

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 8, 2019, 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. Changing of Chair:** New Chair, Commissioner Michael Seiler, District 1
- C. Roll Call**
- D. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction, but not on an item on today's Agenda.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Revised Map**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/190208-planning-commission-hearing.html>

Regular Agenda Items

1. AT&T Rice Canyon Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-010; Rainbow Community 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 on a 35-foot tall faux mono-broadleaf tree. The equipment necessary for the facility will be located within a concrete masonry unit block wall enclosure and a prefabricated equipment enclosure located at the base of the faux tree. The site is located at approximately 6042 Rainbow Heights Road in the Rainbow Community 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 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 (APNs 109-270-35; 109-340-02, -03; 109-270-14; 109-320-05, -06).

Administrative Agenda Items

G. Revised Map

1. Hawano; PDS2017TM-5566R (J. Smyser)

The applicant requests a Revised Map of previously approved Tentative Map 5566. The previous Tentative Map was approved by Planning Commission on December 13, 2003, and allowed for a subdivision of 80 acres into 24 lots. The industrial lots range in size from 1 to 5.4 acres. The purpose of the Revised Map is to delete Otay Mesa Road and Airway Road improvements, and allowing a stormwater pipe to be maintained by the County. The road improvements are no longer required because previously analyzed traffic impacts of the project will not occur, primarily due to completion of a segment of SR-11. The project site is at the southwest corner of Airway Road and Alta Road in the Otay Subregional Plan Area, within unincorporated San Diego County. The project is subject to the East Otay Mesa Specific Plan. An

Addendum has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS (APN: 648-070-17).

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**
 - **February 27, 2019**
 - Zoning Ordinance and County Code Clean-Up
 - Ramona Form Based Code

H. Department Report:

I. Scheduled Meetings

February 22, 2019	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 8, 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.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)
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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.