

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 21, 2022, 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 PDS.PlanningCommission@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or 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 PDS.PlanningCommission@sdcounty.ca.gov

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.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently defined as Spanish, Tagalog (incl. Filipino), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at PDS.PlanningCommission@sdcounty.ca.gov no later than 72 hours prior to the date of the hearing.

- 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/221021-pc-hearing.html>

Regular Agenda Items

1. **All-Seasons RV Park Wireless Telecommunication Facility PDS2021-MUP-84-103W4; Bonsall Community Plan Area (A. Barrenechea)**

The applicant requests a Major Use Permit (MUP) Modification for an existing wireless telecommunication facility to convert an existing 20-foot-tall monopole into a 22-foot-6-inch-tall faux tree. On September 7, 2001, a MUP Modification was approved for the existing monopole facility that has since expired. The project includes a request to operate the facility for an additional ten years. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. The project site is located within unincorporated San Diego County at 30006 Old Highway 395, in the Bonsall Community Planning 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 an MUP Modification pursuant to Section 6985A of the Zoning Ordinance. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to find the project in conformance with the California Environmental Quality Act (CEQA) through the processing of an addendum to the previously adopted Negative Declaration (APN 127-522-01-00).

2. **Campo Road Corridor Revitalization Specific Plan; PDS2021-SPA-21-002, PDS2021-GPA-21-006, PDS2021-REZ-21-003, PDS2021-ER-21-00-004; Valle de Oro Community Plan Area (M. Madrid)**

This is a request for the Planning Commission to evaluate and provide recommendations on the proposed Campo Road Corridor Revitalization Specific Plan (Specific Plan), which includes an amendment to the General Plan's Land Use Element, Mobility Element, and the Valle de Oro Community Plan. Staff has developed a Specific Plan that establishes a long-term vision for the enhancement and economic revitalization of the Casa de Oro area. The Specific Plan area consists of the Campo Road Commercial Corridor, a 60-acre area centered on Campo Road between Rogers Road and Granada Avenue, encompassing the area extending one block north and south of Campo Road in the Casa de Oro / Mt. Helix neighborhoods within the Valle de Oro Community Planning Area. The proposed Specific Plan includes updated objective development and design standards, the inclusion of residential and mixed uses, and a reconfiguration of Campo Road to calm traffic and provide enhanced sidewalks, bike lanes, and angled on-street parking.

The proposed General Plan Amendment will change the General Plan Land Use Designation from Village Residential (VR-4.3) and General Commercial to Village Core Mixed-Use and will change Campo Road's segment from a Boulevard (4.2B) to a Community Collector (2.1C). The proposed Rezone will reclassify the zoning designation for the Specific Plan area from Single Family Residential (RS), General Commercial (C36), and Visitor Serving Commercial (C42) to Specific Plan (S88). An Addendum to the County's General Plan Update Environmental Impact Report under the California Environmental Quality Act (CEQA) was prepared pursuant to Sections 15162 through 15164 of the CEQA Guidelines for this Specific Plan.

3. KQ Ranch RV Park Major Use Permit Modification; PDS2021-MUP-82-081W3, PDS2021-ER-89-10-009A; Julian Community Plan Area (J. Roland-Chase)

The applicant requests a modification to Major Use Permit PDS2021-MUP-82-081, which was approved by the Planning Commission on October 21, 1983. The applicant proposes to reinstate the expired use permit for a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool. The 103.3-acre project site is located east of State Route 79, in the community of Julian, within unincorporated San Diego County. The site is subject to the General Plan Regional Category, Rural, Land Use Designation Rural Lands (RL-40). The property is zoned Limited Agriculture (A70). A Notice of Exemption (NOE) was 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 project and whether to adopt the NOE. (APN: 294-011-17)

G. Administrative Agenda Items

1. Hawano Revised Tentative Map; PDS2021-TM-5566R2, Otay Subregional Plan Area (J. Orozco)

This item is to provide notice of a Preliminary Decision by the Director of Planning & Development Services (PDS) to approve a Revised Tentative Map for the Hawano Tentative Map to subdivide 79.6 gross acres into 9 lots. The original Tentative Map and first Revised Tentative Map were both approved for 24 lots and is now proposed for a reduction in lots due to market demand for industrial lot sizes. The project is located south of Airway Road and west of Alta Road in the Otay Subregional Plan Area (APN: 648-070-17). The map will expire on December 13, 2022. The Director's decision will become final and effective unless the Planning Commission takes action or a member of the public requests to schedule the project for consideration at a noticed hearing.

H. Scheduled Meeting

December 9, 2022 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.sdcountry.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) |
|---|---|

| | |
|-----------------|--|
| Tentative Maps: | Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, 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.