

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, September 14, 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/180914-planning-commission-hearing.html>

Regular Agenda Items**1. AT&T Tumeric Way Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-021; Jamul/Dulzura Subregional Plan Area (D. Russell)**

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 within a 35-foot tall faux water tank. The equipment necessary for the facility will be located within a concrete masonry unit block wall enclosure located at the base of the faux water tank. The site is located at 20659 Tumeric Way, 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 602-020-26).

2. AT&T Morro Reservoir Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-016; Bonsall Community Plan Area (S. Oberbauer)

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 60-foot tall faux mono-broadleaf tree and associated equipment. The equipment necessary for the facility will be located within a concrete masonry unit block wall enclosure and an equipment shelter located approximately 15 feet northeast of the proposed facility. The site is located at 5260 San Jacinto Circle West, in the Bonsall Community Plan Area. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-4), 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 (CEQA) 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: 121-330-12-00).

3. Nordahl Road Tentative Map: PDS2015-TM-5602; PDS2015-ER-15-08-008 (N. Gustafson)

The project proposes a Tentative Map (TM) for a 3.8-acre residential development consisting of 15 single-family residential lots and two additional lots for bioretention ponds and a private road. The site is located directly west of Nordahl Road, between Pheasant Hill and Anka Lane. Access to the site is provided from a proposed private road connecting to Nordahl Road. The project site is zoned Single-Family Residential (RS) and is subject to Village Residential (VR-7.3) Land Use Designations. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines §15183. The project site is located at 1217 Nordahl Road, in the North County Metropolitan Area, within unincorporated San Diego (APN: 226-290-01).

4. Fuerte Ranch Estates Tentative Map Time Extension; PDS2017-MT-5343TE: Valle De Oro Community Plan Area (S. Oberbauer)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to subdivide 27.26 acres into thirty six (36) residential lots. The proposed new expiration date would be May 19, 2023. The proposed lots range in size from 0.5 to 1.09 acres. The project site is located south of Fuerte Drive and east of Damon Lane in the Valle De Oro Community Plan Area. Access to the site is provided by both Fuerte Drive and Damon Lane. Fire service will be provided by the San Miguel Consolidated Fire Protection District. Sewer and Water service will be provided by Otay Water District. The site is subject to the Semi-Rural (SR-0.5) Land Use Designation, and is zoned Rural Residential (RR). The project is consistent with General Plan density requirements and Zoning Ordinance development regulations. The project has been brought into conformance with current stormwater regulations. The Planning Commission will determine whether to approve or deny the Tentative Map Time Extension and adopt the environmental findings which include an Addendum to the previously adopted Mitigated Negative Declaration (APN: 498-153-01-00).

Administrative Agenda Items

G. Time Extensions

1. Orchard Hills Tentative Map Time Extension: PDS2017-TM-5570TE: North County Metropolitan Area – INFORMATIONAL (N. Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved tentative map, to divide 12.54 acres into 20 single-family lots. The project site is located at the northeast corner of Richland Road and Tide Way in the North County Metropolitan Subregional Plan Area. The new expiration date would be December 12, 2023 (APNs: 218-220-10 & 218-220-17).

2. Orchard Run Tentative Map Time Extension; PDS2018-TM-5087TE: Valley Center Community Plan Area - INFORMATIONAL (Radcliffe-Meyers)

The applicant requests approval of a two-year Tentative Map Time Extension for an approved subdivision map, to subdivide approximately 118.3 acres into 300 residential units, including 52 affordable units, 1.4 acres of community recreational area and 29 acres of dedicated biological open space. The project is located along Lilac Road and Betsworth Road in the Valley Center Community Plan Area. The new expiration date would be August 16, 2020 (APN: 186-210-87; 186-231-21).

3. Sapien Tentative Map Time Extension and Revised Map; PDS2016-TM-5562RTE: Fallbrook Community Plan Area – INFORMATIONAL (S. Oberbauer)

The applicant requests approval of a six-year Tentative Map Time Extension and a Revised Map for an approved subdivision map, to subdivide 9.72 acres into ten single-family residential lots. The Revised Map would change the timing of five conditions which would allow an existing single family residence to remain on the property until after recordation of the Final Map. The single family residence with associated septic equipment and well would be removed prior to issuance of a grading permit. The project site is located at 711 Constant Creek Road in the Fallbrook Community Plan Area. The new expiration date would be June 29, 2022 (APN: 106-011-61-00).

4. The Oaks Tentative Map Time Extension and Revised Map; PDS2016-TM-5174RTE: North County Metropolitan Subregional Plan Area – INFORMATIONAL (S. Oberbauer)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to subdivide approximately 6.2 acres into 11 single-family residential lots, a tot lot, and includes biological open space. The current stormwater regulations required the applicant to design a biofiltration basin along the southern boundary of the property within a portion of the previously proposed biological open space easement and the tot lot. The Revised Map would reconfigure a portion of the biological open space easement, relocate the tot lot, and change conditions to reflect the physical changes to the map to meet current stormwater regulations. The project site is located at 10410 Meadow Glen Way in the North County Metropolitan Subregional Plan Area within the Hidden Meadows Community. The new expiration date would be August 22, 2022 (APN: 186-502-13-00).

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**
 - September 26, 2018
 - **Newland Sierra – David Pallinger, Chairman, Planning Commission**

H. Department Report

I. Scheduled Meetings

September 21, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 19, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

October 26, 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.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.