

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 8, 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 September 24, 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**

Regular Agenda Items

- 1. [Richland Towers; Major Use Permit Modification, P78-153W3; Jamul/Dulzura Community Plan Area \(Lubich\)](#)

The applicant requests a Major Use Permit Modification to authorize the installation and operation of a 270 foot high television transmission tower consisting of a 190 foot high lattice tower and an 80 foot high broadband antenna system. The proposed tower would replace a previously existing equipment building and tower that were damaged and subsequently removed following the 2007 fires. The proposed television transmission tower would be located on an existing building pad

on a developed project site and would have a proposed ice bridge connecting the proposed tower to an existing equipment building. The project is located at 12195 Highway 94, El Cajon, CA 91935 (APN# 585-090-40), within the Jamul/Dulzura Community Plan Area, an unincorporated portion of San Diego County.

2. **Eurus Energy Borrego Solar Farm; Major Use Permits, P09-012, P09-014; Borrego Springs Community Sponsor Group (Brown)**

The applicant's request is for two Major Use Permits to authorize a Major Impact Utilities Pursuant to Section 1350 of the Zoning Ordinance. The project consists of two Unmanned Photovoltaic Solar Farms (35-46 MW total), two-69Kv transmission line alternatives, and improvements to the SDG&E Borrego Springs 69kV Substation. The two permits have a combined area of 341 acres on two separate parcels. One of the parcels (54 Acres) belongs to the County of San Diego Borrego Valley Airport. Upon approval of the project, a lease agreement would be executed by the County Board of Supervisors and the applicant for a period of 20 years. The proposed point of connection would be a one of the following options: (1) The southern transmission route would run south underground from the 53-acre lease parcel to an existing SDG&E distribution system. (2) Northern Transmission route would be constructed within an existing 20 foot SDG&E owned Utility easement that would connect directly to the 69kV substation. The point of connection, transmission corridor and substation improvements would be under the authority of the California Public Utilities Commission. The project is subject to the General Plan Regional Policies 1.5 Country Town (CT) and 1.4 Rural Development Area (RDA), Land Use Designations Policy 2.4 Multiple Rural Use (18). The Zoning for the two project parcels is as follows: the 288-Acre Parcel is zoned General Rural (S92), the 54-acre Parcel, Rural Residential (RR.25) parcel), Additionally, the project lies within the influence of the Borrego Valley Airport Land Use Compatibility Plan.

Administrative Agenda Items

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

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

September 29th BOS Hearing:

- Withdrawal of Salvation Army Retreat Center; P70-379W2
- Mt. Miguel Covenant Village; 07-012 (REZ)

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

October 13th BOS Hearing:

- Raecorte Tentative Map 5269R and Density Bonus DBP 06-001

- GPA Batch 10-003; Item A: Bela Minor Subdivision (GPA 09-008, R09-005, AP 09-001) Item B: Sugarbush Major Subdivision
- Energy Upgrade San Diego

October 20th BOS Hearing:

- County of San Diego General Plan Update

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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
December 3, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 17, 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)
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Tentative Maps:	Filed with Clerk of Board of Supervisors,
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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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