

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 25, 2011, 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. 2011 Planning Commission Chair Rotation**
- C. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of February 4, 2011**
- D. 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.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

Regular Agenda Items

- 1. [Santa Fe Palms Mobile Home Park Conversion; Tentative Map, TM 5567; Borrego Springs Community Sponsor Group \(Wright\)](#)**

The project is a proposal to convert the Santa Fe Palms Mobile home Park from single ownership park to resident ownership with Fee Simple lots by means of recording a Final Map. Santa Fe Palms was established by Major Use Permit P93-009 approved May 3, 1993. The project consists of 29 lots of which 27 are individual home lots (10 are occupied). Two additional lots consist of the access entry and roads and the community clubhouse and pool. The project is 3.2 acres in size and the mobile home lots range in size from 2788 square feet to 6316

square feet. The site is fully developed and no changes to the existing mobile home park are proposed. Access is provided by a private road connecting to Palm Canyon Drive. The project site is located at 330 Palm Canyon Drive in the Borrego Springs Community Sponsor Group within unincorporated area of San Diego County. The site is subject to the General Plan Regional Category Country Town and the (7) Residential Land Use Designation. Zoning for the site is Residential Mobile Home (RMH, 10.9 du/acre).

2. **Sapien Tentative Map; TM 5562; Fallbrook Community Plan Area (Gungle)**

The proposed project is a residential subdivision of 9.72 acres into ten residential lots ranging in size from 0.5 to 1.13 acres net. The project site is located at 711 Constant Creek Road in the Fallbrook Community Plan Area, within unincorporated San Diego County (APN 106-011-61). The site is subject to the General Plan Regional Category 1.5 Country Towns (CT) and Land Use Designation (3) Residential. Zoning for the site is RR2 (Rural Residential). Access would be provided by Constant Creek Road and a proposed private road (January Way). The project would be served by sewer and imported water from the Fallbrook Public Utilities District.

3. **Sterling Drive Wireless Telecommunication Facility; Major Use Permit, P09-021; 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 queen mono-palm to which twelve panel antennas and 24 tower-mounted amplifiers (TMAs) would be mounted. Associated equipment would be enclosed by an eight-foot tall concrete block wall, which would be screened by additional landscaping. The project site is located at 8169 Sterling Drive in the Lakeside Community Plan Area.

Administrative Agenda Items

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

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

February 9th BOS Hearing:

- **General Plan Update**

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.

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| March 11, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| March 25, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| April 15, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| April 29, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| May 20, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| June 3, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| June 24, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| July 8, 2011 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| July 22, 2011 | 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:

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| 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)

Plan Amendment Authorization (General Plan Amendment)

Letter of request filed with Clerk of Board of Supervisors within 10 days of determination to decline initiation request by the Planning Commission (Board of Supervisors Policy I-63)

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, 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.