

**REVISED FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 16, 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. [White Star Wireless Telecommunication Facility Major Use Permit Modification; P90-018W⁴; Mountain Empire Subregional Community Plan Area \(Gungle\) Continued from the November 4, 2011 meeting](#)

The project is a Major Use Permit Modification to authorize the addition of four microwave dish antennas to an existing unmanned wireless telecommunication facility. The facility consists of an existing 100-foot tall lattice tower and associated equipment, neither of which would be expanded in size. The project site is located at 1676 Tierra Del Sol Road in the Mountain Empire Subregional Plan area, within unincorporated San Diego County (APN 610-121-09). The site is subject to the Rural Regional Category and RL-80 (Rural Lands) General Plan Land Use Designation. Zoning for the site is S92 (General Rural).

2. Lyons Valley Wireless Telecommunication Facility Major Use Permit; P09-024; Jamul / Dulzura Community Plan Area (Chan)

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility. The facility would consist of antennas and a microwave dish mounted inside a faux water tower elevated to 45 feet high. The associated equipment would be enclosed within a concrete block equipment enclosure disguised as a barn. The project site is located at 15598 Leoney Lane in the Jamul / Dulzura Community Plan area within unincorporated San Diego County (APN 599-221-42-00).

3. Pine Hills Wireless Telecommunication Facility Major Use Permit; P11-003; Julian Community Plan Area (Abbott)

The proposed project was approved by the County of San Diego Planning Commission on November 4, 2011; however, due to an address error in the Notice of Public Hearing, the project will be presented to the Planning Commission again. The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the installation of two arrays of 12 panels each (24 panel antennas total) mounted on a 67-foot high faux pine tree. Associated equipment would include two air-conditioned equipment shelters and a back-up diesel generator within an eight-foot high block wall enclosure. The site is subject to the Semi-Rural General Plan Regional Category and the Semi-Rural (SR-2) Land Use Designation. Zoning for the site is Rural Residential (RR). The site is located southwest of the intersection of Pine Hills Crest Road and Pera Alta Drive and north of Luneta Drive, in the Julian Community Plan Area within unincorporated San Diego County (APN 289-214-06-00) on a parcel that is improved with water tanks and other equipment.

4. Gay Rio Terrace Wireless Telecommunications Facility Major Use Permit; P11-021; Lakeside Community Plan Area (Abbott)

The applicant proposes a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would consist of the installation of twelve panel antennas mounted to the existing water tank that is located on the site. The equipment necessary to operate the facility would be located inside a new concrete masonry unit (CMU) equipment shelter with a stucco finish. One new 2-foot diameter microwave dish antenna and two new GPS antennas would be mounted to this new equipment shelter. A new CMU enclosure would also be built adjacent to the proposed CMU equipment shelter to house a 30kW emergency generator and two AC units, and would be covered with a chain link lid. The site is subject to the Semi-Rural and Village General Plan Regional Categories, and the Semi-Rural Residential (SR-4) and Village Residential (VR-2.9) Land Use Designations. The project site is

zoned Specific Planning Area (S88) with a small portion of the site zoned Rural Residential (RR). The project site is located along the hilltop northeast of the terminus of 12275 Gay Rio Terrace, east of the intersection of Gay Rio Terrace and Rocket Ridge Road in the Lakeside Community Plan area, within unincorporated San Diego County (APN 397-021-01-00).

5. Santa Fe Irrigation District Wireless Telecommunications Facility Major Use Permit; P11-023; San Dieguito Community Plan Area (Abbott)

The applicant proposes a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the installation of eight new panel antennas and one new four-foot diameter microwave dish antenna mounted to an existing 80-foot high water tank located on the site. The equipment necessary to operate the facility would be located inside a new 370' square foot equipment enclosure with a chain link lid and eight-foot high CMU walls. Three new GPS antennas would be mounted onto the enclosure and one 20kW diesel emergency generator with a 52-gallon diesel tank would be enclosed within the new enclosure. The project site is within the Rural General Plan Regional Category and the Public/Semi-Public Facilities Land Use Designation. The site is zoned Limited Agricultural (A70). The project site is located at 18535 Aliso Canyon Road in the San Dieguito Community Plan Area within unincorporated San Diego County (APN 265-270-78-00).

6. Lilac Ridge Wireless Telecommunication Facility Major Use Permit; P10-010, Valley Center Community Plan Area (Gungle)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 35-foot tall monobroadleaf tree to which 12 panel antennas and one 4-foot diameter microwave dish would be mounted. Associated equipment and a 30kw emergency generator would be housed in an equipment shelter with a stucco finish and tile roof. The project site is located at 10378 Lavender Point Lane in the Valley Center Community Plan area, within unincorporated San Diego County (APN 129-200-33). The site is subject to the Semi-Rural General Plan Regional Category and SR-2 (Semi-Rural Residential) General Plan Land Use Designation. Zoning for the site is A70 (Limited Agricultural).

7. Ryker Ridge Wireless Telecommunication Facility Major Use Permit; P11-025; Ramona Community Plan Area (Gungle)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The project consists of the replacement of an existing 79-foot light standard at the Ramona High School football field with a new 79-foot light standard containing 12 antennas enclosed within a 46-inch

diameter radome and the installation of a 4-foot microwave dish. Associated equipment would be enclosed within a prefabricated equipment enclosure which would be painted to match the existing ticket booth. A 38kw emergency backup generator would be located adjacent to the equipment enclosure and would be surrounded by a 8-foot high Concrete Masonry Unit (CMU) wall also painted to match the existing ticket booth. The project site is located at 1401 Hanson Lane in the Ramona Community Plan area, within unincorporated San Diego County (APN 282-320-03). The site is subject to the Village General Plan Regional Category and Public/Semi-Public Facilities General Plan Land Use Designation. Zoning for the site is RR (Rural Residential).

8. Barber Mountain Wireless Telecommunications Facility Major Use Permit; P10-029; Alpine Community Plan Area (Slovick)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility that would consist of a new 40-foot high faux monoecalyptus tree that would be mounted with twelve panel antennas and one microwave dish antenna. Associated equipment would consist of four outdoor equipment cabinets, three GPS antennas and an emergency generator located within an eight-foot high CMU enclosure with a solid metal gate. The project site is located at 3440 Barrett View Road in the Alpine Community Plan Area within unincorporated San Diego County (APN: 524-171-18-00).

9. Starvation Mountain Wireless Facility Major Use Permit; P09-010; Ramona Community Plan Area (Chan)

The applicant requests a Major Use Permit for an unmanned wireless telecommunication facility that would consist of 12 antennas and a microwave dish mounted to a 45 foot high faux pine tree. The associated equipment cabinets and emergency back-up generator would be contained within an eight foot high concrete block enclosure. Construction would include trenching to extend electrical service to the facility. The project site is located at 16225 Highland Trails Drive in the Ramona Community Plan area within unincorporated San Diego County (APN 276-100-56-00).

10. Rancho Corrido Major Use Permit Modification; P67-092W²; Pala Pauma Community Plan Area (Brown)

The applicant's request is to modify Major Use Permit 67-092W¹ by deleting the 90-day occupancy limit for 80 of the 100 recreational vehicles (RV) spaces. Persons would now be able to occupy the 80 RV spaces for an unlimited timeframe. Section 18865.2 of California Health and Safety Code mandates that the County grant a full or partial exemption to the occupancy limitations upon request of the park owner. A full exemption or a partial exemption depends upon

the ability to make substantial findings within Statute 18865.2. The park owner requested a full exemption for all 100 spaces, but the County can only support a partial exemption because 20 spaces are located within a floodway. The project does not propose any grading, improvements or construction because the park is fully developed with asphalt driveways, electrical, water, and septic. The project site is located at 14715 Highway 76 in the Pala Pauma Community Planning area, within unincorporated San Diego County.

11. West Lilac Tentative Map; TM 5276; Bonsall Community Plan Area (Sibbet)

The applicant proposes a Tentative Map to subdivide 92.8 acres into 28 single-family lots ranging in size from 2.1 to 5.9 acres. The project was submitted on January 3, 2002 prior to the new General Plan pipelining date of August 6, 2003. Therefore, this project is subject to the previous General Plan Land Use Designation (19) Intensive Agriculture. The site is zoned A70, Limited Agriculture Land Use Regulation with a 2-acre minimum lot size. A 22.6-acre Agricultural Open Space Easement will be dedicated to ensure land is available for continued agricultural use. The project site is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way within the unincorporated area of San Diego County in the Bonsall Community Planning Area.

Administrative Agenda Items

- G. Establishing the 2012 Planning Commission meeting schedule.**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s) (Gibson).**

December 7th BOS Hearing:

- **Fallbrook Oaks Major Subdivision (18 Lots); 3600 05-015 (R), 3100 5449 (TM), 3500 07-009 (STP), 3000 08-054 (AD)**
- **Sunset Review of Board Policy I-63 and Amendments to the General Plan, Zoning Guidelines and County Admin Code, POD 11-009**

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

January 9th BOS Hearing:

- **General Plan Update: Property Specific Request Workshop**

January 11th BOS Hearing:

- Meadowood Master Planned Community; 3810-04-001 (SP); 3800-04-002 (GPA); 3600-04-004 (R); 3100-5354 (VTM); 3500-04-005 (VSTP); 3500-04-006 (STP); 3500-04-007 (STP); 3300-08-023 (MUP)

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings – 2012 Meetings TBD

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.sdcountry.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.

PC111216AGENDA; pc