

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, July 8, 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](mailto: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**

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**Regular Agenda Items**

**1. [Highlands at Warner Springs; Tentative Map, TM5450 and Specific Plan Amendment, SPA06-001; North Mountain Subregional Plan Area \(Sibbet\)](#)**

The applicant requests a Tentative Map for 28 lots ranging in size from 4.06 to 7.55 acres and a Specific Plan Amendment to allow the use of on-site wells for domestic water supply. The original Specific Plan approved in 1983 anticipated the property to be developed with 35 residential lots that would obtain water from off-site sources. The 149.7-acre site is located on either side of Los Coyotes Road, south of the intersection of Camino San Ignacio Road and Camino Morro, south of Warner Springs Resort and within the North Mountain Community Planning Area. The site is subject to the General Plan Regional Category 1.4, Rural Development Area (RDA) and Land Use Designation (21) Specific Plan

Area. Zoning for the site is RR.5 Rural Residential, which allows residential uses with minimum lot sizes of 2 acres.

**2. Jesmond Dene Wireless Telecommunications Facility; Major Use Permit, 3300 10-003 (MUP); North County Metropolitan Subregional Plan Area (Slovick)**

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The project consists of replacing a 20-foot high steel monopole, two existing panel antennas, and an existing 6-foot high chain link enclosure with a 45-foot high faux broadleaf tree mounted with twelve antennas, installation of one radio cabinet, and a 6-foot high masonry wall enclosure. The project is subject to the 1.1 Current Urban Development Area (CUDA) Regional Category, (1) Residential Land Use Designation and is zoned RR1, Rural Residential Use Regulations. The project site is located at 25880 Jesmond Dene Road in the North County Metropolitan Subregional Plan area within unincorporated San Diego County.

**3. Rancho Santa Fe Fire Protection District Wireless Telecommunications Facility; Major Use Permit Modification, 3301-94-013-03; San Dieguito Community Plan Area (Abbott)**

The project is a Modification to Major Use Permit P94-013 in order to reconfigure the existing omni whip antennas and add two additional omni whip antennas (for a total of 5 omni antennas) to the existing roof-mounted monopole at the Rancho Santa Fe Fire Protection District Fire Station. One (1) GPS antenna is also proposed to be mounted on the existing monopole frame. No changes to the size or location of the existing equipment room, located on second floor of the Fire Station, are proposed. The project site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category and the Land Use Designation (22) Public/Semi-Public Lands, and is zoned RS4 (Residential Single Family). The project site is located at 16936 El Fuego Road in Rancho Santa Fe within the San Dieguito Community Plan Area in unincorporated San Diego County.

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**Administrative Agenda Items**

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s) (Gibson).**

**June 29<sup>th</sup> BOS Hearing:**

- **Sapien Major Subdivision Appeal; TM 5562**
- **Sanders Minor Subdivision Appeal; TPM 20765**

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

**July 13<sup>th</sup> BOS Hearing:**

- **Equine Ordinance Options; POD 10-010**
- **Impact Fee Deferral Program Extension; POD 11-007**
- **Windsong Pet Resort Major Use Permit; 3300 10-027 (MUP)**
- **Property Tax Exchange For Jurisdictional Changes – Hybrid Plan Step II Reorganization**
- **Property Tax Exchange For Jurisdictional Changes – 31st Street Island Detachment From The Lower Sweetwater Fire Protection District**
- **Land Development Fees and Deposits**

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

**L. Scheduled Meetings.**

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
September 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 23, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 2, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 30, 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](http://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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