

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 11, 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 Je'Rae Bailey, Planning Commission Secretary at JeRae.Bailey@sdcountry.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:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180511-Supporting-Documents.html>

Regular Agenda Items

1. Lyons Valley Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-018; Jamul-Dulzura Subregional Plan Area (Smith, M.)

The applicant proposes 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 mounted upon a 55-foot tall faux mono-pine tree along with overhead utility lines and 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 mono-pine. The site is located at 17348 Lyons Valley Road, in the Jamul-Dulzura 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 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 599-110-47).

2. Valiano - PDS2013-SP-13-001; PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002 (Chan, M.)

The applicant proposes a Specific Plan (SP), a General Plan Amendment (GPA), a Zone Reclassification (REZ), a Vesting Tentative Map (TM), a Site Plan (STP) and a Major Use Permit (MUP) for a major residential subdivision of 239 acres and includes 273 single-family units, 53 detached condominium units, a total of 7.9 acres of recreational areas, 31 acres of biological open space and 35 acres of agricultural easement. The project is located adjacent to and west of Country Club Drive and adjacent to and north and south of Mt. Whitney Road in the San Dieguito Community Plan area in the unincorporated area of San Diego County, California. An Environmental Impact Report has been prepared for this project and is on file with PDS as Environmental Review Number PDS2013-ER-13-08-002. (APNs 228-313-13, 232-013-01 through -03, 232-020-55, 232-492-01, 232-500-18 through 24.)

Administrative Agenda Items

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

1. Lilac Del Cielo Vesting Tentative Map Time Extension; PDS2017-TM-5427TE: Bonsall Community Plan Area – INFORMATIONAL (Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide 55.9 acres into one open space lot and one condominium lot with 76 units. The project site is located along West Lilac Road to the southwest corner of West Lilac Road and Camino Del Rey, within the Bonsall Community Plan Area. The new expiration date would be April 4, 2023 (APNs: 123-060-77 & 126-430-01).

Board of Supervisor’s Tentative Schedule:

- **Results from Board of Supervisors’ Hearing(s).** None.
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **May 16, 2018**
 - Appeal of AT&T De Luz Wireless Telecommunication Facility (Russell)
 - Appeal of Sringeri Vidya Bhatari Foundation (SVBF) Temple Major Use Permit (Gungle)

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

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| May 24, 2018 (Thursday) | 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 |
| June 22, 2018 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |

June 28 and 29, 2018 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room, both days.

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.