

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, July 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. Wind Energy Ordinance Amendment; POD10-007; Countywide (Schneider) Continued from the meeting of May 18, 2012 to research and respond to project issue areas**

The project was previously heard by the County Planning Commission on April 13<sup>th</sup>, April 27<sup>th</sup>, May 11<sup>th</sup>, and May 18<sup>th</sup> 2012. The Wind Energy Ordinance project is an amendment to the County of San Diego Zoning Ordinance consisting of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of wind turbines and meteorological testing (MET) facilities. The project also includes a General Plan Amendment to modify the Boulevard Community Plan to allow more

flexibility for large wind turbine projects and an amendment to the Borrego Springs Community Plan to allow more flexibility for small turbine projects.

2. **Purer Road Wireless Telecommunication Facility Major Use Permit; P11-020; North County Metropolitan Subregional Plan Area (Smith) Continued from the meeting of June 8, 2012 to provide additional landscape plans**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 35-foot faux mono-broadleaf tree which would be mounted with twelve panel antennas and one (1) four-foot diameter microwave dish antenna in an existing avocado grove. Associated equipment would be enclosed by a 10-foot high concrete pre-fabricated equipment shelter. A new backup generator would be added, fully enclosed within an 8-foot high CMU enclosure. This proposed facility would be on a project site which currently has two existing cell site facilities. The project is subject to the Semi Rural General Plan (SR-1) Land Use Designation and is zoned Rural Residential (RR). The project site is located at 3153 Purer Road, within the unincorporated San Diego County (APN# 270-350-12-00).

3. **Rancho Nuevo Major Subdivision; TM 5475; Alpine Community Plan Area (Sibbet)**

The project is a residential subdivision of 60.15 acres into 13 residential lots ranging in size from 2.0 to 8.5 acres, as well as three private roads lots. Access to the project would be provided by private roads connecting to Via Tesoro and Firebrand Drive. The project would be served by the Padre Dam Municipal Water District for water service and on-site wastewater disposal systems (septic) for wastewater disposal. The site is subject to General Plan Land Use Designation Semi-Rural Residential (SR-2). Zoning for the site is A70; Limited Agriculture. The project site is located at the eastern terminus of Via Tesoro in the Rancho Palo Verde Estates residential development, south of Interstate 8 in the Alpine Community Planning area of unincorporated San Diego County (APN 520-060-08-00 and 520-160-02-00).

4. **Gardner Wireless Telecommunication Facility Major Use Permit; P11-013; North County Metropolitan Subregional Plan Area (Smith)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 50-foot faux mono-eucalyptus tree which would be mounted with twelve panel antennas and one (1) four-foot diameter microwave dish antenna. Associated equipment would be enclosed by a 10-foot high concrete pre-fabricated equipment shelter. This proposed facility would be on a project site which currently has an existing cell site facility. The project is subject to the Semi Rural

General Plan (SR-10) Land Use Designation and is zoned Limited Agricultural (A70). The project site is located at 27311-A Mountain Meadow Road near the intersection of Mountain Meadow and Stickley Ranch (APN 186-100-62-00) within the unincorporated San Diego County.

5. **San Diego Correctional Facility, Major Use Permit Modification; P06-074-02; Otay Subregional Plan Area (Wright)**

The Major Use Permit Modification would revise the building design of a secure detention facility, previously approved by the Planning Commission November 19, 2010, which would serve the needs of Immigration and Customs Enforcement, a branch of the Department of Homeland Security. The facility will house minimum to medium security adult male and female detainees and will be operated by the Corrections Corporation of America. The project will modify the previously-approved building design from a six-building campus-style layout to two larger buildings, will increase the square footage from 408,522 to 578,102, and will increase the total number of beds from 2132 to 2900. The 37-acre site has been graded, although no construction has been started.

6. **Asphalt, Inc., Major Use Permit Modification; P78-083W<sup>5</sup>; Lakeside Community Plan Area (Bennett)**

The project is to modify the Major Use Permit to allow continued storage of explosives at the site with mandatory compliance reviews once every 5 years. The project would not change the existing mining and processing or animal waste composting operations at the project site as approved by previous Modifications to the Major Use Permit. The project is located at Terminus of Slaughterhouse Canyon Road at SR-67, in the Lakeside Community Planning Area.

7. **Floit Subdivision Tentative Map and Site Plan; TM 5536 and S07-022; Lakeside Community Plan Area (Bilodeau)**

The project is a major subdivision to divide a 2.6-acre property into a one lot subdivision containing 26-unit condominium units. The proposed 26-unit condominium complex is located at 9668 Riverview Avenue in the Lakeside Community Planning Area, within unincorporated San Diego County (APNs 382-060-03, 04, 05, 06, 11 and 12). State Route 67 (SR-67) is located approximately 1/2 mile to the north. Primary access to the project site would be from Riverview Avenue on the east, with secondary access proposed from Waterhill Road on the south. Public services would be provided by the Lakeside Sanitation District, the Lakeside Municipal Water District, and Lakeside Fire Protection District. Earthwork will consist of a total of 4,810 cubic yards of cut and fill balanced onsite. The project site is subject to the Village General Plan Regional Category,

Land Use Designation Village Residential. Zoning for the site is RU, Urban Residential.

8. **Sol Orchard Valley Center Solar Energy Major Use Permit; P11-027; Valley Center Community Plan Area (Slovick)**

The proposed project includes a Major Use Permit to allow for the construction and operation of a photovoltaic solar farm. The project would consist of solar panels over approximately 46.1 acres of the 54.6 acre site with a production capacity of 7.5 Megawatts (MW). The proposed panels would be single-axis tracking photovoltaic solar panels supported on a galvanized driven H-pile post system which would not exceed 12-feet in height at maximum tilt. The site is subject to the Semi-Rural Regional Land Use Element Policy, Semi-Rural Residential (SR-4) General Plan Land Use Designation and is zoned A70 (Limited Agricultural). The project site is located at 15155 Vesper Road in the Valley Center Community Plan area, within unincorporated San Diego County (APN 188-290-20).

9. **General Plan Amendment 3800 12-003 (GPA) to the San Dieguito Community Plan; 3800 12-003 (GPA); San Dieguito Community Plan Area (Real)**

This is a County initiated General Plan Amendment (GPA) to amend text regarding the Rancho Cielo Specific Plan contained within the San Dieguito Community Plan. This GPA was initiated by the County on May 10, 2012, in accordance with the direction provided during the May 9, 2012 (1) Board of Supervisors meeting, for the Rancho Cielo Specific Plan Amendment (SPA 05-004). Changes within the Community Plan are proposed to correct a long standing inconsistency in textual content for the Rancho Cielo Specific Plan and will preserve the Rancho Cielo Specific Plan overall density of 0.27 dwelling units per acre. The proposed action will make the Community Plan internally consistent as required by Government Code Section 65300.5.

10. **East Mesa Detention Facility Expansion Major Use Permit Modification; P88-018W<sup>3</sup>; Otay Subregional Plan Area (Gungle)**

The proposed project includes a Major Use Permit Modification to accommodate 400 to 500 additional beds at the East Mesa Detention Facility. There are currently 4,050 beds on the plateau where as the 1988 East Mesa Detention Facility SFEIR anticipated a total buildout of 6,000 beds. The site is subject to the Public/Semi-Public Facilities General Plan Land Use Designation and zoning for the site is S90 (Special Purpose-Holding Area). The project site is located at the northern terminus of Alta Road in the Otay Subregional Plan area, within unincorporated San Diego County (APN 648-010-34).

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

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

- **Dai Dang meditation Center; P04-016**
- **Property Specific Zoning Cleanup 2012; POD 12-002**

- K. **Discussion of correspondence received by Planning Commission.**
- L. **Scheduled Meetings.**

August 3, 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**

**Additional Information:**

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at [http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/dplu/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, 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.