REZ and TM, and whether to adopt the Supplemental Environmental Impact Report (APNs: 646-240-30, 646-310-17, 646-080-26, 27, 28, 29, 31, 32, and 33).

4. **Los Arbolados Tentative Map Condo Conversion; PDS2017-TM-5617: San Dieguito Community Plan Area (Oberbauer)**

The applicant proposes a Tentative Map (TM) to convert 11 existing detached apartments and semi-detached duplexes on a single parcel into condominiums. All structures currently exist and have been permitted and have passed final inspections. The existing 11 units range from two bedroom and two bathroom units to four bedroom and three bathroom units. The project has been conditioned to add 465 square feet of pavement to the off-site existing cul-de-sac, add 636 square feet of pavement on-site for fire turnaround requirements, and to bring the existing units into conformance with current Fire and Building Codes. The project site is located at 6169-6180E Paseo Arbolado, in the San Dieguito Community Plan Area, within unincorporated San Diego County. 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 TM and whether to adopt the NOE (APN: 266-291-18).

5. **Verizon at Lake Jennings; PDS2015-MUP-15-015: Lakeside Community Plan Area (Truong)**

The applicant proposes a Major Use Permit (MUP) to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project would consist of the installation of 12 panel antennas on a 50-foot faux mono-eucalyptus along with 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 faux mono-eucalyptus and enclosed by an equipment enclosure and Concrete Masonry Unit (CMU) block wall. The project site is located at 6452 Audubon Road in the Lakeside Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential 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: 398-400-17).

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### Administrative Agenda Items

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

**1. West Lilac Tentative Map Time Extension; PDS2017-TM-5276TE: Bonsall Community Plan Area – INFORMATIONAL (Radcliffe-Meyers)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 92-acre site into 28 residential lots. The project is located along Aqueduct Road and Via Ararat Drive in the Bonsall Community Plan Area. The new expiration date would be June 27, 2023, (APNs: 127-271-28 & 127-290-05).

**2. Montemar Tentative Map Time Extension; PDS2017-TM-5316TE: Spring Valley Community Plan Area – INFORMATIONAL (Radcliffe-Meyers)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 7.57-acre into 13 residential lots. The project is located along Montemar Drive and Austin Drive in the Spring Valley Community Plan Area. The new expiration date would be October 19, 2023, (APN: 504-242-41).

**3. Green Canyon North Tentative Map Time Extension; PDS2017-TM-5553TE: Fallbrook Community Plan Area – INFORMATIONAL (Truong)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 34-acre site into 22 residential lots. The project site is located in the northeast corner of the Winterhaven Road, within the Fallbrook Community Plan Area. The new expiration date would be September 12, 2023, (APN: 589-100-39).

**4. Viejas Hills Estates Tentative Map Time Extension; PDS2016-TM-5245TE: Alpine Community Plan Area – INFORMATIONAL (Mattson)**

The applicant requests approval of a five-year Tentative Map Time Extension for an approved subdivision map, to divide a 181.7-acre site into 27 residential lots on approximately 40 acres and designate approximately 141.7 acres in an open space lot. The project is located northeasterly of the intersection of East Victoria Drive

and Otto Avenue and north of Blackwolf Drive/Fazio Road in the Alpine Community Plan Area. The new expiration date would be August 2, 2023, (APNs: 404-011-08-00 & 402-341-04).

5. **Butterfield Trails Ranch Tentative Map and Major Use Permit Time Extension; PDS2017-TM-5551TE, PDS2017-MUP-08-028TE: Valley Center Community Plan Area – INFORMATIONAL (Russell)**

The applicant requests approval of a six-year Tentative Map and Major Use Permit Time Extension for an approved subdivision map, to divide 59.5 acres into 71 residential lots, five street lots, and 27.5 acres into four open space lots. The Major Use Permit allows the Tentative Map to proceed as a Planned Residential Development, which would allow ¼-acre minimum lot sizes instead of the previous ½-acre minimum. The project is located on Sunday Drive and Valley Center Road in the Valley Center Community Plan area. The new expiration date would be May 17, 2024, (APNs: 189-012-59, 60, 61, & 62; 189-281-18).

6. **Vista De Lamar Tentative Map Time Extension; PDS2017-TM-5576TE: Spring Valley Community Plan Area – INFORMATIONAL (Radcliffe-Meyers)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 2.8-acre site into one condominium lot with 20 units. The project is located off Bancroft Drive in the Spring Valley Community Plan Area. The new expiration date would be August 15, 2023, (APNs: 504-113-20 & 90).

**Board of Supervisor's Tentative Schedule:**

- **Results from Board of Supervisors' Hearing(s).**
  - **March 28, 2018**
    - Shady Oaks Residential Development
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
  - **April 18, 2018**
    - None at this time
  - **April 25, 2018**
    - None at this time

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

**I. Scheduled Meetings.**

May 4, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 11, 2018	Special Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 8, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 20, 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.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.