

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 19, 2021, 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@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. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 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. **Appointment of New Commissioner- Tommy Hough**
- C. **Roll Call**
- D. **Change of Chair- New Chair, David Pallinger, District 5**
- E. **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.
- F. **Announcement of Handout Materials Related to Today's Agenda Items**
- G. **Requests for Continuance**
- H. **Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/210219-pc-hearing.html>

Regular Agenda Items

- 1. **Circa Oriente Wireless Telecommunication Facility Major Use Permit; PDS2020-MUP-20-005; San Dieguito 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 facility includes an existing 50-foot tall faux mono-pine tree, an 8-hour back up battery, and other associated equipment located within a 160 square foot equipment shelter. The site is located at 17267 Circa Oriente in the San Dieguito Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Specific Plan, and is zoned Rural Residential (RR) 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. 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: 269-193-64).

2. Lake Jennings Marketplace Tentative Map Time Extension; PDS2020-TM-5590TE, PDS2020-ER-14-14-013A (A. Truong)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide 9.5 acres into eight commercial lots. The new expiration date would be January 24, 2027. The project site is located southeast corner of Olde Highway 80 and Ridge Hill Road in the Lakeside Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. The property is zoned General Commercial (C36). The Planning Commission will determine whether to approve or deny the Tentative Map Time Extension and adopt the environmental findings which include that the previously adopted Environmental Impact Report (EIR) is adequate with an Addendum pursuant to Section 15162 of the CEQA Guidelines. (APNS: 395-250-08, 09, 15, 22 and 398-110-09, 10, 75).

3. Lemon Crest Tentative Map; PDS2016-TM-5582; Lakeside Community Plan Area (N. Gustafson)

The applicant requests a Tentative Map (TM) to subdivide an approximately 17-acre site into 24 single family lots and one remainder lot. The project site is located at 12361 Lemon Crest Drive, in the Lakeside Community Planning area, within unincorporated San Diego County. The property contains an accessory residence and structure that would be removed, and access would be provided by a new 900-foot private road connecting to Lemon Crest Drive, a public road. The project would need to be annexed into the San Diego County Sanitation District (Lakeside Service Area) for sewage disposal, and is located within and will be served by the Lakeside Water District for the supply of potable water. Approximately a 900-foot extension of sewer or water utilities will be required to serve the project. Earthwork will consist of balanced cut and fill of 124,250 cubic yards of material. The site is subject to the General Plan Regional Category of Village and a Land Use Designation of Village Residential (VR-2). Zoning for the site is Rural Residential (RR). The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a 15183 Checklist was prepared. The Planning Commission may approve or deny the TM and determine whether the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines (APNs: 394-290-28-00 and portion of 394-420-55-00).

I. Administrative Agenda Items

None at this time

J. Department Report

K. Scheduled Meeting

- March 19, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

- April 16, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

L. 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 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) |
|--|---|

Planning Commission Agenda

February 19, 2021

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)

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.