

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Thursday, February 29, 2024, 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, 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. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- D. Change of Chair**
- 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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/240229-pc-hearing.html>

Regular Agenda Items

1. Greenhills Ranch Phase 2 Specific Plan Amendment, Zone Reclassification, Tentative Map; PDS2016-SPA-16-001, PDS2016-REZ-16-002, PDS2016-TM-5611, PDS2016-ER-98-14-020B; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration; Lakeside Community Plan Area (B. Lorenzana)

The applicant requests a Specific Plan Amendment (SPA), Zone Reclassification (REZ), and Tentative Map (TM) for the development of a 63-lot single-family home development. The SPA will amend the Greenhill Ranch Specific Plan (GRSP) to include development specifications and regulations for Phase 2 of the GRSP. The Rezone will add the “D” Special Area Regulation which will require that prior to the recordation of any Final Map, a Site Plan be submitted and approved by the County of San Diego conforming to the appropriate Site Plan guidelines in the Specific Plan text. Additionally, the setback designation will be changed from “H” to “V” to allow for additional flexibility in the design and siting of homes. The TM will subdivide the approximately 36.03-acre site into 76 lots and will include 63 single family residential lots, two HOA lots, four open space lots, and seven lots for proposed private streets and access. Residential lots will range in size from 5,119 square feet to 11,578 square feet. Approximately 18.64 acres will be dedicated as open space on the TM. The project site is partially developed and contains two single-family residential and accessory structures that will be removed as part of the project. Access will be provided via Adlai Road, a private road, connecting to East Lakeview Road and a proposed new private road connecting to Lake Jennings Park Road. Both entries to the community will be controlled by a gate and will restrict through traffic. The project will be served by the Lakeside Sanitation District for sewage disposal and the Helix Municipal Water District for the supply of potable water. Portions of the site will require annexation into the Helix Municipal Water District and the Lakeside Sanitation District. Fire service will be provided by the Lakeside Fire Protection District. School service will be provided by Lakeside Union and Grossmont Union School Districts. Earthwork will consist of approximately 180,000 cubic yards (CY) of cut, 180,000 CY of fill, with a net no import/export of material. A Mitigated Negative Declaration (MND) was prepared pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS as Environmental Review Number PDS2016-ER-98-14-020B. The Planning

Commission will provide a recommendation to the Board of Supervisors on whether to approve or deny the SPA, REZ, TM, and whether to find the project in conformance with CEQA and adopt the MND. (APNs: 395-151-16 & 73; 395-160-15; 398-400-08, 09, 10, 20, 54 & 55)

2. 3CA60045A (Pine Hills) Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-11-003W1; PDS2021-ER-11-10-002A; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Julian Community Plan Area (H. Makinster)

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 67-foot-tall faux pine tree. The facility also includes supporting equipment located within the existing 10-foot-tall concrete masonry unit (CMU) block wall enclosure. 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 approximately 1-acre project site is located at 3218 Pine Hills Crest in the Julian Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-2). Zoning for the site is Rural Residential (RR), 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 10 years pursuant to Section 6985(C)(11) 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 Modification and whether to adopt the NOE. (APN: 289-214-06-00)

I. Administrative Agenda Items

J. Department Report

K. Scheduled Meeting

March 22, 2024 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 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)

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.