

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 22, 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](mailto: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 on 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**
- G. Time Extensions**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/190222-planning-commission-hearing.html>

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**Regular Agenda Items****1. Crown Castle Jamacha Major Use Permit Modification; PDS2018-MUP-98-039W1; Valle De Oro Community Planning Group (S.Sakdarak)**

The applicant requests a Major Use Permit Modification to remove the existing monopole, and construct, operate, and maintain a 54-foot, 1-inch tall faux mono-eucalyptus tree wireless telecommunication facility for AT&T Mobility on an existing Cuyamaca Community College campus in the Valle de Oro Community Planning Area. Pursuant to Section 6991 of the Zoning Ordinance, facilities that are defined as “high visibility” and located in a Residential or Rural zone shall be brought into conformance with the Wireless Ordinance under an amortization schedule. The antennas, Remote Radio Units (RRU), and surge suppressors will be mounted at a maximum height of 52-foot, 1-inch on the proposed faux mono-eucalyptus tree. The facility also includes installing and replacing necessary components and accessory equipment. The footprint of the current lease area will not be expanding and the location of the proposed faux tree will remain in the existing pole's location. The project site is located at 12110 Cuyamaca College Drive in the Valle De Oro Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Public/Semi-Public Facilities and is zoned Holding Area (S90). A Notice of Exemption (NOE) has been prepared pursuant to the California Environmental Quality Act Guidelines §15303 and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to adopt the NOE. (APN 506-020-31)

**2. Alpine Springs RV Park Major Use Permit Modification; PDS2018-MUP-79-044W1; Alpine Community Plan Area (J. Smyser)**

The applicant requests a Major Use Permit (MUP) Modification to revise conditions in an existing MUP limiting the maximum length of occupancy for vehicles in the Alpine Springs RV Park. The request to modify the conditions is based on the California Health and Safety Code, which states that a local jurisdiction that has imposed such time limitations must grant an exemption when requested to do so by the RV park owner except in specific situations. The applicant is requesting revisions that would be identical to revised occupancy limits approved by the Planning Commission for a similar MUP Modification in 2009 for another RV park. The application does not include any new construction or changes to any physical aspects of the RV Park. The project

site is located at 5635 Willows Road the Alpine Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Core Mixed Use (C-5), and is zoned General Commercial/Residential (C34). A Notice of Exemption (NOE) has been prepared pursuant to the California Environmental Quality Act Guidelines §15301 and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to adopt the NOE. (APN 406-091-01).

**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**

▪ **February 27, 2019**

- Zoning Ordinance and County Code Clean-Up
- Ramona Form Based Code

**H. Department Report**

**I. Scheduled Meetings**

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

March 22, 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](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.