

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 31, 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: 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@sdcountry.ca.gov, or the Project Manager for the item as listed on the Agenda.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, in person participation at Planning Commission hearings will not be allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to www.sandiegocounty.gov/pds/PCHearing. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony

Members of the public may submit e-comments or find instructions for participating in the hearing via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at Ann.Jimenez@sdcountry.ca.gov.

- 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/200731-pc-hearing.html>

Regular Agenda Items

1. **PTI Sky Rim US-CA-1373 Telecommunication Facility Major Use Permit; PDS2018-MUP-18-019 (B. Sonnenburg)**

The applicant requests a Major Use Permit (MUP) for an unmanned wireless telecommunication facility for T-Mobile. The project consists of installing nine panel antennas and six Remote Radio Units on an existing 38-foot tall water tank owned by Lakeside Water District, and the installation of associated equipment within an eight-foot two-inch tall equipment enclosure. The project will be collocating with an existing Verizon wireless telecommunication facility which includes nine antennas on the subject water tank, and associated equipment within an underground vault. The project site is located at 8602 Sky Rim Drive within the Lakeside Community Plan Area. The project is subject to the Village Residential (VR-2) General Plan Land Use designation, and is zoned Rural Residential (RR), which permits Wireless Telecommunication Facilities under the Tier 4 classification upon 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 (CEQA) and is on file with Planning & Development Services (PDS). The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the NOE (APN: 397-050-20).

2. **Julian Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-007; Julian Community Plan Area (T. Tonekaboni)**

The applicant requests a Major Use Permit to operate and maintain an existing unmanned wireless telecommunication facility. The project site is developed with an existing 60-foot tall mono-pole with two sets of panel antennas for AT&T and T-Mobile and a 288 square-foot equipment building with a backup generator and other associated equipment. The applicant proposes to add faux pine branches to the existing 60-foot tall mono-pole to bring the facility into compliance with the County's Zoning Ordinance. The project is subject to the Rural Lands General Plan Land Use Designation (RL-40) and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit as stated in Section 6985A of the Zoning Ordinance. The project will rely on a previously adopted Negative Declaration (ND) and addendum thereto dated July 31, 2020 on file with PDS as Environmental Review Number ER-19-10-002. 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 ND. The Planning Commission will determine whether to approve or deny the MUP and adopt the addendum (APN: 294-041-05-00).

3. **CA 50/Shelter Valley Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-009; Desert Community Plan Area (R. Lindebrekke)**

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility consisting of an 80-foot tall faux water tank with up to 24 panel antennas mounted inside, and one microwave dish and four GPS antennas mounted on the outside of the faux water tank. In addition, a six-foot very high frequency (VHF) antenna is proposed atop the faux water tank for use by Cal Fire's emergency services network. The site is located at 7217 Great Overland Stage Route in the Desert Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned General Rural (S92) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit as stated in Section 6985.A. 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 295-210-35-00).

4. **Country Estates Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-006; Ramona Community Plan Area (T. Tonekaboni)**

The applicant requests a Major Use Permit to construct, operate, and maintain a new unmanned wireless telecommunication facility consisting of the removal of two existing temporary 30-foot tall monopoles and the construction of a 60-foot tall faux mono-pine tree adjacent to an existing water tank owned and operated by the Ramona Municipal Water District. The proposed project includes twelve panel antennas, twenty-four remote radio units, and four surge suppressors mounted on the faux mono-pine tree, and a backup battery and other associated equipment within an on-site equipment enclosure. The project is subject to the General Plan Land Use Designation Open Space Conservation, 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. The project will rely on a previously adopted Negative Declaration (ND) and addendum thereto dated July 31, 2020 on file with PDS as Environmental Review Number ER-94-002B. 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 ND. The Planning Commission will determine whether to approve or deny the MUP and adopt the addendum (APN: 264-071-11-00).

5. **KA Gas Station and Convenience Store Appeal; PDS2017-STP-17-028; PDS2017-BC-17-0069; PDS2017-ER-17-08-008 (S. Oberbauer)**

This is a request for the Planning Commission to evaluate an appeal of the Director's decision of approval of the KA Shell Gas Station and Convenience Store Project which consists of a Site Plan and a Boundary Adjustment with a Certificate of Compliance. The Site Plan would allow for the construction of a convenience store and gas station and the Boundary Adjustment would result in changes of the acreage of two existing legal lots to consist of 1.23 and 1.61 acres. The project consists of the demolition of an existing patio furniture sales structure and shed, and the construction of a 3,500 square-foot convenience store, a 5,983 square-foot canopy with eight multi-product dispensers which would contain a total of 16 gas pumps and 19 parking spaces. Earthwork consists of approximately 8,800 cubic yards of fill, 4,109 cubic yards of cut, and a net import of 4,691 cubic yards of fill. Of the total quantities of cut and fill, approximately 680 cubic yards of material would be hauled off site and 2,020 cubic yards of material would be removed and recompacted on-site. Water service for the project would be provided by the Valley Center Municipal Water District. The project also proposes the use of an on-site wastewater treatment system. Access to the site would be provided by a driveway connecting to North Centre City Parkway. The project site is subject to the Village Regional General Plan Regional Category, Land Use

Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR). On May 21, 2020, the Zoning Administrator found the project in conformance with Section 15183 of CEQA because the proposed use is consistent with the Zoning Use Regulations and no significant impacts not already identified in the General Plan Environmental Impact Report (EIR) (i.e., peculiar impacts) would result from implementation of the Project.

G. Administrative Agenda Items

1. Meadowood Revised Map; PDS2020-TM-5354R; Fallbrook Community Plan (S. Oberbauer)

The applicant is requesting a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The Director’s decision will become final unless the Planning Commission takes action to schedule the Revised Vesting Tentative Map for consideration at a noticed hearing. The Project is located at the northeastern quadrant of the Interstate 15 (I-15) and State Route 76 Interchange within the Fallbrook Community Planning Area and I-15 Design Review Corridor.

H. Department Report

I. Scheduled Meeting

September 18, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 2, 2020	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 www.sandiegocounty.gov/pds/PCHearing. 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 hearing. 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

Planning Commission Agenda

July 31, 2020

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.