

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, November 16, 2012, 9:00 AM  
COC Conference Center Hearing Room  
5520 Overland Avenue, 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 Patty Carranza, Interim Planning Commission Secretary at [Patricia.Carranza@sdcounty.ca.gov](mailto:Patricia.Carranza@sdcounty.ca.gov) or the Project Manager.

- A. Statement of Planning Commission's Proceedings**
- B. 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.
- C. Announcement of Handout Materials Related to Today's Agenda Items**
- D. Requests for Continuance**
- E. Formation of Consent Calendar**

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**Regular Agenda Items**

- 1. Highlands at Warner Springs; Tentative Map, TM 5450 and Specific Plan Amendment, SPA 06-001; North Mountain Subregional Plan Area (Sibbet)  
Continued from the meeting of July 8, 2011 and from May 18, 2012**

This project was remanded back to staff at the July 8, 2011 Planning Commission hearing to look into the secondary access, the formation of a water district, a clustered design, the EIR Addendum and the trail easement. The applicant requests a Tentative Map for 28 lots ranging in size from 4.06 to 7.55 acres and a Specific Plan Amendment to allow the use of on-site wells for domestic water supply. The original Specific Plan approved in 1983 anticipated the property to be developed with 35 residential lots that would obtain water from off-site sources. The 149.7-acre site is located on either side of Los Coyotes Road, south of the intersection of Camino San Ignacio Road and Camino Morro, south of Warner

Springs Resort and within the North Mountain Subregional Plan Area. The site is subject to the General Plan Regional Category 1.4, Rural Development Area (RDA) and Land Use Designation (21) Specific Plan Area. Zoning for the site is RR.5 Rural Residential, which allows residential uses with minimum lot sizes of 2 acres.

2. **North Peak Wireless Telecommunication Facility; Major Use Permit Modification P90-001W1; Cuyamaca/Central Mountain Subregional Plan area (Smith) Continued from the meeting of October 19, 2012**

This project was continued from the October 19th PC hearing at the request of the property owner. The project is a modification to an approved Major Use Permit wireless telecommunication facility leased by Verizon Wireless. The applicant requests a Major Use Permit Modification to authorize the installation and operation of replacement panels and microwave dish antennas on an existing unmanned wireless facility (P90-001), as well as to extend the use permit to April 30, 2018, as the permit is currently expired. The facility includes a 60-foot tall lattice tower to which seven (7) panel antennas, four (4) microwave antennas and one whip antenna are currently attached. The applicant proposes to replace all existing seven (7) panel antennas with nine (9) new panel antennas. In addition, the applicant proposes to remove all four (4) existing microwave antennas and install five (5) new microwave antennas. The project site is located at 35871 Mountain Circle Drive, Julian, south of the intersection of Mountain Circle Drive and North Peak Road, in the Cuyamaca/Central Mountain Subregional Plan area within unincorporated San Diego County. The site is subject to the General Plan Designation Rural Lands (RL-40) and zoning is General Rural (S92). The site is developed with an existing single family residence that would be retained, as well as three other separate wireless facilities, all lattice towers of varying height. Access would be provided by a private easement connecting to North Peak Road (APN 294-160-27-00).

3. **Japatul Road Wireless Telecommunication Facility; Major Use Permit P12-008; Alpine Community Plan area (Smith)**

The project is a Major Use Permit for the construction, operation and maintenance of unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted to a 45-foot tall faux mono-pine. Associated equipment would be located within a concrete block equipment building, which is proposed at 12', 6" in height. The enclosed shelter would have an asphalt shingle roof with a hardie board finish in order to be compliant with FP-2. Two condenser units would be located adjacent to the shelter on a concrete pad. The project site is located at 21659 Japatul Road in the Alpine Community Plan area, within unincorporated San Diego County. The site is

subject to the General Plan Regional Designation Rural Lands (RL-40) and zoning for the site is A72 (General Agricultural). The site is developed with an existing single family residence which would remain and a shed which would be relocated. One existing water tank is proposed for removal to accommodate the faux mono-pine. Access would be provided by a driveway connecting to Japatul Road, a County-maintained road. An extension of power and telco lines within a 135-foot long joint utility trench would be required by the project (APN 524-032-39-00).

4. **Lucky Six Wireless Telecommunication Facility; Major Use Permit P12-011; Jamul/Dulzura Subregional Plan area (Smith)**

The project is a Major Use Permit for the construction, operation and maintenance of unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted to a 35-foot tall faux elevated water tank. Associated equipment would be located within a concrete block equipment building, designed as a faux barn, and be compliant with FP-2. Two condenser units would be located adjacent to the shelter, and enclosed by a 8-foot high CMU wall, painted to match the equipment shelter. The project site is located north of the intersection of Lucky Six Truck Trail and State Route 94, in the Jamul/Dulzura Subregional Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Designation Rural Lands (RL-40) and zoning for the site is A72 (General Agricultural). The site is currently vacant, except for a separate wireless telecommunication facility, which would remain. Access would be provided by a private driveway connecting to Lucky Six Truck Trail. An extension of power and telco lines within a 270-foot long joint utility trench would be required by the project (APN 649-141-02-00).

5. **Director's Report – Strategies to Establish a Large Scale Solar Facility Siting Policy; Countywide (Farace)**

On October 19, 2012 the Planning Commission requested staff return to the Commission with information regarding strategies which may assist in ultimately formulating a policy to address the siting of large scale solar energy facilities within the County. Specifically, the Planning Commission requested the following information:

- Additional information on the Federal Solar Programmatic Environmental Impact Statement;
- How renewable energy projects are being treated within the MSCP North County Plan;
- Information of what is taking place in Sonoma and San Luis Obispo Counties to address renewable energy; and,

- Statistics on the number of solar projects processed by the County within the last 10 years.

This presentation will provide the Commission with the information requested at the October 19<sup>th</sup> hearing as well as other pertinent information and provide an opportunity for further discussion and direction.

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### **Administrative Agenda Items**

- F. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- G. Report on actions of Planning Commission's Subcommittees.**
- H. Results from Board of Supervisors' Hearing(s).**
- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. Discussion of correspondence received by Planning Commission.**
- K. Scheduled Meetings.**

December 14, 2012

Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

### **Adjournment**

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#### **Additional Information:**

This Agenda is now available on the County of San Diego's Planning & Development Services web page at [http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html). Click on the "Upcoming" tab and click "Title". The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

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)

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, 5510 Overland Avenue, Ste 110, 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.