

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 25, 2011, 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**
- 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. [Sapien Tentative Map; TM 5562; Fallbrook Community Plan Area \(Gungle\)
Continued from the meeting of February 25, 2011](#)**

The project is a residential subdivision of 9.72 acres into ten residential lots ranging in size from 0.5 to 1.13 acres net. The project site is located at 711 Constant Creek Road in the Fallbrook Community Plan Area, within unincorporated San Diego County (APN 106-011-61). The site is subject to the General Plan Regional Category 1.5 Country Towns (CT) and Land Use Designation (3) Residential. Zoning for the site is RR2 (Rural Residential). Access would be provided by Constant Creek Road and a proposed private road (January Way). The project would be served by sewer and imported water from the Fallbrook Public Utilities District.

2. East Mesa Detention Center Wireless Telecommunication Facility; Major Use Permit, P10-022; Otay Community Plan Area (Morgan)

The Applicant requests a new Major Use Permit for the construction, operation and maintenance of an unmanned wireless telecommunications facility. The proposed project consists of a 45-foot tall monopine to which 16 panel antennas and one microwave dish would be attached, along with supporting equipment and an emergency back-up generator, housed inside a slump block wall equipment building with a chain link lid. Two GPS antennas would be mounted to the equipment building. The project would also include trenching from the proposed monopine to the equipment shelter for the coaxial cable and trenching from the proposed monopine 210 feet southwest to an existing utility pole. Twelve shrubs would be installed around the base of the equipment shelter to provide additional screening. The project site is located at 446 Alta Road in the Otay Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Special Study Area, Land Use Designations Estate Residential (17) and Multiple Rural Use (18). Zoning for the site is S90 (Holding Area). The site is developed with an existing county detention facility that would be retained. Access would be provided by a public road, Alta Road, connecting to the parking lot for the county detention facility.

3. Grand Tradition Wedding Facility; Major Use Permit Modification, P82-069W³; Fallbrook Community Plan Area (Buell)

The project is a Major Use Permit Modification to authorize the expansion of the existing Grand Tradition Wedding facilities for outdoor weddings and public events. The expansion would include the construction of several indoor and outdoor reception facilities, increased parking area and additional landscaping. The permit would authorize the existing arbor terrace pavilion, bathroom facilities/changing area, a greenhouse, pump house and fall house. The project is subject to the General Plan Regional Category Country Town (CT), Land Use Designation Residential (3, 6). Zoning for the site is RS4 (Single-Family Residential- 4 units per acre) and RR2 (Rural Residential- 2 units per acre).

4. Sanders Tentative Parcel Map Appeal; TPM 20765; Central Mountain Community Plan Area (Gungle)

This is an appeal by the Pine Valley Community Planning Group of the decision of the Director of Planning and Land Use to approve Tentative Parcel Map 20765. The applicant proposes to subdivide a 32.36 acres parcel into four residential lots ranging in size from 7.13 to 9.44 acres net. The project site is located along Old Highway 80, south of Pine Creek Road in the Central Mountain Community Plan area within unincorporated San Diego County (APN 410-010-07, 410-030-20). The site is subject to the 1.5 Country Towns (CT) General Plan

Regional Category and the (1) Residential General Plan Land Use Designation. The property is zoned RR.25 (Rural Residential).

Administrative Agenda Items

G. Report on actions of Planning Commission’s Subcommittees.

H. Results from Board of Supervisors’ Hearing(s) (Gibson).

March 16th BOS Hearing:

- **General Plan Update**

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

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

April 15, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 29, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 20, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 3, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 24, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 8, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 22, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 12, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 26, 2011	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)

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)

Plan Amendment Authorization (General
Plan Amendment)

Letter of request filed with Clerk of Board
of Supervisors within 10 days of
determination to decline initiation request
by the Planning Commission (Board of
Supervisors Policy I-63)

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, 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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