

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, March 19, 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**
- 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. Champagne Lakes RV Resort Expansion; Major Use Permit P70-212W<sup>2</sup>; Valley Center Community Plan Area \(Brown\) Continued from the meeting of January 8, 2010](#)**

The applicant's request is to modify a Major Use Permit for an existing Recreational Vehicle (R.V.) Park. The entitlements previously granted consist of 135 recreational vehicle spaces with utility hookups, five (5) mobilehome spaces, and other park ancillary structures. The modification consists of rearranging and developing all 140 of the previously approved R.V. spaces and mobilehome spaces with full hookup capacity (Septic, Water, and Electricity). Additionally, the applicant requests that twenty-five percent (25%) of the spaces within the park be reserved for a 90-day occupancy within a twelve month period, and the

remaining seventy-five percent (75%) to have no occupancy limitation. The occupancy limitations imposed in condition D.6 and Section 6456.d of the Zoning Ordinance would be modified. Section 18865.2 of California Health and Safety Code, mandates that local jurisdictions that have imposed such time limitations for occupancy of spaces within a special occupancy park, shall grant an exemption to those limitations depending upon substantial findings within Statute 18865.2. The project site is located at 8310 Nelson Way in the Valley Center Community Planning Area within unincorporated San Diego County. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation Estate Residential (17). The Zoning for the site is A70 Limited Agriculture, with a "B" special area designator and a maximum density of 0.5 dwelling unit per acre.

**2. Guild Residence Wireless Telecommunication Facility; Major Use Permit, P08-007; Valley Center Community Plan Area (Chan)**

The project is a Major Use Permit request to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 50-foot tall mono-palm tree to which six antennas would be mounted. Associated equipment, consisting of one telco cabinet, three equipment cabinets, a power cabinet and a generator receptacle, would be surrounded by a seven-foot tall concrete block wall and a roof. The project is subject to General Plan Regional Category Estate Development Area (EDA), Land Use Designation (18) Multiple Rural Use and is zoned is A70 (Limited Agricultural). The project site is located at 33780 Double Canyon Road, within the Valley Center Community Planning Area.

**3. Gordon Hill Wireless Telecommunication Facility; Major Use Permit, P08-034; Valley Center Community Plan Area (Chan)**

The project is a Major Use Permit request 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 panel antennas would be mounted. Associated equipment, consisting of six equipment cabinets, would be surrounded by a 7'4" tall concrete block wall. The project is subject to General Plan Regional Category Estate Development Area (EDA), Land Use Designation (17) Estate Residential, and is zoned A70 (Limited Agricultural). The project site is located at 28407 Gordon Hill Road, within the Valley Center Community Plan Area.

**4. Outdoor World Wireless Co-Location Telecommunication Facility; Major Use Permit, P08-014; Boulevard Community Plan Area (Lubich)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The proposed

facility would consist of mounting 12 panel antennas and 1 microwave dish antenna inside of a new 30-foot tall RF transparent faux water tank, which is 16 feet in diameter. Supporting equipment would be enclosed within a 20' x 11'6" x 10' pre-fabricated equipment enclosure with 2 air conditioning units. The proposed faux water tank and equipment enclosure would be surrounded by an 8-foot tall CMU wall. The project is subject to the 1.6 Environmentally Constrained Areas (ECA) and the 1.4 Rural Development Area (RDA) General Plan Regional Categories, the (18) Multiple Rural Use Land Use Designation, and is zoned S92 (General Rural). The project is located at 37113 Highway 94, Boulevard, CA 91905 (APN# 610-110-32), which is located within the Boulevard Community Plan Area, an unincorporated portion of San Diego County.

**5. San Diego Filipino-American Seventh Day Adventist Church; Major Use Permit, P69-154W<sup>4</sup>; Sweetwater Community Plan Area (Griffith)**

The applicant requests a Major Use Permit Modification to allow the demolition of three existing structures and construction of a new 20,600 square foot, two story church building. The building would contain a sanctuary with a maximum capacity of 360 persons, multi-purpose hall (gymnasium and church events), classrooms and kitchen. The proposed design includes associated landscaping and 90 parking spaces. The project site is located at 3602 Bonita Road in the Sweetwater Community Plan area within unincorporated San Diego County (APN 592-030-41).

**6. Salvation Army; Major Use Permit, P70-379W<sup>2</sup>; Ramona Community Plan Area (Sibbet)**

This project is a Major Use Permit Modification to expand an existing camp/retreat on a 578-acre property. The expansion is planned over the next 20 years and be contained on a 184-acre area in the central and eastern portion of the property. The proposed new facilities include a cabin camp, a nature/educational camp, staff housing, maintenance facilities, administrative support facilities, a retreat center, recreation areas, trails, open space, parking and improved utilities. The existing camp includes 23 different buildings totaling 33,570 square feet with typical summer occupancy of approximately 200 children. At build-out, the project would include 54 total buildings totaling 207,620 square feet with a maximum occupancy of 615 persons. The project site is located at 14488 Mussey Grade Road in the Ramona Community Planning Area.

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**Administrative Agenda Items**

**G. Report on actions of Planning Commission's Subcommittees.**

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

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

**March 24<sup>th</sup> BOS Hearing:**

- Merriam Mountains Master Planned Community/GPA 04-06/SP04-006/R04-013/VTM5381RPL4/STP 04-035/ER04-08-028/Statement of Reasons /RPO Amendment
- Board Resolution for Caltrans Planning Grant Applications

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

**K. Scheduled Meetings.**

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
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	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 [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 Reclassifications:	Filed with Board of Supervisors, within 40 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.