

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 20, 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 or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 6, 2010**
- 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**

Regular Agenda Items

[1. General Plan Update - Ordinance Amending the Zoning Ordinance, Zoning Classifications of Certain Properties and Other Clean Up Actions: POD 10-004; Countywide \(Stiehl\)](#)

On July 9th, 2010, the Planning Commission recommended approval of amending the Zoning Ordinance, Zoning classifications of certain properties, Resource Protection Ordinance and Subdivision Ordinance for consistency with the General Plan Update, with certain exceptions referred back to staff for further review. As a result of public testimony at the July 9th 2010 Planning Commission

Hearing, staff was directed to revisit specific community and property issues related to the Ordinance Consistency Review for further review and refinement. The purpose of this hearing is to receive final recommendations from the Planning Commission regarding these remaining identified issues.

2. Sugarbush Residential Development Project; GPA 05-010; SP03-003; R04-008; TM 5295RPL⁷; S04-015; North County Metro Community/Regional Plan Area (Hingtgen)

The applicant proposes the development of 45 residential lots on the 115.5-acre project site. The General Plan Amendment would change the Land Use Designation from (17) Estate Development Area to (21) Specific Plan. The Specific Plan and Rezone would limit overall density to 0.39, require a minimum lot size of 0.5 acres, and change the zoning designation from A70 to S88 including a variable setback designator. The project will take access from Sugarbush Drive and have a gated emergency access to Cleveland Trail. A total of 322,000 cubic yards of cut and fill, balanced onsite, is estimated for the project. Maximum heights of cut and fill slopes will be 47 feet and 42 feet, respectively, at 2:1 ratio. Total onsite open space area proposed is approximately 77 acres. The project is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metro Community/Regional Planning Area, within the unincorporated area of San Diego County.

3. Rincon Del Diablo Water Tank Wireless Telecommunication Facility; Major Use Permit, P09-027; North County Metro Sub-regional Plan Area (Morgan)

The project is a Major Use Permit to allow for the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The applicant proposes two 40-foot high mono-broadleaf trees. Eight panel antennas and 16 tower-mounted amplifiers (TMAs) would be mounted on the mono-broadleaf tree to be located on the west side of the existing water tanks, and four panel antennas and eight TMAs would be mounted on the other mono-broadleaf tree that would be located on the east side of the water tanks. Associated equipment would include eight outdoor equipment cabinets, one GPS antenna, a new power/telco panel, and a new step down transformer. All equipment would be surrounded by a 7'4" high Concrete Masonry Unit (CMU) block wall. Additionally, an approximately 600-foot long underground telco/power would be placed on the access road. The project site is located at 1828 Country Club Drive in the North County Metro Sub-regional Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation (19) Intensive Agriculture. Zoning for the site is A70 (Limited Agricultural). The site is developed with two existing water tanks that would be retained. Access would be provided by a private road connecting to Country Club Drive.

4. Verizon Wireless Telecommunications Facility; Major Use Permit, P94-019W²; Hidden Meadows Community Sponsor Area (Lubich)

The applicant requests a Major Use Permit Modification to authorize the installation and operation of a 30 kw emergency generator to be located at an existing unmanned wireless telecommunications facility. The proposed generator would be located within a new 12 foot high noise attenuation enclosure. The project is subject to the 1.5 Country Towns (CT) General Plan Regional Category, the (21) Specific Plan Land Use Designation, and is zoned RS4 (Single Family Residential). The project is located at 9857 Sage Hill Way, Escondido, CA 92026 (APN# 186-021-15), within the Hidden Meadows Community Sponsor Area, an unincorporated portion of San Diego County.

5. Sprint South County Animal Shelter Wireless Telecommunication Facility Modification; Major Use Permit, P74-132W²; Sweetwater Community Plan Area (Chan)

The project includes the removal of the existing mono-pole and replacing it with a new 55-foot tall mono-pine tree. In addition to the nine existing panel antennas, six additional panel antennas and three directional antennas would be mounted to the new mono-pine tree. Associated equipment would include an equipment rack and would be installed inside the existing equipment shelter. Additional landscaping, including two Canary Island Pines would be added to screen the proposed mono-pine tree from public view. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation of (22) Public/Semi-Public Lands, and is zoned RR2 (Rural Residential). The project site is located at 5821 Sweetwater Road in the Sweetwater Community Plan Area.

6. Vista Rodeo Wireless Telecommunication Facility; Major Use Permit, P09-001; Valle Dr Oro Community Plan Area (Chan)

The project consists of the co-location of two wireless telecommunication facilities on a single structure. The existing mono-palm tree would be removed and a new 40-foot tall mono-broadleaf would be constructed. All the panel antennas from the existing mono-palm tree and three additional panel antennas would be mounted to the new mono-broadleaf tree. A new equipment shelter would also be constructed to enclose the existing and proposed equipment. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation of (2) Residential, and is zoned RR1 (Rural Residential). The project site is located at 2440 Vista Rodeo Drive in the Valle Dr Oro Community Plan Area.

Administrative Agenda Items

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

September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 3, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 17, 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. 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.