

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, December 6, 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. 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/sop/241206-pc-hearing.html>

Regular Agenda Items

1. **Questhaven; PDS2020-TM-5643; PDS2022-STP-22-018; PDS2020-AD-20-011; LOG NO. PDS2020-ER-20-08-008; Proposed conformance with California Environmental Quality Act (CEQA) – Environmental Impact Report; San Dieguito Community Plan Area (S. Oberbauer)**

The applicant requests a Tentative Map, Site Plan, Density Bonus Permit, and an Administrative Permit for a 76-unit residential development. The Project consists of constructing 69 market rate single-family residences and seven “Low” income affordable housing units consistent with State Density Bonus Law. The Project includes approximately 50.3 acres of biological open space as well as a private recreational park. The Project is located on an approximately 89.23-acre property and is designed to cluster development in the northern portion of the Project site in order to allow for the development of residential uses while providing biological open space in the southern portion of the site. The Administrative Permit will authorize lot area averaging for reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Site Plan is required for any development within the Open Space (S80) Zoning Use Regulation in order to ensure that the development will preserve the open space value of the site and avoid natural physical features of the site. The Density Bonus Permit will authorize reduced setback requirements and increased density on the site as the Project includes seven “Low” income affordable housing units in accordance with State Law. Zoning Use Regulations for the site is Rural Residential (RR) and Open Space (S80). The General Plan Designations for the Site are Semi-Rural (SR-1 and SR-10) and the General Plan Regional Categories for the site are Semi-Rural and No Jurisdiction. The Project is located in unincorporated San Diego County within the San Dieguito Community Plan Area on approximately 89.23 acres, immediately south and west of the City of San Marcos and east of the City of Carlsbad. Specifically, the Project site is located south of San Elijo Road and east of Denning Drive. Access to the site would be from San Elijo Road to the north. The Planning Commission will determine whether to approve or deny the project and whether to find the project in conformance with the California Environmental Quality Act (CEQA) through the certification of an Environmental Impact Report. An Environmental Impact Report has been prepared pursuant to CEQA and is on file with the Department of Planning and Development Services. (APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00).

2. Secure Space Self-Storage Bonita (Quarry Storage) Major Use Permit; PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration; Sweetwater Community Plan Area (B. Lorenzana)

The applicant requests a Major Use Permit (MUP) and Certificate of Compliance (CC) to authorize the construction and operation of a self-storage facility and covered recreational vehicle (RV) parking within a 4.99-acre MUP boundary on the 10.74-acre project site. The self-storage facility consists of one 2-story building with a basement totaling 132,425 square feet, one 1,000-square foot office building, and 109 covered RV parking spaces. The main self-storage building would include approximately 1,023 self-storage units. The project would provide 21 parking spaces at the leasing office and in parking areas at the north side of the main self-storage building. The project also includes a biological open space easement over 1.97 acres in the northern portion of the project site, and public trail easements along the perimeter of the project site and the project frontage. Access to the site will be provided by a private driveway off Quarry Road. Quarry Road will be realigned at the portion of the road that connects to Sweetwater Road. The project will improve Quarry Road along the project’s entire frontage from a 20-foot-wide road to varying 26-foot to 32-foot-wide road. Approximately 8.30 acres of grading would be required including approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export. The project site is subject to the General Plan Regional Category Village and Land Use Designation Village Residential (VR-2). Zoning for the site is Rural Residential (RR) which allows mini-warehouse facilities with the approval of a MUP in accordance with Section 2185.c of the Zoning Ordinance. A Mitigated Negative Declaration (MND) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and CC and whether to adopt the MND. (APNs: 586-050-48, 36, 44)

3. Gopher Canyon Creek Wireless Telecommunication Facility Major Use Permit Modification; PDS2023-MUP-08-031W1; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); Bonsall Community Plan Area (B. Lorenzana)

The applicant requests a Major Use Permit (MUP) Modification for an existing wireless telecommunication facility to remove a faux chimney facility mounted on the roof of the existing single-family home and co-locate the six (6) removed antennas, and install six (6) new antennas within an existing faux water tank facility operated by AT&T on the same parcel. The co-location and new antennas would require the applicant to construct a 15-foot extension to the existing faux water tank to accommodate the relocated antennas and to provide nine (9) feet of separation between the antennas as requested by AT&T to avoid interference. The existing facility includes a 30-foot-

tall faux water tank and associated equipment located within an existing eight-foot-tall concrete equipment enclosure. The approximately 3-acre project site is located at 29505 Hoxie Ranch Road in the Bonsall Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi Rural and Land Use Designation Semi Rural (SR-4). Zoning for the site is Limited Agriculture (A70) 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 (CEQA). A Notice of Exemption (NOE) has been prepared for this project pursuant to CEQA and is on file with the Department of Planning & Development Services. (APN: 170-191-15-00)

4. Vista II Tentative Map and Major Use Permit - PDS2022-TM-5647, MUP 22-011, ER 22-08-005; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); North County Metropolitan Subregional Plan Area (D. Hofreiter)

The applicant requests a Tentative Map (TM) and Major Use Permit (MUP) for 37 multi-family condominium units and the subdivision of an 8.93-acre lot into three parcels. Lot 1 contains an existing church and an existing driveway that would be improved as secondary access for Lot 2. Lot 2, which is 5.33 acres, would be improved with 37 multi-family condominium units with associated parking and private useable open space. Pursuant to the Zoning Ordinance, Section 7350, a MUP is proposed to change the building type and allow a reduction in setbacks. The third lot, Lot A, consists of an existing wireless facility and is not approved for future development. Each unit would have a two-car garage (74 parking spaces) with EV charging capability. Additional parking would include 37 on-street parking spaces and two Americans with Disabilities Act (ADA) parking stalls. The Project would also include approximately 9,762 square feet of private open space (or a minimum of 100 square feet per unit), 12,125 square feet of common open space, and landscaping. Common open space would include turf, picnic tables, and a barbeque area. The Project would include the construction of curbs and gutters along the new roads, a biofiltration basin, and two underground vaults that would be used for stormwater pollutant control, hydromodification management control, and flood control detention for drainage from the project site. Access to the site would be from Hannalei Drive. Fire service will be provided by the Vista Fire Protection District. Sewer will be provided by the Buena Sanitation District and water from the Vista Irrigation District.

The site is subject to the General Plan Designation Village Residential (VR-7.3). Zoning for the site is Single Family Residential (RS). Earthwork will consist of 10,700 cubic yards of cut, 22,500 cubic yards of fill and 11,800 cubic yards of imported material. The project is within the North County Metropolitan Subregional Plan Area adjacent to the community of Vista. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the TM and MUP and whether the project complies with the CEQA under the Notice of Exemption (15183) (APN 183-060-84-00).

5. CCI Jamacha Pump #856542 Wireless Telecommunication Facility Major Use Permit Modification; PDS2023-MUP-03-103W3; PDS2023-ER-03-19-017C; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15305); Spring Valley Community Plan Area (E. Scott)

The applicant requests a Major Use Permit (MUP) Modification to bring an existing unmanned Wireless Telecommunication Facility into conformance with the County of San Diego Wireless Ordinance. The applicant proposes no changes to the existing 45-foot-tall mono-cypress Wireless Telecommunication Facility. The footprint of the existing lease area, which is 300 square feet, will not expand, and the location of the mono-cypress tree will remain the same. Associated equipment is located within an existing concrete masonry unit (CMU) enclosure. The 1.10-acre parcel is located at 9903 Jamacha Boulevard within the Spring Valley Community Plan Area. The site does not fall under any General Plan Regional Category and has a Land Use Designation of Public Agency Lands. Zoning for the site is Holding Area (S90). Access to the site is provided by an existing private driveway that connects to Jamacha Boulevard, a county-maintained road. The project does not include any water or sewer facilities. The facility's permit expired on July 8, 2024, in accordance with the amortization schedule in Section 6991 of the County of San Diego's Zoning Ordinance. As part of the amortization process, the facility is required to obtain a MUP Modification to bring it into conformance with the current requirements for Wireless Telecommunication Facilities, as outlined in Sections 6980 through 6993 of the Zoning Ordinance. The design of the Wireless Telecommunication Facility was found to utilize the most current technology and will be granted an additional 15 years of operation before it needs to be re-evaluated against future technology standards. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP Modification and whether the project complies with CEQA under the Notice of Exemption (15305) (APN: 580-010-06-00, 580-010-14-00).

H. Administrative Agenda Items

1. **Valiano Tentative Map Time Extension; PDS2024-TM-5575TER, Revised Tentative Map, Site Plan Modification, PDS2024-STP-13-003W1 and PDS2024-ER-13-08-002B: Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Environmental Impact Report; San Dieguito Community Plan Area (G. Mattson)**

The purpose of this Informational Item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time for six years (Time Extension) for the Valiano Vesting Tentative Map (TM 5575TER) to allow completion of the Final Map. The applicant is also requesting site layout changes (reduced by 7 acres), reduction to grading, reduced number of units (326 reduced to 243), and modifications to Vesting Tentative Map 5575 through a Revised Vesting Tentative Map and Vesting Site Plan. The Director’s decisions approving the Vesting Tentative Map Time Extension, Revised Vesting Tentative Map (PDS2024-TM-5575TER), and Project Addendum (PDS2024-ER-13-08-002B) will become final and effective unless the Planning Commission takes action to schedule the Time Extension and Revised Vesting Tentative Map for the Planning Commission’s consideration at a noticed hearing. In the event that the Planning Commission does not take action to schedule the projects for the Planning Commission’s consideration, the Revised Site Plan will be issued on December 6, 2024, by the Director. The Project is located at 1805 County Club Drive, between Hill Valley Road and Mt. Whitney Road in the San Dieguito Community Plan Area, a portion of which is located within the Elfin Forest-Harmony Grove Subarea Plan area. The project site is zoned Specific Plan Area (S88) and subject to the Semi-Rural (SR-0.5, SR-1 and SR-2) General Plan Land Use Designations. An Addendum to the Environmental Impact Report for the Valiano Specific Plan has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. (APN’s: 228-313-13; 232-013-01 thru 03; 232-020-55; 232-492-01; 232-500-18 thru 24)

I. Department Report

J. Scheduled Meeting: January 24, 2024 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.