

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**Friday, February 5, 2010, 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, Approval of Minutes for the Meeting of December 4, 2009, December 18, 2009 and January 8, 2009**
- 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**
- G. Director's Report**
  - **Memorandum: Status on County maintained drainage facility on Single Oak Drive**

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**Regular Agenda Items**

- [1. General Plan Update; Planning Commission Tentative Recommendation for NC18 \(North County Metropolitan Subregion\) \(Muto\) Continued from the meeting of December 4, 2009](#)**

This is a continuation of the General Plan Update hearings held on November 6, 19, 20, and December 4, 2009. On December 4<sup>th</sup>, the Planning Commission requested that staff continue to evaluate land uses for the area labeled NC18,

located in the North County Metropolitan Subregion, in the island southeast of the City of Escondido, and return on February 5<sup>th</sup> with additional information. This item will be recommended for continuance to the Planning Commission hearing on February 19, 2010.

**2. Tree World/Cricket Wireless Telecommunications Facility; Minor Use Permit, P09-006; Valley Center Community Plan Area (Chan)**

The proposed project is a Minor Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility. The proposed project consists of a total of three panel antennas mounted on a 50-foot tall mono-pine. Supporting equipments include a Nortel equipment cabinet, power and telco cabinet, GPS antennas, and back-up batteries that will be enclosed by a seven-foot tall wood enclosure. The project site is subject to the General Plan Regional Category Country Town (CT), Land Use Designations (13) General Commercial and (15) Limited Impact Industrial, and is split zoned as C40 and M54. It is located in the Valley Center Community Planning Area, within the unincorporated San Diego County.

**3. Piper Otay Park Tentative Map for Thirteen Industrial Lots; Tentative Map, TM 5527RPL2; East Otay Mesa Specific Planning Area (Rosenberg)**

A Tentative Subdivision Map is proposed that would subdivide an undeveloped 24.84 acre parcel into 13 industrial lots ranging from 1.03 acres to 2.61 acres in the East Otay Mesa Business Park Specific Plan Subarea 1. The site is subject to the General Plan Land Use Designation (21) Specific Plan Area. The site is located in general Plan Regional Category CUDA and the Otay Subregional Planning Area. Zoning for the site is S88 Specific Plan; the property is designated in the Specific Plan for Light Industrial use. Access would be from Piper Ranch Road (a public road) with an internal public road through the project. The project would be served by imported water from the Otay Water District and sewer from the East Otay Mesa Sanitation District. The project site (Assessor's Parcel Number 646-240-74-00) is located in the 600 block of Piper Ranch Road, immediately west of State Route 125 and north of Otay Mesa Road, within unincorporated San Diego County.

**4. Raptor Wireless Telecommunication Facility; Major Use Permit, P08-049; Lakeside Community Plan Area (Chan)**

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 tall mono-broadleaf tree to which twelve antennas would be mounted and associated equipment, including a back up generator and equipment cabinets, would be surrounded by an eight-foot tall Concrete Masonry Unit (CMU) block wall. Additional landscaping would be planted to provide screening for the

proposed facility. The project is subject to the General Plan Regional Category Rural Development Area (RDA), Land Use Designation (18) Multiple Rural Use, and is zoned A70 (Limited Agricultural). The project is located at 15826 Sycamore Canyon Road, within the Lakeside Community Plan Area.

**5. Horizon View Tentative Map Resolution Amendment; Tentative Map, TM5194RPL<sup>2</sup> RA; Ramona Community Plan Area (Powers)**

This informational item is being presented to the Planning Commission per Section 81.313(c) of the Subdivision Ordinance. The Director of Planning and Land Use has issued a Preliminary Notice of Decision dated January 26, 2010. Pursuant to Section 81.313(d) of the Subdivision Ordinance, the Preliminary Notice of Decision may become final if no request for public hearing is received by the Planning Commission and the Planning Commission does not take action to initiate a hearing. Pursuant to Section 81.313(e), if a request for public hearing is received by the Director of Planning and Land Use or the Planning Commission, or the Planning Commission takes action to initiate a hearing, the Planning Commission shall schedule the public hearing. The project is a Tentative Map Resolution Amendment that would modify the conditions of a previously approved Tentative Map to permit existing overhead electrical facilities to remain above ground.

**6. Otay Recyclable Materials Processing and Green Waste Composting Facility; Major Use Permit, P76-046W<sup>2</sup>; Otay Subregional Plan Area (Griffith)**

The applicant is requesting a Major Use Permit Modification to allow the construction and operation of a Construction, Demolition & Inert Materials and/or Commingled / Source Separated Recyclable Materials processing facility and the addition of composting to the existing Green Waste Processing facility within the existing 464 acre Otay Landfill campus. The purpose of the facility is to promote the reuse and recycling of salvageable materials thereby extending the service life of the region's landfills through the diversion of these materials from the waste stream. The project is located at 1700 Maxwell Road in the Otay Subregional Plan Area within unincorporated San Diego County. (APNs 644-020-10 & 12)

**7. Rogers Estates Major Subdivision (3 Lots); Tentative Map, TM 5337; North County Metropolitan Subregional Plan Area (Taylor)**

The project is a subdivision of 5.59 acres into three single family residential lots of 1.0, 1.99, and 2.07 net acres. The project is located on the east side of Marilyn Lane, north of Richland Road. This project was originally scheduled for the November 13, 2009 Planning Commission but was continued due to concerns raised by a neighbor. Those issues have since been resolved. The site has a General Plan Land Use designation of (1) Residential (1 du / 1, 2, 4

gross acres), and is located in the General Plan Regional Category of Current Urban Development Area (CUDA). The property is zoned A70 - Limited Agriculture (1 du per net acre, 1 acre min. lot size). Water and sewer services are to be provided by the Vallecitos Municipal Water District. Fire services would be provided by the San Marcos Fire Protection District.

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**Administrative Agenda Items**

**H. Report on actions of Planning Commission’s Subcommittees.**

**I. Results from Board of Supervisors’ Hearing(s) (Gibson).**

**January 13<sup>th</sup> BOS Hearing:**

- Rancho San Diego Sheriff Station Zone Reclassification (REZ 09-003) and Open Space Easement Vacation (VAC 09-002) (Hold Hearing)
- Reconsideration of Merriam Mountains Master Planned Community; GPA 04-006 / SP 04-006 / R 04-013 / VTM 5381RPL4/ STP 04-035 / ER 04-08-028; North County Metropolitan Subregional and Bonsall Community Planning Areas

**January 27<sup>th</sup> BOS Hearing:**

- An Ordinance Amending the Zoning Ordinance to Amend the Applicability of the Ordinance, Add New Uses, Make Miscellaneous Minor Additions, Modifications and Clarifications to Various Regulations; POD 09-009
- An Ordinance Amending Title 8, Division 1 of the County Code Relating to Subdivisions; POD 09-005

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

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

**L. Scheduled Meetings.**

February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**Adjournment**

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**Planning Commission Subcommittee**

Following the regular Planning Commission hearing on February 5, 2010, at the request of the Planning Commission, a Planning Commission Subcommittee meeting will be held regarding the proposed Conservation Subdivision Program (CSP) and associated topics such as community plans, community character, and minimum lot sizes.

**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)

Recommendations Against Zoning Filed with Board of Supervisors, within 40

Reclassifications:	days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
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 favorable actions on 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.