

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 19, 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@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:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/181019-planning-commission-hearing.html>

Regular Agenda Items

1. Village 14 and Planning Areas 16/19: PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-TM-5616, PDS2016-ER-16-19-006; Jamul/Dulzura Subregional Plan Area (Mattson, G.)

The Proposed Project includes a General Plan Amendment (GPA), Specific Plan (SP), Rezone (REZ), and Tentative Map (TM) for a planned community within Otay Ranch Village 14 and Planning Areas 16/19. The 1,284-acre Project includes up to 1,119 dwelling units, 994 in Village 14 ("Village 14") and 125 in Planning Areas 16/19 ("PA 16/19"); up to 10,000 square feet of neighborhood commercial; a public safety site (fire station & Sheriff's storefront); an elementary school site; public/private parks; 529 acres of open space, of which 426.7 acres are designated Otay Ranch RMP Preserve and 72.4 acres are designated Conserved Open Space. The Proposed Project is located along existing Proctor Valley Road between State Route 125 (SR-125) and State Route 94 (SR-94), in the westernmost portion of the Jamul/Dulzura Subregional Plan Area, within unincorporated San Diego County. The proposed GPA would: 1) amend the Regional Category Map to correct minor County-GIS inconsistencies to the "Rural" boundaries within the Applicant's ownership; 2) amend the County General Plan Land Use Map (Jamul/Dulzura Land Use Map) to correct minor County-GIS inconsistencies to the "Specific Plan Area" boundaries within the Applicant's ownership; and 3) amend the County General Plan Mobility Element to change the classification of a segment of Proctor Valley Road from a 2.2E Light Collector to a 2.2A Light Collector and change the classification of an additional segment from 2.2E Light Collector to 2.2F Light Collector. The REZ would change A72 and S80 to S88 (Specific Plan Area) within the Applicant's ownership. TM proposes the subdivision of the site into 906 single family residential lots, one detached courtyard residential lot, one mixed use lot, 20 preserve lots, 25 park private and public parks, 62 open space lots, one school lot and one public safety lot. An Environmental Impact Report (EIR) has been prepared for this Proposed Project pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2016-ER-16-19-006. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the GPA, SP, REZ, and TM whether to certify the EIR. (APNs: 597-190-23; 597-140-04,-05; 597-020-06,-10; 597-150-03,-07,-08,-12,-13; 598-010-02; 598-020-04,-06; 598-021-2; 598-070-07,-09).

2. Verizon Stewart Canyon Wireless Telecommunication Facility Major Use Permit: PDS2017-MUP-17-015: Fallbrook 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-eucalyptus tree and associated equipment. The equipment necessary for the facility will be located within an equipment enclosure located directly adjacent to the proposed faux tree. The site is located at 2100 Old Highway 395, in the Fallbrook Community Plan Area. The project is subject to the Specific Plan Area General Plan Land Use Designation (SPA), 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 (APNs: 108-400-15-00 & 108-412-02-00).

Administrative Agenda Items

G. Time Extensions

- **None At This Time**

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**

- October 31, 2018
 - **Peacock Hill, PDS2015-TM-5598 – David Pallinger, Chairman, Planning Commission**
 - **Active Transportation Plan – David Pallinger, Chairman, Planning Commission**

H. Department Report

I. Scheduled Meetings

October 26, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 16, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 7, 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.