

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 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/181214-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 requests a Major Use Permit (MUP) to construct, operate and maintain an unmanned wireless telecommunication facility. The project was continued from the September 14, 2018 Planning Commission hearing to allow the applicant to reconsider the design of the facility, though no changes were ultimately made. 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. Rabuchin Group Care Facility Major Use Permit; PDS2017-MUP-17-013; Fallbrook Community Plan Area (D. Russell)

The applicant requests a Major Use Permit (MUP) to operate and maintain a 14-person Group Care Facility within an existing single-family home, where there is currently a six-person facility being operated by right. No new construction or expansion of the single-family home is proposed. All parking will occur on-site within the existing entry gate, with the exception of one staff vehicle and two company vans located along the side of the house. The site is located at 3875 Peony Drive in the Fallbrook Community Plan area, within unincorporated San Diego County. The project is subject to the Semi-Rural (SR-2) General Plan Land Use Designation, and is zoned Limited Agricultural (A70) which allows Group Care upon approval of a Major Use Permit pursuant to Sections 2705 and 7358 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 107-310-19).

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**

- None At This Time

H. Department Report

I. Scheduled Meetings

January 11, 2019 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

January 25, 2019 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

J. Adjournment

Additional Information:

This Agenda is 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)
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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)
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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)
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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.