

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 25, 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 Meeting of September 11, 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**
- G. Director's Report**

Regular Agenda Items

- 1. [Jamacha-Hillside Water Tank Wireless Telecommunication Facility; Major Use Permit, P06-038; Valle de Oro Community Plan Area \(Chan\) Continued from the meeting of August 14, 2009](#)**

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.

2. Rancho Santa Fe School District; General Plan Conformance Review; GPC 09-017; San Dieguito Community Plan Area (Nagem)

The Rancho Santa Fe School District is proposing to expand and enhance the existing R. Roger Rowe School by acquiring land to provide additional staff parking and ultimately school physical education space. To promote the safety of pupils and comprehensive community planning, Public Resources Code Section 21151.2 requires the Planning Commission to investigate the proposed site and make a recommendation concerning acquisition of the site. Government Code Section 65402 requires review for conformance with the General Plan relative to its purpose, location and extent. The project is located on the south side of La Granada, east of Mimosa Place and west of El Fuego in the San Dieguito Community Plan Area.

3. Rancho San Diego Sheriff's Substation; REZ 09-003; Valle de Oro Community Plan Area (Walsh)

This is a request for a zone reclassification and open space vacation to accommodate the future Rancho San Diego Sheriff Substation. The approximate 25,000 square foot facility would be located on a 13.83-acre County owned property on Highway 94 (Campo Road), east of the Skyline Wesleyan Church facility, within the Rancho San Diego Specific Plan and Valle de Oro Community Plan Areas. The zone reclassification would exchange the use regulations on portions of the site from S80 Open Space to M52 Limited Impact Industrial. In addition, the project would vacate portions of an existing open space (VAC 09-002), that was recorded as biological mitigation for the Skyline Wesleyan Church facility. Replacement mitigation for the vacated open space will be located on the project site.

4. Verizon Wireless Telecommunications Facility; Major Use Permit, P08-024; Fallbrook Community Plan Area (Chan)

This is a request for a Major Use Permit to authorize the construction, operation, and co-location of an unmanned wireless telecommunication facility. The applicant proposes to mount twelve panel antennas and one microwave dish antenna to an existing 50-foot tall water tank, with the top of the antennas measured at 36 feet. Associated equipment would consist of four Compact Metro Cell Outdoor (CMO) equipment cabinets and GPS antennas enclosed by a 6-foot tall wooden fence and an emergency generator receptacle. The project would occupy 250 square-feet of the 5.0 acre parcel. The project site is subject to the 1.5 Country Towns (CT) General Plan Regional Category and (22)

Public/Semi-Public Lands General Plan Land Use Designation. Zoning for the site is A70 (Limited Agricultural) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 2329 Aqua Hill Road within the Fallbrook Community Plan Area.

Administrative Agenda Items

H. Report on actions of Planning Commission's Subcommittees.

I. Results from Board of Supervisors' Hearing(s) (Gibson).

- An Ordinance Extending a Moratorium on the Establishment of Marijuana Dispensaries and Declaring the Urgency Thereof, to take effect Immediately
- The Bridges at Rancho Santa Fe Tennis Complex SPA08-004, P08-025, P85-064W, P85-084W, AD08-022, ER 92-08010L
- Removal of a Portion of Montecito Road from Circulation Element; GPA 08-011
- Zoning Ordinance Update; POD 08-018
- Property Tax Exchange for Jurisdictional Changes – Master Resolution Establishing Property Tax Exchange For Annexations and Detachment for Enterprise Districts

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

- San Diego Association of Governments 2050 Regional Growth Forecast
- Fairbanks Ranch Fire Station Open Space Vacation; VAC08-002

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

October 9, 2009

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", 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)
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, 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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