

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, November 4, 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. [La Vista Cemetery Wireless Telecommunications Facility Major Use Permit; P11-011; County Islands Community Plan Area \(Gungle\) Continued from the August 12, 2011 meeting](#)

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 Village Regional

Category and Public/Semi-Public Facilities General Plan Land Use Designation. Zoning for the site is RU (Urban Residential). The site is developed with an existing cemetery and associated structures that would be retained.

2. [White Star Wireless Telecommunications Facility Major Use Permit; P90-018W<sup>4</sup>; Mountain Empire Subregional Plan Area \(Gungle\)](#)

The project is a Major Use Permit Modification to authorize the addition of four microwave dish antennas to an existing unmanned wireless telecommunication facility. The facility consists of an existing 100-foot tall lattice tower and associated equipment, neither of which would be expanded in size. The project site is located at 1676 Tierra Del Sol Road in the Mountain Empire Subregional Plan area, within unincorporated San Diego County (APN 610-121-09). The site is subject to the Rural Regional Category and RL-80 (Rural Lands) General Plan Land Use Designation RL-80. Zoning for the site is S92 (General Rural).

3. [Royal Road Wireless Telecommunications Facility Major Use Permit; P10-006; Twin Oaks Subregional 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 mono-pine to which twelve panel antennas would be mounted and associated equipment consisting of six equipment cabinets. Both the proposed mono-pine and equipment cabinets would be placed within an eight-foot tall block wall enclosure. Additional landscaping, including Date Palm, Aleppo Pine, and Pink Escallonia, would be provided for the screening of the proposed facility. The project is subject to the Semi-Rural Regional Category, Semi-Rural Residential (SR-1) Land Use Designation, and Rural Residential (RR) zoning. The project site is located at 3461 Royal Road in the Twin Oaks Subregional Plan Area.

4. [Mobilitie Shelter Valley Wireless Telecommunication Facility Major Use Permit; P10-021; Desert Subregional Plan Area \(Chan\)](#)

The applicant proposes to construct, operate, and maintain a co-locatable unmanned wireless telecommunication facility consisting of a 45-foot tall faux water tower with up to 24 panel antennas, one microwave dish, and four GPS antennas mounted within the faux water tower. Associate equipment would include up to two eleven-foot tall equipment shelters and a back-up generator that would be enclosed by a nine-foot tall block wall. The project is subject to the Semi-Rural Regional Category, Land Use Designation of Semi-Rural Residential (RS-4), and is zoned S92 (General Rural). The subject site is a vacant lot located at the southwest corner of Great Southern Overland and Shooting Iron Trail in the Desert Subregional Plan Area.

5. [Otay Business Park Tentative Map; TM 5505; Otay Subregional Plan Area \(Ehsan\)](#)

The applicant proposes a Tentative Map to subdivide 161.6 gross acres of undeveloped land into 59 industrial lots, three drainage/detention basin lots, and 25.35 acres of on-site roads. The future alignment of State Route 11 and the Otay Mesa East Port of Entry may include a portion of the property on the east side. The project is to be implemented in four phases, progressing from west to east. Only interim uses are allowed in the area where State Route 11 may be constructed. Earthwork will consist of cut and fill of 1,200,000 cubic yards of material. The project also includes off-site improvements to Airway Road, Siempre Viva Road, Otay Mesa Road, and Enrico Fermi Drive. The project is located immediately north of the U.S./Mexico border, approximately 0.5 mile east of Enrico Fermi Drive, immediately southeast of the future intersection of Alta Road and Airway Road, in East Otay Mesa, within the Otay Subregional Planning Area of unincorporated San Diego County.

6. [Mobilitie Pine Hills Wireless Telecommunications Facility, Major Use Permit; 3300-11-003; Julian Community Plan Area \(Abbott\)](#)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the installation of two arrays of 12 panels each (24 panel antennas total) mounted on a 67-foot high faux pine tree. Associated equipment would include two equipment shelters, an eight-foot high noise attenuation barrier and an emergency back-up diesel generator. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation SR-2. The project site is zoned RR (Rural Residential), which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit. The site is located at 3262 Pera Alta Drive in the Julian Community Plan Area within unincorporated San Diego County (APN 289-214-06-00).

7. [Brucci MET Facility Appeal; Administrative Permit, AD 10-023; Mountain Empire Subregional Plan Area \(Brown\)](#)

This item consists of two appeals of the Zoning Administrator's approval of an Administrative Permit to authorize a temporary Meteorological Testing Facilities (MET) for up to three years pursuant to §6123 of the Zoning Ordinance. The appeals were filed by the Boulevard Community Planning Group and private organization named Back Country Against Dumps. The project consists of a 197-foot tall MET Tower with a diameter of 10 inches, and twenty-four guylines extending out 110' feet. The site selected for the MET facility would not require any clearing or grading, and existing dirt roads would be used to deliver the unit. The project is as subject to the General Plan Update Land Use Designation Rural Lands (RL-80). The Zoning for the parcel is Limited Agriculture (A70). The site is

located at 3055 La Posta Circle Pine Valley, CA 91962 within the Mountain Empire Subregional Planning Area.

**8. NON VOTING ITEM – Update on the New Planning Commission Hearing Room and Live Video Feed (Murphy)**

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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).**

**October 12<sup>th</sup> BOS Hearing:**

- **NRG Solar Borrego One Appeal; 3300-10-026 (P)**
- **Dictionary Hill Rezone and Site Plan; 3600-08-002 (R); 3500-10-010 (STP)**

**October 26<sup>th</sup> BOS Hearing:**

- **Sunset Review of Board of Supervisors Policy I-63, General Plan Amendments and Zoning Guidelines, POD11-009**

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

**November 9<sup>th</sup> BOS Hearing:**

- **General Plan Update: Specific Request Workshop**

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

**L. Scheduled Meetings.**

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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