

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, August 12, 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](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. [Palo Verde Ranch Major Use Permit Modification; P85-001W<sup>2</sup>; Alpine Community Plan Area \(Bennett\)](#)**

The project is a Major Use Permit Modification to allow continued maintenance (dredging) activities on the 4.5-acre Lago De Viejas Reservoir and the 39-acre Palo Verde Reservoir. The project consists of dredging and removal of sediment that continually builds up in each of the reservoirs. The project involves restoration of the basins to their original contours to prevent flood damage to the surrounding properties and lake viability. The water level on the reservoirs will be lowered during the maintenance activities. The sediment would be removed by excavator and stockpiled at each site in a designated stockpile area. The sediment would be allowed to dry as necessary and then transported offsite in

trucks. The project is split into two project sites, one at each reservoir within the Palo Verde Ranch residential subdivision within the Alpine Community Planning Group, within unincorporated San Diego County. The Lago De Viejas Reservoir site is subject to the General Plan Regional Category County Residential Development Area, Land Use Designation Residential 1 (1DU/1,2,4 Acres). Zoning for the Lago De Viejas Reservoir site is A70 Limited Agriculture. The Palo Verde Reservoir site is subject to the General Plan Regional Category Rural Development Area, Land Use Designation Residential 1 (1DU/1,2,4 Acres) and National Forest and State Parks 23. Zoning for the Palo Verde Reservoir Site is A72 General Agriculture. Access to Lago De Viejas Reservoir is provided by an existing driveway connecting to Via Belota. Access to Palo Verde Reservoir is provided by existing driveways connecting to Via Palo Verde Lago. The Palo Verde Ranch subdivision is served by water from the Padre Dan Municipal Water District. No extension of sewer or water utilities will be required by the project. Earthwork will consist of the initial removal of approximately 250,000 cubic yards of material from both reservoirs. Subsequent removal activities proposed for both reservoirs would consist of up to approximately 125,000 cubic yards of sediment every 1 to 3 years.

**2. Quail Canyon Estates Major Subdivision (21 Lots); Tentative Map, 3100 5202 (TM); Lakeside Community Plan Area (Slovick)**

The proposed project, referred to as the Quail Canyon Estates Major Subdivision, is a residential subdivision of approximately 260 acres into 21 residential lots ranging in size from 2 to 42.96 acres. Access to the project would be from two proposed public roads from Furnace Creek Road and Quail Canyon Road. The project would be served by the Padre Dam Municipal Water District for water service and on-site wastewater disposal systems (septic) for wastewater disposal. The project is the fourth and final phase of the Quail Canyon Estates Specific Plan (SP 77-01). The project is located on Quail Canyon Road north of Furnace Creek Road, southeast of El Monte Road in the Lakeside Community Plan area within the unincorporated San Diego County (APN: 393-022-11-00).

**3. NRG Borrego One Solar Major Use Permit; P10-026; Desert Subregional Plan Area (Brown)**

The applicant's request is for a Major Use Permit to authorize a Major Impact Utility Pursuant to Sections 1350 and 2926 of the Zoning Ordinance. The project consists of a 308 acre 26 Mega Watt Alternating Current unmanned photovoltaic (PV) solar energy system. The applicant proposes to use a thin film PV or monocrystalline silicon panel on a ground mounted fixed tilt or single axis tracking support system. Both configurations would be located in a one-megawatt array that would have a maximum height of 10' feet. The exact technology and mounting system would be determined prior to construction and

would depend upon market availability of materials and the preference of the power purchaser. The project includes an estimated one mile 69kV generation tie line (gen-tie) within the County right of way that would connect the project to the existing 69kV SDG&E Borrego Valley Substation. The location of the project is on the corner of Henderson Canyon and Borrego Valley Road, within the Desert Subregional Planning Area. The project is subject to the General Plan Regional Policy 1.4 Rural Development Area (RDA), Land Use Designations (18) Multiple Rural Use, and General Rural (S92) Zoning. Additionally, the project lies within and is consistent with the influence (Area 2) of the Borrego Valley Airport Land Use Compatibility Plan.

**4. Meadowood Master Planned Community General Plan Amendment, Specific Plan, Zone Reclassification, Vesting Tentative Map, Vesting Site Plan, Site Plans and Major Use Permit; GPA 04-002, SP 04-001, R04-004, VTM 5354, VSP 04-005, S04-006, S04-007, P08-023; Fallbrook Community Plan Area (Campbell)**

The proposed Project involves a General Plan Amendment to: change the existing General Plan Regional Categories of Special Study Area (SSA) and Rural Development Area (RDA) to the Current Urban Development Area (CUDA); amend the existing Land Use Designations from Specific Plan Area (21) (2.75 du/ac) and Multiple Rural Use (18) to Specific Plan Area (21) (2.3 du/ac). The Project also includes: a Specific Plan, a rezone and an extinguishment of mineral resources to implement the requested General Plan Amendment. A subdivision would result in the construction of 397 single-family and 489 multi-family dwellings, 10.1 acres of parkland, preservation of 47.65 agricultural acres and 128.5 acres of preserved open space. In addition, the Project would construct a north-south roadway through the site (Horse Ranch Creek Road) and result in improvements to off-site roadways, such as SR-76, Pankey Road and Pala Mesa Drive. The Project would be served by a proposed wastewater treatment plant and public water, in accordance with a County-initiated Water Supply Assessment and Verification Report. The 389-acre project site is located in the unincorporated area of San Diego County, at the northeast quadrant of the SR-76 and I-15 Interchange and north of SR-76, within the Fallbrook Community Plan Area.

**5. Kreitzer Wireless Telecommunications Facility Major Use Permit; P08-003; San Dieguito Community Plan Area (Abbott)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the installation of ten (10) antennas including two sectors of three (3) antennas and one (1) sector of four (4) antennas which would be mounted below an existing gazebo deck behind a RF transparent lattice screen. The facility would also include the installation of a new GPS antenna, a new 200-amp electrical service

from the existing switchgear, and a new telco service connection from an existing telco minimum point of entry (MPOE). The project site is subject to the Estate Development Area (EDA) General Plan Regional Category and the (21) Specific Plan Area Land Use Designation, and is zoned RR2 (Rural Residential). The project site is located at 17505 Camino Brisa Del Mar in Rancho Bernardo within the San Dieguito Community Plan Area in unincorporated San Diego County.

**6. Dictionary Hill Rezone and Site Plan; R08-002 & S10-010; Spring Valley Community Plan Area (Hofreiter)**

The applicant requests a Rezone to change the setback requirements for nine residential lots. The rezone would change the use from A70 (Limited Agricultural) to RS7 (Single Family Residential) and it would change the setback designator from "C" to "J", which would effectively reduce the front yard setback from 60 feet to 50 feet and reduce the interior side yard setbacks from 15 feet to five feet. The subject property is located south of San Carlos Street between Maria Avenue and La Presa Avenue in the Spring Valley Community Plan area.

**7. La Vista Cemetery Wireless Telecommunications Facility Major Use Permit; 3300 11-011 (P); County Islands Community Plan Area (Gungle)**

The applicant requests a Major Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility. The project would consist of three panel antennas enclosed within a 50-foot tall flagpole and a 120 square foot equipment enclosure surrounded by an 8-foot tall CMU block wall. The equipment enclosure would be located adjacent to the existing building onsite and would be painted to match. The project site is located at 3191 Orange Street in the County Islands Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Current Urban Development Area, Land Use Designation (5) Residential. Zoning for the site is S87 (Limited Control). The site is developed with an existing cemetery and associated structures that would be retained.

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**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).**

**August 3<sup>rd</sup> BOS Hearing:**

- **General Plan Update**

- Windsong Pet Resort Major Use Permit; 3300 10-027 (MUP)
- Impact Fee Deferral Program Extension; POD 11-007 (Second hearing)

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

**September 14<sup>th</sup> BOS Hearing:**

- No DPLU items

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

**L. Scheduled Meetings.**

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
December 2, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 30, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**Adjournment**

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**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)

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.

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