

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 16, 2013, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@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. Volcan Mountain Wireless Telecommunication Facility Major Use Permit Modification; PDS2013-MUP-08-046W1; Julian Community Plan Area (Smith)**

The applicant proposes a Major Use Permit Modification for a proposed unmanned wireless telecommunications facility. The applicant proposes to co-locate Verizon antennas on an existing 201-foot tall lattice tower. The project would add six microwave antennas and 12 panel antennas to the existing tower. An emergency generator would be located within a new enclosed concrete structure, and associated equipment would be located inside an existing nearby building. No landscaping is proposed. The site is subject to the General Plan Designation, RL-40 (Rural Lands) and Zoning for the site is S80 (Open Space). The project site is located at 2973

Volcan Mountain Ranch Road within unincorporated San Diego County (APN 249-021-01).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130816-Supporting-Documents/PDS2013-MUP-08-046W1/PDS2013-MUP-08-046W1.html>

2. Morro Wireless Telecommunication Facility Major Use Permit; PDS2012-3300-12-016; Mountain Empire Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for a proposed unmanned wireless telecommunications facility. The project consists of 12 panel antennas and 24 remote radio units (RRU's) upon a new 50-foot tall faux mono-broadleaf tree, located at the Morro Reservoir, which is owned by the Rainbow Municipal Water District. The equipment necessary to operate the facility would be enclosed within a new 32-foot-six-inch by ten-foot by seven-foot high CMU equipment enclosure with solid metal gates, located at the base of the proposed faux mono-broadleaf. Earthwork would occur in conjunction with a combined 825-foot long utility trench. No landscaping is proposed. The site is subject to the General Plan Designation, P/SP (Public/Semi-Public General Plan) and Zoning for the site is A70 (Limited Agriculture). The site is presently developed with an in-ground reservoir and associated accessory structures. The project site is located at the intersection of San Jacinto Circle West and Camino Corto, in the Bonsall Community Plan area, within unincorporated San Diego County (APN 121-330-09 & 121-201-12).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130816-Supporting-Documents/PDS2012-3300-12-016/PDS2012-3300-12-016.html>

3. North Oaks Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-006; Mountain Empire Subregional Plan Area (Smith)

The applicant proposes a Major Use Permit for a proposed unmanned wireless telecommunications facility. The project consists of 12 panel antennas, one microwave antenna, and six remote radio units (RRU's) housed inside a new 50-foot tall faux elevated water tank, thereby screened from view. The equipment necessary to operate the facility would be enclosed within a new eight-foot high, 194 square foot CMU equipment enclosure with solid metal gates, located at the base of the proposed faux elevated water tank. Earthwork would occur in conjunction with a 325-foot long telecommunication trench and a 305-foot long electrical trench. No landscaping is proposed. The site is subject to the General Plan Designation, SR-10 (Semi-Rural) and Zoning for the site is A72 (General Agriculture). The site is presently developed with an agricultural nursery and a single family residence. The

project site is located at 3588 North Twin Oaks Valley Road in the Twin Oaks area of the North County Metropolitan Subregional Plan area, within unincorporated San Diego County (APN 178-170-01 &11).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/130816-Supporting-Documents/PDS2013-MUP-13-006/PDS2013-MUP-13-006.html>

4. Montecito Ranch Revised Vesting Tentative Map; PDS2012-3182-5250 (VTM 5250R); Ramona Community Plan Area (Hofreiter)

The proposed request is for the Planning Commission to hear the Montecito Ranch Revised Map project. This item was previously scheduled as an informational item at the July 12, 2013 Planning Commission hearing. However, on July 10, 2013, the Chairman of the Ramona Community Planning Group requested that the item be heard. Pursuant to Section 81.317(e) of the County's Subdivision Ordinance, the Planning Commission is required to schedule the item for the next regularly scheduled meeting if a request for a public hearing is filed.

The Montecito Ranch applicant is requesting a reduction to road improvements and grading amounts that were previously approved as part of the Montecito Ranch Vesting Tentative Map, VTM 5250. The originally approved Vesting Tentative Map was approved by the Board of Supervisors on August 4, 2010 concurrently with a General Plan Amendment, a Specific Plan, a Rezone, two Major Use Permits and a Site Plan. The originally approved 935.2-acre project consisted of 417 single-family residences, an 8.3-acre active park, an 11.9-acre historic park and 571.2 acres of biological open space. Modifications are proposed to the segments along Ash Street, Montecito Ranch Road, Montecito Way, and Montecito Road and to the intersections located at Montecito Road/SR-67, Ash Street/SR-78 and Highland Valley Road/SR-67. The project would also reduce the interior, private roads from an improved width of 36-feet and 40-feet to an improved width of 24-feet. There are no changes proposed to the number of lots, the location of lots, the amount of biological open space or other amenities, including the parks and the trail network. The project is located approximately 1-mile northwest of the Ramona Town Center, south of State Route 78 and west of Ash Street in the Ramona Community Planning area, within the unincorporated San Diego County (APN: 279-072-01 to 18; 279-072-27 to 34; 279-093-10, 37 & 38; 280-010-03, 08, 09; 280-030-04 to 06; 280-030-10, 15, 24, 25; 280-031-01 to 07; 281-521-01 to 03).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/130816-Supporting-Documents/PDS2012-3182-5250/PDS2012-3182-5250.html>

5. Design Review Checklists; POD 11-005; (Lubich)

This is a request for the Planning Commission to evaluate the proposed community design review checklist procedure and design review checklists for the unincorporated communities of Alpine, Bonsall, 1-15 Design Corridor, Lakeside, Spring Valley, Sweetwater, and; Valley Center, and make recommendations to the Board of Supervisors. A design review checklist is a checklist with clear, objective design standards for each community based on currently adopted community design guidelines. The proposed community design review checklist procedure is intended to streamline the community design review process and reduce Site Plan Permit processing times and costs by creating a new optional procedure for ministerial approval of "B" Designator Site Plan Permits for applicants of commercial, industrial, and multifamily residential projects that meet specific qualifying design standards and criteria. This component would require amendments to the Zoning Ordinance to implement the new community design review checklist procedure and the addition of design review compliance checklist. The Ramona Design Review Checklist is being processed concurrently with the Ramona Town Center project (POD 11-010) at a later date. The Planning Commission previously evaluated and recommended approval of a similar checklist for the Fallbrook Design Review Area along with the proposed Zoning Ordinance Amendment implementing the design review checklists on June 8, 2012(2).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130816-Supporting-Documents/POD11-005/POD11-005.html>

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).**

July 17th BOS Meeting:

- Bancroft Square; TM 5515-1, Consent (Sinsay)
- DGS: Purchases for Agricultural Conservation Easement Program – Second Reading; Consent (Schneider)
- Crosby Enclave Residential Subdivision: SPA11-001 (SPA); 15-30 mins (Hinggen)
- Land Development Cost Recovery Proposal; 1-4/hrs (Nicoletti)

August 7th BOS Meeting:

- Final Map Approval Ordinance Amendment (First Reading); Consent (Lantis)
- Rancho Cielo Specific Plan; Specific Plan Amendment; PDS2005-3813-05-004; 1-4 hours (Campbell)
- Building Permit Fee Waivers for Disable Veteran; Consent (Westling)

August 11th BOS Meeting:

- Final Map Approval Ordinance Amendment (Second Reading) PDS 12345; Consent (Lantis)
- A New Tool for Conditions Land Use Development Projects – Site Implementation Agreement POD 08-006 (First Reading); Consent (Farace)
- Comprehensive Renewable Energy Plan POD 13-007; 15-30 mins (Schneider)

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

August 25th BOS Meeting:

- A New Tool for Conditions Land Use Development Projects – Site Implementation Agreement POD 08-006 (Second Reading); Consent (Farace)

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

September 20, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 18, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 15, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

December 13, 2013

Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Planning & Development Services web page at http://www.sdcountry.ca.gov/pds/PC/sop/PCHearing_stream.html. Click on the “Upcoming” tab and click “Title”. The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

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)

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, 5510 Overland Avenue, Ste 110, 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.

PC081613AGENDA: If