

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, January 20, 2012, 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. West Lilac Tentative Map; TM 5276RPL<sup>1</sup>; Bonsall Community Plan Area (Sibbet) Continued from the meeting of December 16, 2011**

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.

2. **Mariah Way Wireless Telecommunication Facility; Major Use Permit, P09-018; Alpine Community Plan Area (Slovick)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The proposed facility would include a faux water tank, elevated to a height of 35-feet, with 12 antennas mounted inside and associated equipment. The project is subject to the General Plan Regional Category of Rural Lands, Land Use Designation of Rural Lands 40 (RL-40), and is zoned A72 (General Agricultural). The project site is located at 22201 Mariah Way within the unincorporated area of the County of San Diego (APN 524-032-33-00).

3. **Superior Hollow Wireless Telecommunication Facility; Major Use Permit, P11-008; Valley Center Community Plan Area (Slovick)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a faux water tank, elevated to a height of 37-feet with 12 antennas mounted inside and associated equipment. The project is subject to the General Plan Regional Category of Semi-Rural, Land Use Designation of Semi-Rural Residential (SR-2), and is zoned A72 (General Agricultural). The project site is located at 12746 Superior Hollow Road within the unincorporated area of the County of San Diego (APN 129-163-28-00).

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

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The project was placed on the December 16, 2011 Planning Commission agenda but was removed due to a noticing error. The surrounding neighborhood has been re-noticed for the Planning Commission hearing on January 20, 2012. The facility would consist of the installation of twelve panel antennas mounted to the existing water tank that is located on the site, and a new concrete masonry unit (CMU) equipment shelter with a stucco finish. 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, within unincorporated San Diego County (APN 397-021-01-00).

5. **Polo Plaza Wireless Telecommunications Facility Major Use Permit Modification; P03-100W1; San Dieguito Community Plan Area (Abbott)**

The applicant requests a Major Use Permit Modification to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the removal of six existing surface-mounted antennas and replacing them with twelve new panel antennas that would be integrated into the building façade. The project would also include the installation of twelve new remote radio units and two new wall-mounted surge suppressors. The project site is subject to the Semi-Rural General Plan Regional Category and the Office Professional Land Use Designation. The western portion of the site is zoned Office - Professional (C30) and the eastern portion of the site is zoned Special Purpose – Parking (S86). The project site is located at 3790 Via De La Valle within unincorporated San Diego County (APN 302-210-62-00).

6. **NextG Mt. Helix Distributed Antenna System Major Use Permit (AT&T Mobility); P10-009; Valle de Oro Community Plan Area (Chan)**

The project is a Major Use Permit to authorize the installation and operation of an unmanned telecommunication facility, know as a Distributed Antenna System (DAS). The proposed DAS facility is comprised of eight nodes; and each node would include one antenna (two antennas for Node No. 8 located on Fuerte Drive) and auxiliary equipment and mounted on existing utility poles located within the public right-of-way. The nodes located on Queen Avenue (Node 2), Mayapan Drive (Node 3), Vista Way (Node 5), and Fuerte Road (Node 8) would require a replacement pole. Node 1 is located at 10695 ½ Fuerte Drive (adjacent to Assessor's Parcel Number: 497-102-36-00); Node 2 is located at 10728 ½ Queen Ave. (adjacent to Assessor's Parcel Number: 497-202-10-00); Node 3 is located at 4501 ½ Mayapan Drive (adjacent to Assessor's Parcel Number: 497-221-20-00); Node 4 is located at 4211 ½ Nabal Drive (adjacent to Assessor's Parcel Number: 501-064-05-00); Node 5 is located at 4306 ½ Vista Way (adjacent to Assessor's Parcel Number: 501-033-19-00); Node 6 is located at 4523 ½ Resmar Road (adjacent to Assessor's Parcel Number: 496-281-03-00); Node 7 is located at 10151 ½ Grandview Dr. (adjacent to Assessor's Parcel Number: 496-222-27-00); and Node 8 is located at 10225 ½ Fuerte Drive (adjacent to Assessor's Parcel Number: 496-072-18-00).

7. **NextG Mt. Helix Distributed Antenna System Major Use Permit (Cricket Wireless); P10-011; Valle de Oro and Spring Valley Community Plan Areas (Chan)**

The project is a Major Use Permit to authorize the installation and operation of an unmanned telecommunication facility, know as a Distributed Antenna System (DAS). The DAS facility is comprised of three nodes; and each would include

one antenna and auxiliary equipment and mounted on existing utility poles located within the public right-of-way. In order to maintain the required equipment separation distance, the nodes located on Grandview Drive (Node 2) and Avocado Street (Node 3) would require a replacement pole; and the replacement pole would be no more than five feet taller than the height of the existing pole. Node 1 is located at 9151 ½ Tropic Drive (adjacent to Assessor's Parcel Number 499-510-52-00); Node 2 is located at 10545 ½ Grandview Drive (adjacent to Assessor's Parcel Number 496-242-33-00); and Node 3 is located at 2399 ½ Bancroft Drive (adjacent to Assessor's Parcel Number 504-200-01-00).

**8. Mobilitie Mt. Helix Wireless Telecommunication Facility; Major Use Permit, P10-044; Valle de Oro Community Plan Area (Chan)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The proposed facility is a co-location facility that includes a total of 24 panel antennas and associated equipment cabinets. Eight antennas would be mounted on a proposed 24-foot tall mono-broadleaf tree; and 16 antennas and one microwave dish would be mounted inside three faux boulders. The three boulders are of different height, measuring 8.5 feet, 15 feet, and 16.5 feet in height. The outdoor equipment cabinets would be enclosed by a 13-foot high enclosure. The project site is located on a vacant lot to the southeast of the Mt. Helix Park within the unincorporated area of the County of San Diego (APN 496-160-16-00).

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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).**

**January 9<sup>th</sup> BOS Hearing:**

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

**January 11<sup>th</sup> 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)**

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

**January 25<sup>th</sup> BOS Hearing:**

- **Mobilite Shelter Valley Wireless Telecommunication Facility; P10-021**
- **Sajady Minor Subdivision Appeal; 3200 21069**

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

**L. Scheduled Meetings.**

February 10, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 13, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 18, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 8, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 20, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 17, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**Adjournment**

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**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.