

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**

**Friday, June 13, 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](mailto: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**

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**Regular Agenda Items**

**1. Alpine & Ramona Form Based Code (Lubich)**

This is a request for the Planning Commission to evaluate the proposed project and make recommendations to the Board of Supervisors. The project consists of several components: (1) proposed Zoning Ordinance text amendments to introduce new regulations for the Ramona Village Center Plan area in the Ramona Community in the form of a Form Based Code (FBC); (2) proposed Zoning Ordinance text amendments to introduce new regulations for the Alpine Village Core Plan area in the Alpine Community in the form of a FBC; (3) associated Zoning Ordinance text amendments to the Fallbrook Village regulations; (4) associated Zoning Reclassification to include new zoning designations related to the Ramona Village Center Plan and Alpine Village Core Plan; and (5) adoption Design Review

Checklists for the Ramona Village and Alpine Village FBCs and other areas of Ramona subject to Community Design Review. This action also requests of the Planning Commission to review and consider the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum, dated April 10, 2014, on file with PDS as POD11-010/POD11-012/REZ14-002, prior to making its recommendation on the project.

**For additional documentation on this item, please visit:**

[http://www.sdcounty.ca.gov/pds/PC/140516-Supporting-Documents/Alpine-Ramona-Form-Based-Code/Alpine\\_Ramona-Form-Based-Code.html](http://www.sdcounty.ca.gov/pds/PC/140516-Supporting-Documents/Alpine-Ramona-Form-Based-Code/Alpine_Ramona-Form-Based-Code.html)

**2. Inland Valley Reclamation Plan Modification; PDS2012-3311-78-003-03 (Bennett)**

The applicant proposes a Reclamation Plan Modification to authorize an increase in the depth of the existing mine pit by 70 feet prior to reclamation of the vested, non-conforming, surface mining operation. The Reclamation Plan Modification would cover the entire 13.74 acre site with the exception of a 5-foot setback from the property boundaries. A total of 963,600 cubic yards of material would be mined from the site over an approximate 12 year period. Approximately 834,300 cubic yards of imported backfill material will be required to reclaim the site. The final reclaimed land surface would be similar to the previously approved Reclamation Plan (RP78-003M<sup>1</sup>) with an anticipated end use as a box tree operation. Following reclamation, cut slopes would be 35 feet in height which will be re-vegetated with a native seed mix for erosion control. The project site is subject to the General Plan Designation, Semi-Rural Residential (SR-2) and Zoning for the site is Limited Agriculture (A70). The project is subject to the North County Metropolitan Subregional Plan. The project will rely on a previously adopted Negative Declaration dated January 19, 1979 on file with PDS as Environmental Review Number PDS2011-3310-78-003 (ER). The project site is located at 14080 San Pasqual Valley Road, Escondido, within unincorporated San Diego County (APN 241-080-37).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/140516-Supporting-Documents/PDS2012-3311-78-003-03/PDS2012-3311-78-003-03.html>

**3. Escorridor Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-017; North County Metropolitan Subregional Plan Area (Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas and one microwave antenna mounted upon a 50-foot tall faux eucalyptus tree. The applicant also proposes to construct a 384-square foot, 12-foot, 8-inch high concrete masonry enclosure to house the associated equipment and cabinets. An exception to the height requirement is also requested to allow the faux tree to be a height of 50 feet where 35 feet is the maximum. The site is subject to the General Plan Designation Village Residential, and Zoning for the site is Limited Agricultural (A70). The project

site is located at 1322 San Pasqual Valley Road, within unincorporated San Diego County (APN 234-210-07, 11).

**For additional documentation on this item, please visit:**

<http://www.sdcountry.ca.gov/pds/PC/140613-Supporting-Documents/PDS2013-MUP-13-017/PDS2013-MUP-13-017.html>

**4. Alpine Heights Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-018; Alpine Community Plan Area (Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted upon a 65-foot tall faux pine tree. There currently is an existing AT&T facility on the Padre Dam Municipal Water District, which abuts the proposed project site. This existing facility would be removed once the proposed facility is active. The applicant also proposes to construct a 447-square foot, 8-foot, 8-inch high concrete masonry enclosure to house the associated equipment and cabinets. An exception to the height requirement is also requested to allow the faux tree to be a height of 65 feet where 35 feet is the maximum. The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site is Rural Residential (RR). The project site is located at 2598 Dortmund Place, within unincorporated San Diego County (APN 520-290-26).

**For additional documentation on this item, please visit:**

<http://www.sdcountry.ca.gov/pds/PC/140613-Supporting-Documents/PDS2013-MUP-13-018/PDS2013-MUP-13-018.html>

**5. Guajome Lake Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-020; Bonsall Community Plan Area (Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas and one microwave antenna mounted upon a 35-foot tall faux broadleaf tree. The applicant also proposes to construct a 432-square foot, 13-foot high concrete masonry enclosure to house the associated equipment and cabinets. The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site is Limited Agricultural (A70). The project site is located at 2369 East Vista Way, within unincorporated San Diego County (APN 171-091-01).

**For additional documentation on this item, please visit:**

<http://www.sdcountry.ca.gov/pds/PC/140613-Supporting-Documents/PDS2013-MUP-13-020/PDS2013-MUP-13-020.html>

**6. Thousand Trails Wireless Telecommunication Facility Major Use Permit Modification; PDS2013-MUP-10-045W1; Jamul Dulzura Subregional Plan Area (Tylke)**

The applicant proposes a Major Use Permit Modification for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted within a 55-foot tall faux elevated water tank. The applicant also proposes to install a 230-

square foot, 10-foot, 3-inch prefabricated equipment enclosure to house the associated equipment and cabinets. The previously approved design of a 75-foot faux tree, located on the same property was not built due to coverage issues. An exception to the height requirement is also requested to allow the faux elevated water tank to be a height of 55 feet where 35 feet is the maximum. The site is subject to the General Plan Designation Rural Lands (RL-80), and Zoning for the site is General Agricultural (A72). The project site is located at 14615 Otay Lakes Road, within unincorporated San Diego County (APN 598-170-08).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/140613-Supporting-Documents/PDS2013-MUP-10-045W1/PDS2013-MUP-10-045W1.html>

**7. Mount Miguel Covenant Village Major Use Permit Modification; PDS2013-MUP-76-085W6; PDS2013-ER-76-18-079E; Spring Valley Community Plan Area (Jeffers)**

The project is a request for a Major Use Permit modification to allow new construction and the reconfiguration of an existing continuing care retirement community known as Mount Miguel Covenant Village. The proposal would reduce the building area of the Town Center from 190,023 square feet to 33,082 square feet. However, the total allowable building area including all existing and proposed structures would be increased from 469,220 square feet to 470,964 square feet. Two residential buildings are proposed to be demolished and three new residential buildings would be constructed in their place. The 26.5-acre site contains a facility originally established in 1965 and currently consists of 261 residential units, 48 assisted living units, and 99 skilled nursing beds. An additional 68 residential units have been approved on the site but have not been constructed. The project would continue to allow a total of 329 residential units, 48 assisted living units, and 99 skilled nursing beds with additional dining, community, and administrative uses. Access is provided by driveways connecting to Kempton Street, San Carlos Street, and Sacramento Avenue. The facility is currently and will continue to be served by the Otay Water District and Spring Valley Sanitation District (APNs 584-470-10, 43, 54, and 584-190-15, 30, 38, 46, 53, 55, and 56).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/140613-Supporting-Documents/PDS2013-MUP-76-085W6/PDS2013-MUP-76-085W6.html>

**8. Alpine Regional Center Commercial Condominiums; PDS2014-TM-5580; Alpine Community Plan Area (Slovick)**

The proposed project is a Tentative Map to subdivide an existing commercial building into one lot with 39 condominium units. No new development is proposed by the project. The site is developed with the existing commercial building pursuant to Site Plan 01-064. Access is provided by two existing driveways connected to Alpine Boulevard. The project is currently served by the San Diego County Sanitation District (Alpine) for sewer and imported water from the Padre Dam Municipal Water

District. The site is subject to General Plan Designation General Commercial, and Zoning for the site is General Commercial (C36) and Heavy Commercial (C37). The project is located at 1620 Alpine Boulevard, within unincorporated San Diego County (APN's 403-381-32 and 403-390-25).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/140613-Supporting-Documents/PDS2014-TM-5580/PDS2014-TM-5580.html>

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### **Administrative Agenda Items**

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

- **Report on actions of Planning Commission's Subcommittees.**
- **Results from Board of Supervisors' Hearing(s).**
  - **May 21, BOS Meeting**  
No PDS Items
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
  - **June 18, BOS Meeting**
    - Property Specific Request; GPA12-012 (Johnston) 30 mins – 1/hour
    - 2013 General Plan Clean-up & Rezone; GPA12-007 (Johnston) 30 mins – 1/hour
    - VAC 13-005; Islami Open Space Easement Vacation (Jeffers); Consent
    - Campus Park West (Campbell); 30 minutes  
No information at the time of printing.
  - **June 25, BOS Meeting**
    - Forest Conservation Initiative General Plan Amendment (Citrano); 2 – 4/hours

#### **H. Discussion of correspondence received by Planning Commission.**

#### **I. Scheduled Meetings.**

July 18, 2014

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

August 15, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 12, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**Adjournment**

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**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](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.

PC061314AGENDA: If