

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 11, 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. Swearing-In of new District 1 Commissioner, Michael R. Seiler**
- C. Roll Call**
- 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**

Regular Agenda Items

- 1. T&R Mini Storage Major Use Permit; PDS2005-3300-05-052; PDS2005-3910-0508031; HLP-XX-XXX; North County Metropolitan Subregional Plan Area (Hidden Meadows) (Aquino)**

The applicant proposes a Major Use Permit to authorize the construction, operation, and maintenance of an 119,929-square foot storage facility. The proposal is comprised of a total of six buildings including an office, employee quarters, and multiple storage structures. The center building would be designed as a two-story structure while the remaining structures would be single story. Access would be provided by a driveway connecting to North Centre City Parkway. The project would be served by an on-site septic system and water services would be provided by Vallecitos Water District. The proposed structural building footprint would cover

approximately 5 acres located on the eastern portion of the property. The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site includes Rural Residential (RR) and Limited Agricultural Use (A70). The 25.8-acre vacant site is located in North County Metropolitan Subregional Plan area (Hidden Meadows), between Interstate 15 and North Centre City Parkway, fronting the Ivy Dell Lane intersection along North Centre City Parkway, within unincorporated San Diego County (187-170-48 & 49).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140411-Supporting-Documents/POD2005-3300-05-052/POD2005-3300-05-052.html>

2. Lake Wohlford AT&T Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-03-118W2; Valley Center Community Plan Area (Smith)

The applicant proposes a Major Use Permit Modification for an unmanned wireless telecommunication facility. The project consists of removing four existing antennas that are currently located on a SDG&E utility pole and relocate them onto a new 45-foot tall faux broadleaf tree. A total of 12 panel antennas would be mounted to the new faux tree. The applicant also proposes to construct a 260-square foot, 8-foot high concrete masonry enclosure to house the relocated above ground equipment and cabinets, as well as additional equipment. An exception to the height requirement is also requested (ten feet), for a maximum of 45 feet high. The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site is General Agricultural (A72). The project site is located at 26725 N. Lake Wohlford Road, within unincorporated San Diego County (APN 189-180-59).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140411-Supporting-Documents/PDS2013-MUP-03-118W2/PDS2013-MUP-03-118W2.html>

3. Chevron Jacumba AT&T Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-012; Mountain Empire Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas to be mounted upon a new 105-foot monopole. The current sign that advertises the Chevron gas station would be re-located onto the new monopole. The existing 82-foot pole would be replaced with the new pole, and located further back on the property behind the gas station and convenience store. The applicant also proposes to construct a 230-square foot, 10-foot high concrete masonry enclosure to house the relocated above ground equipment and cabinets. An exception to the height requirement is also requested (70 feet), for a maximum of 105 feet high. The parcel is subject to the General Commercial General Plan, and Zoning for the site is Freeway Commercial (C44). The project is located at 1494 Carrizo Gorge Road, within the unincorporated San Diego County (APN 661-010-28).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140411-Supporting-Documents/PDS2013-MUP-13-012/PDS2013-MUP-13-012.html>

4. **Campus Park West Master Planned Community; PDS2005-3800-05-003 (GPA); PDS2005-3813-05-001 (SPA); PDS2005-3600-05-005 (REZ); PDS2005-3100-5424 (TM); PDS2005-3950-XX-XXX (DRAFT HABITAT LOSS PERMIT); PDS2005-3910 05-02-009 (ER); SCH NO. 2009061043; Fallbrook Community Plan Area (Campbell)**

The Campus Park West Master Planned Community is a proposed amendment to the 1983 approved Campus Park Specific Plan. The Project would require decisions related to four discretionary actions, to include: (1) A General Plan Amendment to: Add the Regional Category of Village, south of SR-76, as well as change the associated existing Specific Plan Land Use Designation to General Commercial; Amend the existing residential Land Use designation from VR-7.3 to VR-20, to add residential density; Expand the acreage of the existing Limited Impact Industrial Land Use designation to replace approximately nine acres of existing General Commercial Land Use; Replace the current Specific Plan Land Use designation with the RL-40 Land Use designation; and Amend the Fallbrook Community Plan text and change certain road classifications, within the Mobility Element; (2) A Specific Plan Amendment to revise the approved Campus Park Specific Plan to reflect the Project's proposed land use mix; (3) A Rezone from S90 to S88 and to amend the Development Regulations, to reflect the proposed Project; and (4) A Tentative Map to subdivide the property into 23-commercial/industrial and residential lots. The Project would allow: Up to 513,000 square feet of commercial uses; 283 dwelling units; 120,000 square feet of limited industrial uses; and approximately 31 acres of open space. Parking prohibitions would be required, as part of this Project at roadways, such as Pankey Road. The Project would require improvements to off-site roadways, such as Pala Mesa Road and Old Highway 395. Sewer service and imported water would be provided by the Rainbow Municipal Water District (RMWD), with required annexations to the: RMWD; County Water Authority; and Metropolitan Water District of Southern California. The Project would allow a residential use on the project site, which currently contains lands classified as MRZ-2, by the Mineral Resource Zone (MRZ) system. Finally, the Project requires a Habitat Loss Permit, due to impacts to Diegan coastal sage scrub. The Project site is located at the northeastern and southeastern quadrants of the I-15/SR-76 interchange, within the unincorporated San Diego County in the Community of Fallbrook, approximately seven miles southeast of the Fallbrook town center and 46 miles north of downtown San Diego (APN 108-121-14, 125-061-01, 125-063-01, 125-063-07, and 125-063-08).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/140411-Supporting-Documents/PDS2005-3800-05-002-GPA/PDS2005-3800-05-003-GPA.html>

Administrative Agenda Items

H. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted**

I. **Report on actions of Planning Commission’s Subcommittees.**

J. **Results from Board of Supervisors’ Hearing(s).**

March 12, BOS Meeting

- Continued Noticed Public Hearing: Hidden Valley Estates Open Space Easement Vacation; Jamul-Dulzura Subregional Planning Area **(Approved on Consent)**
- 2013 General Plan Annual Progress Report **(Approved on Consent)**
- Property Tax Exchange for Jurisdictional changes and reorganization for Fire Protection Services – Robert Ironside Reorganization **(Approved on Consent)**

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

April 16, BOS Meeting

- Cielo de Lusardi (Sibbet); (30 mins. – 1/hour)

April 30, BOS Meeting

- Ocotillo Wells Solar Major Use Permit; (Gungle) (30 mins – 1/hour)
- Property Zoning Cleanup 2013, POD 13-014 (Stiehl)

May 7, BOS Meeting

- Oak Tree Ranch Tentative Map; PDS2013-TM-5574; (Gungle) (30 mins – 1/hour)

L. **Discussion of correspondence received by Planning Commission.**

M. **Scheduled Meetings.**

May 16, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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June 13, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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July 18, 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.

PC041114AGENDA: If