

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 13, 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. 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 or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of October 9, 2009 and October 23, 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**

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 September 25, 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. Horizon Christian Prep School; Major Use Permit, P85-068W¹; San Dieguito Community Plan Area (Powers) Continued from the meeting of October 23, 2009

The project is a Major Use Permit Modification to allow the expansion of Horizon School from 250 to 750 students, and to increase school facilities from 45,500 to 49,834 square feet. The project site is 18.54 acres in size and is located in the San Dieguito Community Plan Area, within the El Apajo Specific Plan Area. The project site is located on the south side of El Apajo Road. The project will be implemented in phases: Phase I will include the development of a gymnasium, high school and middle school. Phase II will include the construction of a library, elementary school and administrative buildings. The school expansion will be built on the northern portion of the property, while the southern portion of the property will be reserved as open space for school recreation.

3. Mitigation Lands Policy; Countywide (Boaz)

The Department of Parks and Recreation with input from the Departments of Planning and Land Use, Public Works and General Services proposes a new Board Policy titled Mitigation on County-Owned Land Managed by the Department of Parks and Recreation, to set forth procedures to be followed when a request is made to utilize land owned by the County and managed by the Department of Parks and Recreation as mitigation for impacts associated with public and private development projects.

4. Bonita Valley Church Expansion; Major Use Permit, P78-016W⁶; Sweetwater Community Plan Area (Brown)

The project is a Major Use Permit Modification and a Certificate of Compliance for a lot merger to authorize the expansion of an existing 34,300 square foot church and support buildings. The expansion would include the addition of a new 32,730 square foot Sanctuary that would provide a maximum seating capacity of 1,576. The total size of the project would be 67,710 square feet. The new sanctuary ancillary structure would provide support services for the congregation while church service is provided. The site is subject to the General Plan Regional Category of Current Urban Development Area (CUDA) and the Land Use Designation includes Residential (3), Public/Semi-Public Lands (22) and Impact Sensitive (24). Zoning for the site is Limited Agriculture (A70). The project is located at 4744 Bonita Valley Road, within the Sweetwater Community Planning Area.

5. The Arbors Major Subdivision; Tentative Map, TM 5268RPL⁹; Fallbrook Community Plan Area (Ehsan)

The project is a Tentative Map to subdivide 12.91 acres into 17 residential lots averaging 0.56 acres. Access would be provided by a public road connecting to Gumtree Lane. The project would require cut and fill of 83,360 cubic yards. Road improvements would be made to East Mission Road, Stage Coach Lane, and Gumtree Lane. The project would be served by sewer and water from the Fallbrook Public Utilities District. The project is located on Gumtree Lane at the E. Mission Road/N. Stage Coach Lane intersection within the Fallbrook Community Plan Area.

6. Vista Valley Country Club - Clubhouse Expansion; Specific Plan Amendment and Major Use Permit, SPA 08-003, P77-128W³; Bonsall Community Plan Area (Griffith)

The applicant requests a Specific Plan Amendment SPA08-003 and Major Use Permit Modification P77-128W³ to authorize the renovation and expansion of the existing clubhouse. The total square footage of the clubhouse would increase to approximately 39,200 square feet, including indoor and outdoor areas. The project would not result in an increase to the capacity of the golf course, food and beverage services, or the existing golf and social membership limits. The site is located at 29354 Vista Valley Drive within the Bonsall Community Plan Area (APN 170-272-02).

7. Valley Center Community Church; Major Use Permit, P03-083; Valley Center Community Plan Area (Griffith)

The applicant requests a Major Use Permit to construct a new Religious Assembly Complex on a 20.56-acre parcel. At the completion of the four phases of construction, the campus would consist of six main structures totaling approximately 65,000 square feet and a 57 foot high carillon. The Sanctuary would have a maximum capacity of 1,000 persons and the project would include a preschool for 120 students. A septic system would be used for wastewater disposal. The site is located at 29010 Cole Grade Road in the Valley Center Community Plan Area (APN 188-230-13).

8. Highland Valley Wireless Telecommunications Facility; Major Use Permit, P08-048; Ramona Community Plan Area (Lubich)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility includes mounting 12 panel antennas and 1 microwave dish antenna to a new 45-foot high faux palm tree and associated equipment. The project is subject to

the 1.3 Estate Development Area (EDA) General Plan Regional Category, (19) Intensive Agriculture Land Use Designation, and is zoned A70 (Limited Agricultural). The project site is located at 14832 Highland Valley Road in the Ramona Community Plan Area.

9. Victoria Drive Wireless Telecommunications Facility; Major Use Permit, P09-002; Alpine 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 would include a 35-foot high mono-broadleaf to which three panel antennas would be mounted. Associated equipment would include one equipment cabinet that would be surrounded by a concrete block wall and additional landscaping for screening. The project is subject to the General Plan Regional Category of Country Residential Development Area (CRDA), Land Use Designation of (1) Residential, and is zoned A70 (Limited Agricultural). The project site is located at 3547 E. Victoria Drive, Alpine, CA 91901 (APN# 404-013-82-00), within the Alpine Community Plan Area.

10. Circle P; Tentative Parcel Map, TM 5486RPL³; North County Metropolitan Subregional Plan Area (Smith)

The project is a major residential subdivision of 15.48 acres to create 11 lots ranging in area from 1.03 to 1.93 net acres. Access to each proposed lot would be provided by a private road connecting to Mountain Meadow Road. The project would be served by public sewer and imported water from the Valley Center Municipal Water District. A number of existing barns, corrals, and trailers would be removed or relocated elsewhere on the property to accommodate the proposed lots. The project is located at the northwest intersection of Circle P Lane and Mountain Meadow Road in the North County Metropolitan Subregional Plan Area.

11. Rogers Estates; Tentative Map, TM 5337RPL⁴; North County Metropolitan Subregional Plan Area (Taylor)

The project is a subdivision of 5.59 acres into three single family residential lots of 1.0, 1.99, and 2.07 net acres. The project is located on the east side of Marilyn Lane, north of Richland Road, within the North County Metropolitan Subregional Plan area. The site has a General Plan Land Use designation of (1) Residential (1 du / 1, 2, 4 gross acres), and is located in the General Plan Regional Category of Current Urban Development Area (CUDA). The property is zoned A70 - Limited Agriculture (1 du per net acre, 1 acre min. lot size).

12. Peppertree Village VI, LLC; Tentative Map, TM4713RPL⁶R; Fallbrook Community Plan Area (Hingtgen)

This is an informational item is being presented to the Planning Commission per Section 81.313(c) of the Subdivision Ordinance. The Director of Planning and Land Use has issued a Preliminary Notice of Decision dated October 27, 2009. Pursuant to Section 81.313(d) of the Subdivision Ordinance, the Preliminary Notice of Decision may become final if no request for public hearing is received by the Planning Commission and the Planning Commission does not take action to initiate a hearing. Pursuant to Section 81.313(e), if a request for public hearing is received by the Director of Planning and Land Use or the Planning Commission, or the Planning Commission takes action to initiate a hearing, the Planning Commission shall schedule the public hearing.

Administrative Agenda Items

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

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

- East Otay Mesa Landfill Summary Impact Report
- Sunset View Estates Zone Reclassification R06-018

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

November 19, 2009	Special Meeting, 9:00 a.m., DPLU Hearing Room
November 20, 2009	Special 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

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. 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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