

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 3, 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. 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**

Regular Agenda Items

1. [Alpine Special Treatment Center; Major Use Permit Modification, P64-018W²; Alpine Community Plan Area \(Sibbet\)](#)

The applicant requests their second Modification to Major Use Permit P69-018 to increase the previously approved number of beds from 98 to 127. Additional bedrooms, bathrooms and new meeting and office space will be added onto the southeast corner of the existing Building #2 in the center of the property. A new covered entrance on the southwest corner of existing Building #2 is also proposed. The project site is located on 2120 Alpine Boulevard in the Alpine Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.5, Country Towns (CT) and Land Use Designations (13) General Commercial, (8) Residential and (6)

Residential. Zoning for the site is RV15 - Variable Family Residential, RS7 - Single Family Residential, C31 - Residential Office Professional and C36 - General Commercial.

2. Jewell Valley MET Facilities; Administrative Permits, AD 10-051, 10-052, & 10-053; Boulevard Community Plan Area (Brown)

AD-10-051:

The project is an appeal of the Zoning Administrator's decision of approval for an Administrative Permit to authorize for a period up to three years, multiple temporary Meteorological Testing Facilities (MET) pursuant to §6123 of the Zoning Ordinance. The project consists of the following MET components located on two contiguous legal lots: (1) Two 197' foot tall tilt up MET towers with twenty-four guylines anchored in eight locations extending out a maximum of 110 feet, and three 6'X10' portable Sound Detection and Ranging Units (SoDAR) locations. All MET Units would be surrounded by a 6' tall temporary chain link security fence. The sites selected for the MET Facilities would not require any clearing or grading, and existing dirt roads would be used to deliver the units. The project is subject to the General Plan Policies 1.4 Rural Development Area (RDA) and 2.4 Multiple Rural Use (18). The Zoning for the parcel is General Rural (S-92).

AD-10-052:

The project is an appeal of the Zoning Administrator's decision of approval for an Administrative Permit to authorize for a period up to three years, multiple temporary Meteorological Testing Facilities (MET) pursuant to §6123 of the Zoning Ordinance. The project consists of two 6'X10' portable Sound Detection and Ranging Units (SoDAR) locations. All MET Units would be surrounded by a 6' tall temporary chain link security fence. The sites selected for the MET Facilities would not require any clearing or grading, and existing dirt roads would be used to deliver the units. The project is subject to the General Plan Policies 1.4 Rural Development Area (RDA) and 2.6 Public Semi Public Lands (22). The Zoning for the parcel is General Rural (S-92).

AD-10-053:

The project is an appeal of the Zoning Administrator's decision of approval for an Administrative Permit to authorize for a period up to three years, multiple temporary Meteorological Testing Facilities (MET) pursuant to §6123 of the Zoning Ordinance. The project consists of the following MET components located on a single legal lot: (1) Two 197' foot tall Tilt Up MET Towers with twenty-four guylines anchored in eight locations extending out a maximum of 110 feet. The guylines include bird flight deflectors installed every 15' feet. (2) Two 6'X10' portable Sound Detection and Ranging Units (SoDAR) (3) One 15' foot high tripod mounted solar monitoring unit. All MET Units would be surrounded by a 6' tall temporary chain link security fence. The sites selected for the MET

Facilities would not require any clearing or grading, and existing dirt roads would be used to deliver the units. The project is subject to the General Plan Policies 1.4 Rural Development Area (RDA), 1.6 Environmentally Constrained Area (ECA), and 2.6 Specific Plan Area (21). The Zoning for the parcel is within the Big Country Specific Plan (S-88).

3. Spitzfaden Wireless Telecommunications Facility; Major Use Permit Modification, P04-008W²; North County Metropolitan Community Plan Area (Gungle)

The applicant requests a Major Use Permit Modification to authorize the construction and operation of an unmanned wireless telecommunication facility. The project consists of replacing twelve 4-foot antennas with twelve 6-foot antennas and the addition of twelve RRUs and 12 TMAs to the existing 40-foot tall monobroadleaf tree. The project also consists of the addition of approximately 120 square feet to accommodate 4 new equipment cabinets. The project is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category, (17) Estate Residential Land Use Designation and is zoned A70 (Limited Agricultural). The project site is located at 2141 Esplendido Avenue in the North County Metropolitan Community Plan Area within unincorporated San Diego County.

4. Windsong Pet Resort; Major Use Permit, P10-027; North County Metropolitan Subregional Plan Area (Slovick)

The applicant requests a Major Use Permit to allow the use of the subject property as a kennel for the boarding of up to 40 pets. The facility would include an existing 1,900 square foot agricultural building and the construction of a new 1,056 square foot kennel annex. There is an existing single family residence on the project site that would remain. The project site is located at 1412 Windsong Lane in the North County Metropolitan Subregional Plan area within the unincorporated San Diego County. The site is zoned A70 (Limited Agricultural) and is subject to the General Plan Regional Category Current Urban Development Area, Land Use Designation (1) Residential.

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- 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.

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
August 12, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 26, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 23, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 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:

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.