

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, May 28, 2010, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, 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 Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of April 16, 2010, April 30, 2010 and May 14, 2010**
- 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**
- G. Director's Report**
 - To discuss the practice of supplying CEQA documents in draft form when the Planning Commission is only making an advisory recommendation to the Board of Supervisors. (Gibson)

Regular Agenda Items

[1. Potrero Valley Road; Tentative Map, TM 5484 and AD 07-058; Mountain Empire Subregional Plan Area \(Ramaiya\)](#)

The project is a major subdivision to subdivide a 73.5 acre parcel into 8 lots. The project site is located on Potrero Valley Road in the Mountain Empire Subregional Plan area, within unincorporated San Diego County. The site is

subject to the General Plan Regional Category 1.4 RDA (Rural Development Area) and Land Use Designation (18) Multiple Rural Use. Zoning for the site is S92 (General Rural). The existing house and accessory buildings on the site would be retained. Access would be provided by a private road that connects to Potrero Valley Road. The project would be served by on-site septic systems and groundwater wells. Earthwork would consist of balanced cut and fill of 25,390 cubic yards of material. The project site is located at 24843 Potrero Valley Road near the intersection of Highway 94, Potrero, within an unincorporated area of the County of San Diego (APN 654-020-65).

2. Froehlich; Tentative Map, TM 5494; Valley Center Community Plan Area (Gungle)

The project is a residential subdivision of 31.55 acres into 6 lots ranging in size from 4.0 to 6.45 acres net. The project site is subject to the (17) Estate Residential Land Use Designation. Zoning for the project site is A70, Limited Agriculture. The project is located south of Sierra Rojo Road along Double K Road (APN 185-112-49 & 52) in the Valley Center Community Plan Area.

3. Shelby Drive Wireless Facility; Major Use Permit Modification, P95-025W³; County Islands Community Plan Area (Gungle)

The project is a Major Use Permit Modification to authorize the addition of antennas to an existing unmanned wireless facility. The project proposes the addition of three panel antennas and three directional antennas to an existing 75-foot tall monopole which is currently constructed with 15 panel antennas and two dish antennas. The three directional antennas would be added at a height of 63 feet and the three panel antennas would be added at a height of 60 feet. In addition, a new equipment enclosure would be installed adjacent to the existing equipment enclosure and would be surrounded by a 6'6" high Concrete Masonry Unit (CMU) wall. The project will occupy 25 square-feet of the 0.76 acre parcel. The project is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation Residential (5). The project site is zoned S87 (Limited Control). The project site is located at 2909 Shelby Drive in the County Islands Community Plan area within unincorporated San Diego County.

4. Covert Canyon; Major Use Permit, P07-011; Alpine Community Plan Area (Brown)

The applicant requests a Major Use Permit and Williamson Act Agricultural Contract Cancellation to establish and operate a weapons training facility for law enforcement and military groups that includes live munitions training activities for local and national security purposes. The project site is located on High Glen Road in the Alpine Community Planning Group, within unincorporated San Diego

County. The Department of Planning and Land Use recommends that the project be denied because necessary infrastructure and fire protection services are not available to serve the property. Thus, the proposal does not comply with the Public Facility Element of the County General Plan, the Alpine Community Plan, State and County Fire Codes, and Board of Supervisors Policy I-84.

Administrative Agenda Items

H. Report on actions of Planning Commission's Subcommittees.

I. Results from Board of Supervisors' Hearing(s) (Gibson).

May 19th BOS Hearing:

- Land Use Element GPA Batch 10-001; Item A: Embly GPA (GPA07-007, REZ07-004, AP07-001, ER07-08-003) Item B: Fuerte Ranch Estates (GPA03-006; R03-017; TM5343RPL4; ER03-14-060)
- Peppertree Park Resolution Amendment, TM 4713RPL6R RA; Continued from April 14th BOS Hearing

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

October 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on “Agendas/Board of Supervisors/Planning Commission”, and then click on “Planning Commission Agendas”.

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)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
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 favorable actions on 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, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*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.

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