

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, April 14, 2023, 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 the 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, Filipino (Tagalog), 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 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. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- 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**
- G. **Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/230414pchearing.html>

Regular Agenda Items

1. **Fallbrook Sports Association Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-63-120W8, PDS2022-ER-04-02-003A; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Negative Declaration; Fallbrook Community Plan Area (P. Mitcheom)**

The applicant requests a Major Use Permit Modification (MUP Modification) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 75-foot-tall light standard on an existing sports complex. The facility also includes supporting equipment located within the existing 12-foot-tall equipment shelter. No trenching or grading is proposed or required for the project as the footprint of the existing lease area and equipment enclosure is not expanding. The 288.5-acre project site is located at 2551 Olive Hill Road in the Fallbrook Community Plan Area within unincorporated San Diego County. The project site is subject to the Public/Semi-Public Facilities General Plan Land Use Designation. Zoning for the site is General

Agriculture (A72) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. The MUP Modification has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) 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 through the processing of an addendum to the previously adopted Negative Declaration. (APN: 106-130-04-00)

H. Administrative Agenda Items

1. Hollyberry Drive Tentative Map 5573 Time Extension; PDS2022-TM-5573TE, North County Metropolitan Plan Area (J. Roland-Chase)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide a 14.72-acre site into 13 residential lots, and one lot exclusively as a water quality basin. The site is located intersection of Hollyberry Drive and Buena Creek Road in the North County Metro Subregional Plan area, within the unincorporated San Diego County. The new expiration date would be August 23, 2028 (181-180-89). In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the Director of Planning & Development Services issued a Notice of Preliminary Decision (preliminary decision) to approve Tentative Map Time Extension PDS2022-TM-5573TE dated April 4, 2023. The preliminary decision has been filed with the Planning Commission as an Administrative Item. Unless the Planning Commission or a member of the public requests that a public hearing be scheduled to review the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I. Department Report

J. Scheduled Meetings

May 19, 2023 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

K. 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 §81.310, 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.