

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, July 17, 2009, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence 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.

- A. ROLL CALL**
  - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of June 19, 2009**
  - 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. [Public Facilities Element; General Plan Amendment, GPA 09-004; Countywide \(Murphy\)](#)

Minor Amendments are being proposed to certain implementation measures within the Public Facilities Element of the County General Plan to reflect long-standing implementation practices related to fire and sheriff review of development projects.

- 2. [York Drive; Tentative Map, TM 5443; North County Metropolitan Subregional Plan Area \(Hughes\)](#)

The project is a major 5 lot subdivision of a 2.77 acre parcel. The proposed lots range in size from 0.51 to 0.83 gross acres. The project site is located on York Drive in the North County Metropolitan Subregional Plan Area, within

unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area and Land Use Designation (3) Residential. Zoning for the site is RR2 (Rural Residential). The lots are consistent with the minimum lot size requirement for the RR2 zone (0.5 net acres). The site contains one existing single family dwelling unit, which will be retained. An existing onsite garage will be demolished. Access would be provided by a private road connecting to York Drive. The project would be served by sewer and imported water from the Vista Irrigation District. Earthwork will consist of cut and fill of 3300 cubic yards of material. The project includes off-site public road improvements.

3. **"F" Street Subdivision; Tentative Map, TM 5537; Ramona Community Plan Area (Slovick)**

This is a request for a Tentative Map to subdivide a 2.06 acre property into 10 residential lots. The property is subject to the RS7, Single Family Residential Use Regulations, which require a minimum parcel size of 6,000 square feet. Access to the proposed lots would be from a proposed private road from F Street. The property is located at the corner of Third and F Street within the Ramona Community Plan area

4. **Kawano Major Subdivision; Tentative Map, TM 5401RPL3; North County Metropolitan Subregional Plan Area (Taylor)**

The project is a subdivision of 10.49 acres into 8 separate residential lots ranging in size from 0.69 to 1.73 net acres. Access to the project site would be from a private access road off of Buena Creek Road. The project is located at 1050 Ora Avo Drive, north of Buena Creek Road, in the North County Metropolitan Subregional Plan area. The site has a General Plan Land Use designation of (2) Residential (1du/per gross acre), and is located in the General Plan Regional Category of Current Urban Development Area (CUDA), within the North County Metropolitan Subregional Plan area. The site has a Zoning designation of RR1-Rural Residential (1 du/per net acre / 0.5 ac min. lot size).

5. **Heller Bend Wireless Telecommunication Facility; Major Use Permit, P04-030; Fallbrook 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 will include a 20-foot high monopalm to which twelve antennas will be mounted and associated equipment. The project is subject to the General Plan Regional Category of Estate Development Area (EDA), Land Use Designation of Estate Residential (17), and is zoned A70 (Limited Agriculture). The project is located at 4019 South Mission Road within the Fallbrook Community Planning Area.

6. [Sutherland Drive Wireless Telecommunications Facility; Major Use Permit, P08-012; Ramona Community Plan Area \(Chan\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility includes a 40-foot tall mono-broadleaf to which twelve panel antennas would be mounted. Associated equipment would consist of a back-up generator, a prefabricated equipment shelter, AC units, and Purcell cabinet that would be enclosed by an eight-foot high Concrete Masonry Unit (CMU) wall. Additional landscaping, including Engelmann Oak and California Lilac, would be planted to provide additional screening. Proposed trenching route would be located within the existing access road. The project is located on 24709 Sutherland Drive (APN# 246-061-23-00), in the Ramona Community Plan Area.

7. [Clody Wireless Telecommunications Facility; Major Use Permit, P08-027; Lakeside Community Plan Area \(Chan\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 35-foot tall faux water tank to which twelve panel antennas would be mounted inside. Associated equipment would consist of remote radio unit, telco panel, power panel, Global Positioning System (GPS) antenna, radio and power cabinets. The associated equipment would be placed underneath the faux water tank and enclosed by a Concrete Masonry Unit (CMU) wall. Proposed trenching would be located within existing access road. The project is located at 16922 Rio Mario Road, Lakeside (APN# 324-010-34-00), in the Lakeside Community Plan Area.

8. [Jamacha-Hillside Water Tank Wireless Telecommunication Facility; Major Use Permit, P06-038; Valle de Oro Community Plan Area \(Chan\)](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes twelve panel antennas that would be mounted to an existing water tank. Associated equipment would consist of four self-contained Base Transceiver Station (BTS) outdoor equipment cabinets, one electric meter panel, and one telephone interface. The outdoor equipment would be enclosed on three sides with a nine foot high, dark tan, slump block wall. The project site is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation Specific Plan (21). Zoning for the site is S-90 (Holding Area). The project is located at the terminus of Wieghorst Way via a private driveway, within the Valle de Oro Community Plan Area.

**G. Report on actions of Planning Commission’s Subcommittees.**

**H. Results from Board of Supervisors’ Hearing(s) (Gibson).**

- Request the Amendment of Sole Source Contract for Consulting Services Regarding Corps of Engineers Special Area Management Plan
- An Agreement Between The San Diego Fire Authority And North County Fire Protection District to Provide Fire and First Responder Medical Services to the Orange Grove Power Plant
- An Ordinance Amending the County Regulatory Ordinance to Extend the Expiration of Building Permits and Grading Permits POD 09-004

**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.**

July 31, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 14, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 28, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 11, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 25, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	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.sdcountry.ca.gov/dplu/index.html](http://www.sdcountry.ca.gov/dplu/index.html). Click on “Agendas/Board of Supervisors/Planning Commission”, 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)                          |
| Recommendations Against Zoning Reclassifications:                             | Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)                   |
| 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 favorable actions on 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, Room 402, 1600 Pacific Highway, 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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