

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, November 15, 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](mailto: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**

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**Regular Agenda Items**

1. **Forest Conservation Initiative Lands General Plan Amendment; GPA-12-004; continued from October 18<sup>th</sup>; (Citrano/Chin)**

The County of San Diego Planning & Development Services proposes a General Plan Amendment (GPA) for lands formerly subject to the Forest Conservation Initiative (FCI) and approximately 400 acres of lands adjacent to the former FCI lands. The GPA will change land use designations to certain designations included in the existing County General Plan. The GPA also includes minor changes to the General Plan Land Use and Mobility Elements and to the Central Mountain, Jamul/Dulzura, and North Mountain Subregional Plans, and to the Alpine Community Plan related to the former FCI lands. The project also includes zoning changes when

necessary to maintain consistency between the amendments to the General Plan land use designations and the zoning.

The General Plan Update was adopted on August 3, 2011; however, the planning process for the Update excluded FCI lands. The FCI, a voter-approved initiative enacted in 1993, among other things, increased the minimum lot size to 40 acres on approximately 71,600 acres of private lands in the unincorporated area within the Cleveland National Forest (CNF).

The FCI expired on December 31, 2010. With its expiration, the former FCI lands reverted to the land use designations in effect prior to 1993. These pre-FCI land use designations are no longer included in the current General Plan. In addition, the pre-FCI land use designation mapping objectives are not consistent with the current General Plan guiding principles, goals, and policies.

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/advance/FCI.html>

2. **Altman Wireless Telecommunication Facility Major Use Permit; PDS2012-3300-12-012; Valley Center Community Plan Area (Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of 12 panel antennas and one six-foot diameter microwave antenna to be mounted upon a new 50-foot tall faux mono-pine tree, located within an active commercial nursery. The equipment necessary to operate the facility would be enclosed within a new 14'8" x 34'8" CMU equipment enclosure with solid metal gates, located at the base of the proposed faux mono-pine. Earthwork would occur in conjunction with a combined 220-foot long utility trench for the routing of the electrical conduit. The site is subject to the General Plan Designation, SR-2 (Semi-Rural) and Zoning for the site is A70 (Limited Agricultural). The site is presently developed with agricultural buildings and associated accessory structures for the commercial nursery. The project site is located at 10271 Lilac Ridge Road, in the Valley Center Community Plan area, within unincorporated San Diego County (APN 129-200-11).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/131115-Supporting-Documents/P12-012/P12-012.html>

3. **San Diego Country Estates Wireless Telecommunication Facility Major Use Permit; PDS2012-3300-12-001; Ramona Community Plan Area (Gungle)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunications facility. The proposed project would consist of the installation of twelve panel antennas pipe mounted to the existing Ramona Municipal Water District's water tank. The equipment necessary to operate the facility would be

located inside a new 11'6" x 16" prefabricated fiberbond equipment enclosure on a poured-in-place concrete pad. A 30kW emergency generator with a 150-gallon diesel tank would be enclosed within the new equipment enclosure and 4-foot microwave dish antenna would be mounted on a separate support pole at the northwest corner of the equipment enclosure. The project would require the installation of an approximately 1,600-foot long utility trench for the routing of the electrical conduit from the existing water tank to a proposed meter pedestal at the foot of Barona Mesa Road. The site is subject to the General Plan Designations, Open Space (Conservation) and Village Residential (VR-2) and Zoning for the site is RR (Rural Residential). The site is currently vacant with the exception of the existing water tank and access road. The project site is located at 23401 Calistoga Place and 23303 Barona Mesa Road in the Ramona Community Plan area, within unincorporated San Diego County (APN 288-070-18, 288-662-27).

**For additional documentation on this item, please visit:**

<http://www.sdcountry.ca.gov/pds/PC/131115-Supporting-Documents/P12-001/P12-001.html>

4. **Community Signs and Banners in the Public Right-of-Way; Countywide; (Jones)**

A program for installing Community Signs and Banners within the San Diego County public road right of way has been developed to welcome visitors, help motorists find services, identify locate points of, provide directional guidance to events, and to enhance community character for residents and communities. Program guidelines define how, when and where it is appropriate for community members to use decorative and/or informative signs and banners in the public right of way while ensuring a safe roadway environment that adheres to existing laws and regulations. Establishment of the Community Signs and Banners program will require amendment to the Zoning Ordinance, the County Code and to Board Policy.

**For additional documentation on this item, please visit:**

[http://www.sdcountry.ca.gov/pds/PC/131115-Supporting-Documents/DPW-Public-Banners/dept\\_secondary\\_page.html](http://www.sdcountry.ca.gov/pds/PC/131115-Supporting-Documents/DPW-Public-Banners/dept_secondary_page.html)

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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).**

**October 23rd BOS Meeting:**

- Santa Fe Meadows Open Space Vacation; VAC 13-001; Consent (Gungle)
- Design Review Checklist Zoning Ordinance Amendment; POD 11-005; 30 mins (Lubich)
- Meadow Run Major Subdivision; TM5383-1; Consent (Sinsay)

**J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.****December 4, BOS Meeting:**

- North Island Credit Union; SPA 13-001; 30 mins (Slovick)
- Purchase of Agriculture Conservation Easement (PACE) Program; 30 mins (Schneider)
- Ralphs Ranch TM 5066-2; Consent (Sinsay)
- Hart Drive Condominiums TM 5464-1; Consent (Sinsay)

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

December 13, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 24, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 21, 2014	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.sdcounty.ca.gov/pds/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.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 \$1,000.00.

\*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.

PC111513AGENDA: If