

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 24, 2014, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence and powerpoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager.

- A. Statement of Planning Commission's Proceedings** *(Read prior to the start of hearing)*
- 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**

Regular Agenda Items

- 1. CONTINUED FROM DECEMBER 13, 2013 - Oak Tree Ranch Tentative Map for a Mobilehome Park Expansion and Conversion; PDS2012-TM-5574; Ramona Community Plan Area (Gungle)**

The applicant proposes a Tentative Map that seeks condominium conversion for 119 existing and 136 future mobilehome units. An expanded on-site private circulation system, installation of necessary serving facilities and utilities, and grading would be required for the creation of 136 spaces for the placement of future mobile homes. The environmental analysis for the proposed project in accordance with the California Environmental Quality Act (CEQA) has not been completed. The applicant has declined to submit the additional information requested by the County. Planning

& Development Services is moving forward with a recommendation to deny the project based on an unreasonable delay in meeting requests by the Lead Agency under Section 15109 of the CEQA Guidelines. The project site is located at 2239 Black Canyon Road in the Ramona Community Plan area (APN: 279-131-13, 14, 15, 34, 35, 36, 38, 39, 40, & 41).

2. Ocotillo Wells Solar Major Use Permit; PDS2012-3300-12-004; Desert Subregional Plan Area (Gungle)

The project is a Major Use Permit for the construction and operation of an approximately 336-acre photovoltaic (PV) or concentrator photovoltaic (CPV) solar farm on approximately 440-acres (plus 1.74 acres of offsite disturbance for access improvements). The project would implement one of four technology variations: (1) Fixed-Axis Rack System, (2) Single-Axis Rack System, (3) Dual-Axis Rack System, or (4) Dual-Axis Tracker Units. All four options would generally use the same development footprint, internal road layout, and perimeter fencing design. The project site is located approximately 0.4 mile east of Split Mountain Road and approximately three miles south of State Highway 78 (SR-78) in the Desert Subregional Plan area (APN 253-390-57, 58). The site is subject to the Rural Lands (RL-80) General Plan Designation and is zoned General Rural (S92).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140124-Supporting-Documents/PDS2012-3300-12-004/PDS2012-3300-12-004.html>

3. Graves Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-009; Mountain Empire Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of 12 panel antennas to be mounted upon a new 60-foot tall faux utility pole, and is located on a vacant parcel that contains two existing wireless facilities and a Sheriff emergency communication facility. The equipment necessary to operate the facility would be enclosed within a new 331 square foot CMU equipment enclosure with solid metal gates, located at the base of the proposed faux utility pole. Earthwork would occur in conjunction with a combined 90-foot long utility trench for the routing of electrical and telco. The site is subject to the General Plan Designation, RL-20 (Rural Lands) and Zoning for the site is S92 (General Rural). The project site is located at 31075 Highway 94, in the Mountain Empire Subregional Plan area, within unincorporated San Diego County (APN 656-030-15).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140124-Supporting-Documents/PDS2013-MUP-13-009/PDS2013-MUP-13-009.html>

4. Lake Henshaw Wireless Telecommunication Facility Major Use Permit; DS2013-MUP-13-014; North Mountain Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of 12 panel antennas to be mounted upon a new 65-foot tall faux mono-broadleaf tree, located within a private campground. The equipment necessary to operate the facility would be enclosed within a new 588 square foot CMU equipment enclosure with solid metal gates and a metal trellis. The base of the faux tree would be located within the CMU enclosure. Earthwork would occur in conjunction with the pad of the facility and a new overhead line would be established to provide electrical and telco from a nearby utility pole. The site is subject to the General Plan Designation Public Agency Lands, and Zoning for the site is A72 (General Agricultural). The site includes a campground and general store. The project site is located at 26439 Highway 76, in the North Mountain Subregional Plan area, within unincorporated San Diego County (APN 193-080-30).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140124-Supporting-Documents/PDS2013-MUP-13-014/PDS2013-MUP-13-014.html>

5. Banner Grade Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-011; Desert Subregional Plan Area (Sims)

The applicant proposes a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of eight panel antennas (AT&T) and 12 panel antennas (Verizon) to be mounted upon a new 60-foot tall faux mono-pine tree. The equipment necessary to operate the facility would be located within a new CMU enclosure, including two pre-fabricated equipment enclosures and two 30kW emergency generators and a solid metal gate. Earthwork would occur in conjunction with trenching for power and telco purposes. The site is subject to the General Plan Designation Rural Lands-40, and Zoning for the site is General Rural (S92). The site includes a general store, RV rental spaces and a single family residence. The project site is located within the Desert Subregional Plan area, within unincorporated San Diego County (APN 291-330-17).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140124-Supporting-Documents/PDS2013-MUP-13-011/PDS2013-MUP-13-011.html>

6. 2013 General Plan Clean-Up; PDS2012-3800-12-007; GPA 12-007, Rezone 13-002 (Johnston)

The project is a General Plan Amendment (GPA) and Rezone to facilitate the changes proposed with the first Bi-Annual General Plan Clean-Up. As part of the 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years, in the form of a GPA. The Clean-Up GPA is intended to provide a regular mechanism for making changes to the General Plan to allow for necessary corrections or clarifications, discovered during the implementation of the General Plan; or to reflect changing circumstances. This GPA includes proposed changes to the Land Use Map, policy documents, the Mobility Element Network Appendix, the Glossary, and some community and subregional plans. The associated Rezone includes proposed zoning changes that are necessary for consistency with the proposed Land Use Map changes.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/advance/2013GPBiAnnualClnUp.html>

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s).**

January 8, BOS Meeting:

- Community Signs and Banners in the Public Right-of-Way; 1st reading; (Jones)

- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

January 29, BOS Meeting:

- Community Signs and Banners in the Public Right-of-Way; 2nd reading; (Jones)

- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

February 21, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 7, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 11, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now 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)
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.

PC012414AGENDA: If