

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 2, 2007, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week 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.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of September 7, September 21, October 5, and October 19, 2007**
 - 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. Formation of Consent Calendar**
-

Agenda Items

- 1. **[Saint Adelaide Catholic Church; Major Use Permit P04-056, Mountain Empire Subregional Planning Area \(Passon\)](#) (Continued from the hearing of October 5, 2007)**

The project is a Major Use Permit to allow a religious assembly use with an elementary school on an approximately 5.13-acre site to be constructed in three phases. The applicant is also requesting an exception to the height limit for a proposed steeple and cross to a total height of 47 feet 10 inches. Phase 1 features the construction and use of a meeting hall and temporary worship space, a covered arcade, a trash enclosure, and all necessary infrastructure and utility improvements, parking spaces, and landscaping. Phase 2 features the construction and use of a new sanctuary building and covered lobby. Phase 3 features the construction and use of an elementary school building for Kindergarten through Sixth Grade education. The General Plan Land Use Designation is (1) Residential and the zoning for the site is RR1 (Rural Residential). The project is located at the northeast corner of the intersection of

Cluster Road and Sheridan Road in Campo, just east of SR 94 and the Old San Diego and Arizona Eastern Railroad line.

2. **[Amendments to the Otay Ranch General Development Plan/Subregional Plan and Phases 1 and 2 Resource Management Plans; General Plan Amendment \(GPA\) 06-012, Otay Subregional Planning Area \(Lynch\)](#)**
(Continued from the hearing of October 5, 2007)

The Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) was adopted by the Board of Supervisors and the City of Chula Vista on October 28, 1993 (1). In addition to the GDP/SRP, a number of other associated documents have been approved to implement the development of portions of Otay Ranch. These associated documents include the Resource Management Plan (RMP) (Document No. 759221), Mitigation Monitoring Program, Village Phasing Plan, Facility Implementation Plans, and the Service/Revenue Plan. The proposed action would amend the GDP/SRP and Phases 1 and 2 RMPs by eliminating the Phase 2 RMP Preserve Conveyance Schedule and the RMP Coastal Sage Scrub Restoration Requirement. Elimination of the Conveyance Schedule is designed to facilitate conveyance of the Otay Ranch Preserve as planned, while recognizing implementation difficulties related to multiple ownerships. Elimination of the RMP Coastal Sage Scrub Restoration Requirement will bring the RMP into consistency with the adopted MSCP Subarea Plan. The project is located in southwestern San Diego County, south of the community of Jamul, north of Brown Field and the San Ysidro Mountains, east of the Otay Landfill, and west of the community of Dulzura. Part of the project is located within four miles of the U.S.-Mexico border. The western part of the irregularly shaped 23,000-acre project is located within the City of Chula Vista, while the eastern part is within the jurisdiction of the County of San Diego.

3. **[A Children's Village; Major Use Permit P04-036, Mountain Empire Subregional Plan Area \(Ramaiya\)](#)**

This is a request for a Major Use Permit for an institutional facility for up to 200 foster and homeless children on an approximately 118-acre property. The proposed project would include homes for the children, kindergarten through 12th grade (K-12) school, an administration/medical center, dining hall, kitchen, caretaker's residence, gymnasium, athletic fields, and an interdenominational chapel. One hundred and thirty-seven (137) parking spaces would be provided for employees, residents, and visitors (an additional 35 spaces would be provided for overflow parking for a total of 172). An on-site sewage treatment system would be constructed to handle wastewater generated from the project and water needs would be served from on-site wells. The total population living on-site would be approximately 310 people (200 foster and homeless children, 50 life coaches, up to 50 biological children of life coaches, one site director with up to three family members of the director), and a maximum of six family guests would be allowed to stay on-site at any given time. The parcel is located at 1880

Lake Morena Drive within the Mountain Empire Subregional Plan area. The General Plan Land Use Designation is (18) Multiple Rural Use and the Use Regulation is S92 (General Rural).

4. **[Verizon White Star Back-up Generator; Major Use Permit Modification P90-018W², Mountain Empire Subregional Planning Area \(Tondro\)](#)**

This is a request for a Modification of Major Use Permit P90-018 for a Verizon Wireless unmanned telecommunications facility approved on December 6, 1990. The modified project proposes an emergency standby generator to the existing facility at 1676 Tierra Del Sol Road in Boulevard to provide uninterrupted electrical power to the area. The generator will be placed within the existing 70-foot by 60-foot lease area next to the existing equipment shelter. The generator is 7 feet 10 inches long x 3 feet 2 inches wide x 5 feet 10 inches tall and will be surrounded by a 7½-foot high Concrete Masonry Unit (CMU) block wall with roof and acoustic panels lining the inside walls. The subject property is subject to the (18) Multiple Rural Use Regulations and is zoned S92 (General Rural). Access to the project site is from Tierra Del Sol Road.

5. **[Jamul Butte CA 8411; Major Use Permit Modification P90-018W³, Boulevard Community Planning Area \(Johnston\)](#)**

The proposed project is a Major Use Permit to allow the construction and operation of an unmanned wireless telecommunications facility. The facility will include 15 panel antennas (covering three sectors) that will be mounted to the existing 100-foot lattice tower. Radio, power rack, rectifier, and batteries will be installed in an associated equipment shelter (20 feet long x 11.5 feet wide x 10 feet high). This project will co-locate with two existing facilities, a Verizon and a Cingular. The project is subject to the General Plan Regional Category 1.4 Rural Development Area (RDA), Land Use Designation Multiple Rural Use (18), the Mountain Empire Subregional Plan, and is zoned General Rural (S92). The project is located at 676 Tierra Del Sol Road in Boulevard.

6. **[Park Hill Lane Residence San-220-A; Major Use Permit P06-011, North County Metro Subregional Planning Area \(Johnston\)](#)**

This is a Major Use Permit for an unmanned wireless telecommunication facility. The proposed facility consists of a faux Cypress tree, 50 feet in height, with antennas and an associated equipment shelter. The proposed faux tree will carry 3 panel type antennas covering three sectors with one antenna per sector. The proposed equipment shelter measures 14 feet long x 12 feet wide x 8 feet in height and would be located adjacent to the base of the faux tree. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation Residential (3), and is zoned A70 (Limited Agriculture). The project is located at 1245 Park Hill Lane in the North County Metro Subregional Planning area.

7. [Peppertree Park Revised Tentative Map, TM 4713RPL⁶R and Major Use Permit Modification, P87-069W¹, Fallbrook Community Planning Area \(Hingtgen\)](#)

The project proposes a Revised Tentative Map (TM 4713RPL⁶R) that will realign the crossing of Ostrich Farms Creek by Pepper Tree Lane and change the design of residential lots in Units 7 and 8. The crossing of Ostrich Farms Creek would be accomplished with a bridge approximately 450 feet south of the northern boundary of the project site, instead of with fill adjacent to the northern boundary as approved. The project also proposes a waiver in design speed requirement for Pepper Tree Lane that reduces design speed from 45 to 40 miles per hour. The project proposes two roundabouts on Pepper Tree Lane at the entrances to Units 7/8 and 9/10. The Revised Map proposes mass grading for Units 7-10 consisting of a total grading volume of 376,811 cubic yards that would be balanced on-site. Maximum heights of cut and fill would be 31 and 33 feet, respectively. The Major Use Permit Modification (P87-069W¹) proposes a design consistent with the proposed Revised Map as well as a reduction of the rear yard setback in the building envelopes for Units 7 and 8 from 35 feet to 25 feet. Variable front and rear yard setbacks are proposed (minimum 25 feet) for Lots 223, 224, 237-241, and 262-265. The project is located at the northern portion of the Peppertree Park Specific Plan Area approximately 640 feet east of South Mission Road within the Fallbrook Community Planning area. The General Plan Designation on the site is (21) Specific Plan Area and the zoning is RS1.17 Residential and S88 Specific Planning Area Use Regulations.

8. [San 246-A Highland Faux; Major Use Permit P06-034, Ramona Community Planning Area \(Hughes\)](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The proposed project includes a 50-foot high broadleaf monotree to which three antennas (one antenna per sector) will be mounted. An equipment shelter that measures 10 feet long x 20 feet wide x 10 feet high would be located directly north of the broadleaf monotree at a distance of two feet. The equipment shelter would contain one CMO cabinet, PTC Rack and service light mounted on an H-Frame, and a GPS antenna. The project is subject to the Environmentally Constrained Area (ECA) of the General Plan Regional Category and (20) General Agriculture Land Use Designation. The project is zoned A70 (Limited Agriculture). The project is located at 15723 Highland Valley Road in Escondido.

Administrative Items

- E. Report on actions of Planning Commission’s Subcommittees.
- F. Designation of member to represent Commission at Board of Supervisors.
- G. Discussion of correspondence received by Planning Commission.

Department Report

H. Scheduled Meetings.

November 16, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 30, 2007	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 14, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 28, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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 “Public Hearing Information”.

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
 Reclamation Plans, Coastal Use Permit Cases,
 Site Plans required by Specific Plans----- Within 10 calendar days after Planning
 Commission action

Specific Plans, Specific Plan
 Amendments, Road Matters, Rezones,
 Agricultural Preserves, Plan Implementation

Agenda

- 6 -

November 2, 2007

Hearings, General Plan Amendment

Hearings----- No appeal necessary since staff will
- automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits, Plan Amendment

Authorizations----- No appeal possible to Board of
- Supervisors; Planning Commission action
is final.

PC07\11-02\AGENDA;jcr