

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 21, 2020, 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 Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcounty.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 Douglas Barnhart, District 5
- 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 an item on today's Agenda.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/200221-pc-hearing.html>

Regular Agenda Items

1. AT&T CAL01660 Bailey Meadow at Palomar Mountain Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-002 (B. Sonnenburg)

The applicant requests a Major Use Permit (MUP) for an unmanned wireless telecommunication facility to co-locate onto an existing Sheriff's communication facility. The project consists of a 30-foot height increase to an existing 62-foot lattice, bringing the total height to 92-feet. The relocated Sheriff's whip antennas on the tower will reach a maximum height of 109-feet, two inches. Supporting equipment for the site will be enclosed within a proposed 10-foot tall prefabricated equipment shelter. The project is Public/Semi-Public General Plan Land Use Designation and is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon approval of a Major Use Permit pursuant to 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 134-170-28).

2. Monserate Winery; PDS2018-MUP-74-165W1; Fallbrook Community Plan Area (S. Oberbauer)

The applicant requests a Major Use Permit (MUP) Modification for a winery and event center on a former golf course site. The winery and event center will be located on approximately 23.7 acres of a 116-acre property. The proposed structures for the winery will total 59,527 square feet which includes a main facility with a tasting room and restaurant, as well as three event/venue areas with supporting facilities, patios and terraces, and administrative space. The site will host up to 170 weddings and other events per year per venue. Each event will accommodate a maximum of 250 guests and for the site to have a maximum of 500 guests on site at one time. The project site is subject to the General Plan Regional Category Semi-Rural, Land Use Designations Semi-Rural (SR-2) and Open Space Recreation (OS-R). Zoning for the site is Limited Agriculture (A70) Land Use Regulation which permits wineries with commercial kitchens and event centers through the processing of a Major Use Permit. The project is located on Gird Road near the intersection of Laketree Drive and Gird Road within the Fallbrook Community Planning Area within the unincorporated area of San Diego

County. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) was prepared. The Planning Commission will determine whether to approve or deny the MUP Modification, and whether to adopt the MND (APNs: 124-330-15-00, 107-420-16-00, 107-420-14-00, 107-420-17-00, 124-330-14-00, 124-330-20-00, 124-330-04-00).

3. Roadrunner Club Major Use Permit Modification; PDS2019-MUP-99-003W2; Borrego Springs Community Plan Area (D. Russell)

The applicant requests a Modification to the Roadrunner Club Mobile Home Park Major Use Permit (MUP) to remove specific project conditions related to the minor subdivision of the property, which was processed in 2012 with the intent to convert the mobile home spaces from rental spaces to resident owned. The site is located on the northeast corner of Di Giorgio Road and Palm Canyon Drive in the Borrego Springs Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-4.3) and Open Space Recreation (OS-R). The property is zoned Specific Plan (S88), which allows the existing mobile home park with associated recreational uses upon approval of a MUP pursuant to Section 2880 of the Zoning Ordinance. The project will rely on a previously adopted Mitigated Negative Declaration and an Addendum thereto dated February 21, 2020 on file with PDS as Environmental Review Number ER-99-05-001. The project as designed will not cause any new significant effects on the environment which require mitigation measures, as there are no new significant impacts or more severe impacts over what was analyzed in the previous MND. The Planning Commission will determine whether to approve or deny the MUP Modification and adopt the Addendum (APNs 141-210-62 & -64).

4. Rams Hill Development Agreement Threshold Decision; PDS2019-DA-19-001-Continued from the January 10, 2020, Planning Commission Hearing (J. Leavitt)

The applicant requests a Threshold Decision for a Development Agreement which would reconfigure the existing Rams Hill Specific Plan area. The applicant is requesting a Development Agreement in order to establish and maintain vested rights over a minimum term of 30 years. Development Agreements are intended to provide certainty to a developer proposing a long-term development project, to protect against changes in local law during the life of the project while at the same time having the developer provide public benefits in exchange for the certainty granted to the developer. County code requires a “Threshold Procedure” for a Development Agreement associated with a previously approved project. The Threshold Procedure consists of a preliminary analysis of the applicant’s proposal, but not a formal land use decision. Pursuant to County code the Director of Planning & Development Services prepared a Director’s

Preliminary Report and Recommendation on the applicant’s Threshold Decision proposal, which was issued on November 21, 2019, for a 30-day public review period. The Planning Commission, after considering the merits of the Threshold Decision request and the Director’s recommendation, will recommend to the Board of Supervisors whether or not the Threshold Decision request shall be accepted for the purpose of filing an application for a Development Agreement. The Rams Hill Specific Plan area is located within the southeast portion of the Borrego Springs Community Planning Area, bordered by Yaqui Pass Road to the west and Anza-Borrego Desert State Park to the south, with Borrego Springs Road bisecting the north and east portions of the plan area. The plan area is subject to the Specific Plan Area and Public/Semi-Public Facilities General Plan Land Use Designations, and is zoned General Commercial (C36), Visitor Serving Commercial (C42), Single-Family Residential (RS), Rural Residential (RR), Variable Family Residential (RV), Open Space (S80) and Specific Plan Area (S88). A Threshold Decision is not subject to the California Environmental Quality Act (CEQA). The Planning Commission will recommend to the Board of Supervisors whether to accept the Threshold Decision proposal for the purpose of filing an application for a Development Agreement. (Multiple APNs).

G. Administrative Agenda Items

1. Marilla Drive Tentative Map 5584 Time Extension, Lakeside Community Plan Area (N. Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to subdivide a 14,400 square foot lot into a one-lot subdivision, consisting of a new seven-unit multi-family residential condominium. Approval of TM 5584 TE would automatically extend the expiration of Site Plan PDS2013-STP-13-028, which was concurrently approved. The project site is located at 9679 Marilla Drive in the Lakeside Community Planning Area. The new expiration date would be March 13, 2024, (382-220-05).

H. Scheduled Meeting

March 6, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 20, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

I. 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.