

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 10, 2019, 9:00 A.M.  
COC Conference Center Hearing Room  
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence 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 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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/190510-planning-commission-hearing.html>

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**Regular Agenda Items****1. Denlinger Wildcat Canyon; PDS2019-MUP-16-008TE (S. Oberbauer)**

The applicant requests a two-year Major Use Permit Time Extension for a previously approved Major Use Permit that authorized the construction, operation and maintenance of an unmanned wireless telecommunication facility. The original Major Use Permit was approved by the Planning Commission on February 10, 2017 and no changes are proposed to the facility as part of the Major Use Permit Time Extension. The facility would consist of the installation of a 75-foot tall faux mono-eucalyptus tree with capacity four up to four providers and 48 panel antennas. Equipment necessary to support the facility would be located within a concrete masonry unit (CMU) wall equipment enclosure. The project is subject to the Semi-Rural (SR-10) General Plan Land Use Designation, and is zoned Limited Agriculture (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.

**2. Jamul Commercial Major Use Permit and Tentative Parcel Map; PDS2018-MUP-18-008, PDS2018-TPM-21262; Jamul/Dulzura Subregional Plan Area (D. Russell)**

The applicant requests a Major Use Permit and Tentative Parcel Map to subdivide a 19.41 acre site into two legal parcels, and to construct and operate a Tractor Supply Co. store and a self-storage facility on either parcel. The Tractor Supply Co. store is proposed to be 18,800 square feet (sf), and the self-storage facility is proposed to be 60,250 sf. Access to each parcel is proposed to be taken from two separate driveways off of Jefferson Road. The site is located at 3018 Jefferson Road in the Jamul/Dulzura Subregional Plan area, within unincorporated San Diego County. The project is subject to the Rural Commercial (RC) General Plan Land Use Designation, and is zoned General Commercial (C36) with a "P" Special Area Designator, which allows commercial development upon approval of a Major Use Permit pursuant to Sections 2360, 5800, and 7358 of the Zoning Ordinance. 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 Section 15183. The Planning Commission will determine whether to approve or deny the MUP and TPM, and whether to adopt the NOE (APN 596-071-60).

**G. Scheduled Meetings**

May 31, 2019                      Regular Meeting, 9:00 a.m., CAC Board of Supervisors  
Chambers \*

June 21, 2019                      Regular Meeting, 9:00 a.m., CAC Board of Supervisors  
Chambers \*

\* Please note address change

**H. 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
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(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)

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.