

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 25, 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. Statement of Planning Commission's Proceedings**
- B. 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.
- C. Announcement of Handout Materials Related to Today's Agenda Items**
- D. Requests for Continuance**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. **North Peak Wireless Telecommunication Facility, Major Use Permit Modification; P90-001W1; Cuyamaca/Central Mountain Subregional Plan area (Smith) Continued from the meeting of November 16, 2012**

This project was remanded back to staff from the November 16th PC hearing at the request of the Planning Commission. The project is a modification to an approved Major Use Permit wireless telecommunication facility leased by Verizon Wireless. The applicant requests a Major Use Permit Modification to authorize the installation and operation of replacement panels and microwave dish antennas on an existing unmanned wireless facility (P90-001), as well as to extend the use permit to April 30, 2018, as the permit is currently expired. The facility includes a 60-foot tall lattice tower to which seven (7) panel antennas, four (4) microwave antennas and one whip antenna are currently attached. The

applicant proposes to replace all existing seven (7) panel antennas with nine (9) new panel antennas. In addition, the applicant proposes to remove all four (4) existing microwave antennas and install five (5) new microwave antennas. The project site is located at 35871 Mountain Circle Drive, Julian, south of the intersection of Mountain Circle Drive and North Peak Road, in the Cuyamaca/Central Mountain Subregional Plan area within unincorporated San Diego County. The site is subject to the General Plan Designation Rural Lands (RL-40) and zoning is General Rural (S92). The site is developed with an existing single family residence that would be retained, as well as three other separate wireless facilities, all lattice towers of varying height. Staff has been requested to work with the applicant to expand on several outstanding issues, including co-location with the other existing facilities.

2. **Santa Fe Irrigation District Wireless Telecommunication Facility; P11-023W1; San Dieguito (Smith)**

The project is a Major Use Permit Modification to change the location and design of the proposed unmanned wireless telecommunications facility. The original design, approved by the Planning Commission on December 16, 2011, consisted of the installation of eight (8) new panel antennas and one (1) new four-foot diameter microwave dish antenna mounted to an existing eighty-foot (80') high water tank that is located on the site. The Santa Fe Irrigation District is in the process of retrofitting the tank and ultimately may remove it. The telecommunication antennas cannot be located on the tower during either process. The modification involves a 50-foot tall faux mono-pine tree which would be located west of the existing water tank. This design involves the installation of 12-panel antennas and one 4-foot diameter microwave antenna with an associated new 8-foot tall CMU equipment enclosure, and emergency generator. The project site is located at 18535 Aliso Canyon Road in the San Dieguito Community Plan Area, within unincorporated San Diego County (APN 265-270-78-00). A portion of the property is subject to the General Plan Regional Category Semi-Rural Residential. The remainder of the property, including where the telecommunication tower would be located, is subject to the General Plan Regional Category Public/Semi-Public Lands. Zoning for the site is Rural Residential (RR) and Limited Agricultural (A70), respectively. Access to the site would be provided off of Aliso Canyon Road

3. **JEB Sand and Gravel Reclamation Plan; PDS2011-3310-11-001; North County Metro Subregional (Bennett)**

The project is a Reclamation Plan for a legally non-conforming mining operation which produces aggregate materials for construction projects. The purpose of the Reclamation Plan is to establish the reclamation layout and establish

reclamation procedures to be implemented during and following completion of mineral resource extraction at the site. The mining itself is not part of the project because the site has a legally non-conforming use for mining. The mine has been in continuous mining production since 1946 but has operated without a Reclamation Plan. The project is located at 25125 Lake Wohlford Road just east and north of the City of Escondido within unincorporated area of San Diego County.

4. Circle R Wireless Telecommunication Facility Major Use Permit; P12-015; Valley Center (Smith)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 45-foot tall faux mono-broadleaf tree to which twelve panel antennas would be mounted. Associated equipment would be enclosed by a 13'2" high concrete pre-fabricated equipment shelter, which would be painted tan. Two condenser units would be located adjacent to the shelter on a concrete pad, and enclosed by an 8'-high CMU wall, painted to match the equipment shelter. The enclosure would be located immediately adjacent to the faux tree. The lease area of the project would occupy approximately 1,310 square-feet of the 37 acre parcel. The project site is located at 30352 Circle R Lane, in the Valley Center Community Plan area within unincorporated San Diego County (APN 129-390-19-00). The site is subject to the General Plan Designation Rural Lands (RL-40) and zoning is Limited Agricultural (A70). The site is developed with an existing single family residence and accessory structures, which would be retained, along with an active avocado orchard

Administrative Agenda Items

- F. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- G. Report on actions of Planning Commission's Subcommittees.**
- H. Results from Board of Supervisors' Hearing(s).**
- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

January 30th BOS Meeting:

- Cumming Ranch Subdivision; GPA 03-007, SP 03-005, TM 5344, S10-007 & R07-002; Ramona Community Plan Area (Hofreiter)

February 6th BOS Meeting:

- Sol Orchard Ramona Major Use Permit; P11-029; Ramona Community Plan area (Hofreiter)
- Improving the County's Off-Street Parking Regulations; POD 11-005

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

March 01, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 29, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 19, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 17, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 14, 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.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 \$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.

PC012513AGENDA: If