

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, November 13, 2020, 9:00 A.M.  
County Operations Center  
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 either Ann Jimenez, Planning Commission Secretary, at [Ann.Jimenez@sdcountry.ca.gov](mailto: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 is not allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to [www.sandiegocounty.gov/pds/PCHearing](http://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](http://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@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/201113-pc-hearing.html>

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### **Regular Agenda Items**

1. **Summit Estates Tentative Map, Agricultural Preserve Disestablishment Permit, Zone Reclassification and Administrative Permit; PDS2019-TM-5635, PDS2020-AP-20-001, PDS2020-REZ-20-002, PDS2019-AD-19-016** (H. McDonald) (Planning decision on whether to re-hear the item, and provide a recommendation to the Board of Supervisors.)

The Summit Estates project was discussed and voted on by the Planning Commission at the October 23, 2020, Planning Commission hearing. However, the

legal ad sent in advance of the October 23, 2020, Planning Commission hearing did not include the correct public participation cyber link. Due to this incorrect information in the legal ad, the Planning Commission should vote on whether to rehear the item on November 13, 2020, and then open the public hearing, hear the item again, and provide a recommendation.

The applicant proposes a Tentative Map (TM) to subdivide an approximately 22.3-acre property into 20 single-family residential lots. The project also includes an Administrative Permit (AD) to allow for lots smaller than the minimum lot size (lot area averaging), and an Agricultural Preserve Disestablishment Permit (AP) and a Zone Reclassification (REZ) to remove the site from an existing agricultural preserve and remove the 'A' Special Area Designator from the zone box for the site, respectively. The project is located at 2510 Summit Drive within the North County Metropolitan Subregional Plan area and is currently developed with an existing single-family dwelling unit that would be removed. Access to the site will be provided by a single private road entrance connecting to Summit Drive. The Project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Proposed earthwork quantities for the project consist of 61,980 cubic yards of excavation, 66,870 cubic yards of fill and 4,890 cubic yards of import. No export is being proposed by the project. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Limited Agricultural (A70). The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a 15183 Checklist was prepared. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the TM, AP, REZ and AD, and whether the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines (APN 237-090-05).

2. **The Heights Charter School; PDS2020-MUP-20-002; Alpine Community Plan Area (J. Smyser)**

The applicant requests a Major Use Permit (MUP) to operate a charter school. The school currently leases 11,160 square feet in two existing, one-story commercial buildings, and is operating without an approved MUP. The MUP will authorize the continuing operation of the school in its currently leased space located at 2710 Alpine Boulevard in the Alpine Community Planning area, within unincorporated San Diego County. The site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36) which allows a school with over 50 students to operate with a MUP. The site is developed with two existing office buildings and associated parking and landscaping. Access to the school will be provided by existing driveways to Alpine Boulevard. The project will continue to be served by sewer through the San Diego County Sanitation District and imported water from the Padre Dam Municipal Water District. Approximately 550 square feet of onsite earthwork will occur at the driveways and sidewalk transitions and the project includes no off-site improvements. The project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301. A Notice of Exemption (NOE) has been prepared and is on file with PDS as Environmental Review Number PDS2020-ER-20-14-002. The Planning Commission will determine whether to approve, or deny the MUP, and whether to adopt the NOE (APN 403-310-23).

3. **Guild Wireless Telecommunication Facility Major Use Modification; PDS2019-MUP-08-007W1; Ramona Community Plan Area (T. Tonekaboni)**

The applicant requests a Major Use Permit (MUP) Modification to continue to operate and maintain an existing unmanned wireless telecommunication facility.

The existing facility consists of a 50-foot tall faux mono-palm tree and equipment enclosure. The site is located at 33780 Double Canyon Road in the Valley Center Community Plan Area, within unincorporated San Diego County. The site is subject to the Rural General Plan Regional Category, Land Use Designation Rural Lands (RL-40), and is zoned Limited Agricultural (A70) which allows Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a MUP Modification as required by Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project in 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 Modification, and whether to adopt the NOE (APN: 128-020-29).

**4. Highland Valley Telecommunication Facility Major Use Permit; PDS2019-MUP-19-008; Ramona Community Plan Area (T. Tonekaboni)**

The applicant requests a Major Use Permit (MUP) to continue to operate and maintain an existing unmanned wireless telecommunication facility. The existing facility consists of a 45-foot tall faux mono-palm tree and equipment enclosure. The site is located at 14832 Highland Valley Road in the Ramona Community Plan Area, within unincorporated San Diego County. The project is subject to the Rural General Plan Regional Category, Land Use Designation Rural Lands (RL-20), and is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a MUP 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 (APN: 276-070-06).

5. **Alpine 21 Tentative Map; PDS2005-3100-5431; Alpine Community Plan Area (H. Steven)**

The applicant requests a Tentative Map (TM) to subdivide an 80.75-acre vacant parcel into 20 single-family residential lots, ranging in size from 1.1 acres to 7.7 acres. The lots will be developed in two phases. The project is located north of Interstate 8 at the eastern end of Country Meadows Road, east of Victoria Circle, in the Alpine Community Plan Area, within unincorporated San Diego County. Access to parcels will be provided by private driveways and internal private roads connecting to the proposed extension of Country Meadows Drive. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the project site is Limited Agricultural (A70). 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 §15183. A Notice of Exemption (NOE) has been prepared and is on file with PDS as Environmental Review Number PDS2005-3910-05-14-020. The Planning Commission will determine whether to approve or deny the Tentative Map, and whether to adopt the NOE (APN: 403-160-15-00).

6. **Smilax Townhome Project; PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-TM-5634, PDS2019-STP-19-014; North County Metropolitan Subregional Plan Area (J. Madamba)**

The project is a General Plan Amendment (GPA), Zone Reclassification (REZ), Tentative Map (TM) and Site Plan (STP) for 62 attached condominium units and two common space areas on an approximately 4.9-acre site. An existing single-family residence and accessory structures will be demolished as part of the project. The site is located at Mimosa Avenue and Smilax Road in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County.

Access to the site would be provided by a 24-foot wide private street connecting to Smilax Road and a gated secondary emergency access connecting to Poinsettia Avenue. The proposed GPA will change the General Plan Land Use Designation from Village Residential (VR-2) to Village Residential (VR-15). The Village Regional Category applies to the property and no change is proposed. The REZ will change the zoning designation from Rural Residential (RR) to Multi-Family Residential (RM) and building type from "C" (single detached only) to "K", to allow for multi dwelling units. The REZ will also add a "D" Design Review Area Special Area Designator to ensure the proposed structures and development of the site will complement the surrounding areas. A TM is required for condominium subdivision, and a STP is required for community design review. A Mitigated Negative Declaration (MND) has been prepared for the project pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2019-ER-19-08-002. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the GPA, REZ, TM and STP, and whether to adopt the MND (APNs: 217-191-02, 217-191-03).

**7. Boulder Brush Facilities; PDS2018-MUP-19-002; Boulevard Community Plan Area (N. Koutoufidis)**

The applicant requests a Major Use Permit (MUP) and Fire Services Agreement for the construction and operation of a 3.5-mile portion of a new 8.5-mile 230 Kilovolt (kV) generation transmission (gen-tie) line, a substation, a switchyard, three 10,000 gallon water tanks, and access roads within a 278-acre boundary. The MUP is a component of the Campo Wind project, a 252-megawatt wind energy generation project located on the Campo Reservation. The wind generation facilities are under the jurisdiction of the Bureau of Indian Affairs (BIA) and are subject to the federal National Environmental Policy Act (NEPA). To transmit the

energy that is generated, a portion of the gen-tie that connects the turbines to the substation, a collector substation, as well as some additional facilities are required to be constructed outside the Campo Reservation. The MUP is located in the Boulevard Subregional Plan Area, within unincorporated San Diego County, north of Interstate 8, with site access off Ribbonwood Road. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands 80 (RL-80). Zoning for the site is General Rural (S92), which allows the proposed use, classified as Major Impact Services and Utilities, upon approval of an MUP pursuant to Section 2185 of the Zoning Ordinance. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the MUP, and whether to adopt the EIR (APNs 528-220-02,-03; 529-050-01; 529-060-01; 529-090-02,-03; 529-100-01,-02,-03; 529-120-01,-03; 529-130-01; 611-010-01,-02,-03; 611-020-01; 611-050-04,-05)

**8. Camp Lockett; POD 17-003 (C. Easland)**

This is a request for a recommendation from the Planning Commission to recommend approval, or approval with modifications, or denial of proposed Zoning Ordinance amendments to create the Camp Lockett Master Plan (Master Plan) and to rezone 400 acres of the Camp Lockett property into the five zones outlined in the Master Plan. The Camp Lockett property consists of approximately 400-acres located in the unincorporated area, within the community of Campo/Lake Morena. On July 19, 2016, (11) the Board of Supervisors (Board) directed the Planning & Development Services staff to develop and recommend zoning that permits civic, cultural, visitor and community-oriented uses for the Camp Lockett property. The rezone would allow the five zones in Camp Lockett to accommodate future museums, historic displays, and community-serving facilities such as parks, and community centers. It also



proposes to create a vision for Camp Lockett, and to guide the implementation of long-range goals and objectives with the intent to revitalize the Campo/Lake Morena community. The implementation of the Master Plan will be undertaken by members of the Camp Lockett Interest Group (CLIG), a group of six non-profits committed to use the Camp Lockett property for the benefit of the public, and to provide additional community services to Campo area residents while preserving the historic aspects of the area.

The proposed Master Plan is consistent with the General Plan’s Environmental Impact Report (EIR) and will not generate any additional impacts other than what was previously analyzed by the EIR. Therefore, the project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15183 of the CEQA Guidelines. The California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The County of San Diego certified an EIR for the General Plan Update on August 3, 2011.

**G. Administrative Agenda Items**

None at this time.

**H. Department Report**

**I. Scheduled Meeting**

December 4, 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](http://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 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

## **Planning Commission Agenda**

**November 13, 2020**

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 \$1,000.00.

\*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an Environmental Impact Report, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.