

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 29, 2013, 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@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**

Regular Agenda Items

- 1. Desert Green Solar Farm Major Use Permit Modification; P09-012W¹; Borrego Springs Community Plan Area (Gungle)**

The project is a Major Use Permit (MUP) Modification to an approved (but un-built) solar facility. The proposed modification consists of a reduction in the project footprint and number of trackers as well as a change in the proposed tracker technology from that approved by Major Use Permit MUP09-012. The modified project would include the production of 6.5 MW of power using concentrated photovoltaic (CPV) technology on an approximately 51-acre development area of the 288-acre site. The original MUP was approved for

development of the entire site using photovoltaic (PV) technology. Components of the project that would remain unchanged include a temporary 5-acre laydown yard, an underground 12kV gen-tie connecting to the Borrego Substation, five inverter/transformer platforms, a 300 square foot metal storage building, a 300 square foot supervisory control and data acquisition (SCADA) enclosure, a 10,000 gallon water storage tank and an emergency 100kW generator on a twelve-foot by 20-foot concrete pad. Access to the site would be provided by a private road connecting to either Palm Canyon Drive or Borrego Springs Road. The project site is served by the Borrego Valley Water and Borrego Springs Fire Protection District. The project site is located north of Palm Canyon Drive and east of Borrego Valley Road, in the Borrego Springs Community Plan Area, within unincorporated San Diego County (APN 141-230-26).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130329-Supporting-Documents/P09-012W1/P09-012W1.html>

2. Orange Lane Wireless Telecommunication Facility Major Use Permit; P12-006; San Dieguito Community Plan Area (Smith)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility would co-locate twelve panel antennas onto an existing 50-foot tall faux mono-broadleaf tree, which is currently used by Cricket. The Verizon antennas would be placed at 35-feet in height, which is below the existing Cricket antennas. Associated equipment would be enclosed by an eight-foot high concrete pre-fabricated equipment shelter, which would be painted tan. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-2), and is zoned Rural Residential (RR) 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 currently contains a water tank owned by the Del Dios Municipal Water District, along with accessory buildings on site for the water district. In addition, there are five existing wireless facilities throughout the site. Access to the site would be provided off of Orange Lane, which connects to Del Dios Highway. The project site is located at 9885 Orange Lane in the San Dieguito Community Plan Area, within unincorporated San Diego County (APN 238-050-02-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130329-Supporting-Documents/P12-006/P12-006.html>

3. Church of Today Wireless Telecommunication Facility Major Use Permit; P11-006; Central Mountain Sub-regional Plan Area (Smith)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility would allow the construction,

installation and maintenance of a 45-foot tall faux elevated water tank and associated equipment. The project is designed to allow up to two carriers to co-locate inside the water tank, thereby being screened from view, one which has been secured by Verizon. Associated equipment would be enclosed by three separate pre-fabricated equipment shelters, which would be painted tan. The project is subject to the Rural Lands General Plan Land Use Designation (RL-40), and is zoned General Rural (S92) 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 currently undeveloped, however, the land is used by the Church of Today for retreat purposes. The project site is located at 10950 Boulder Creek Road, in the Central Mountain Subregional Plan Area, within unincorporated San Diego County (APN 405-101-04-00).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/130329-Supporting-Documents/P11-006/P11-006.html>

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).**

March 13th BOS Meeting:

The following items were approved on Consent:

- Sunroad Tech Centre, Tentative Map 5139-2
- Ranch Canada RV Park Expansion

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

April 10th BOS Meeting:

- General Plan Housing Element Update
- San Dieguito Community Plan & Land Use Map

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

L. Scheduled Meetings.

April 19, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 17, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 14, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 12, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 16, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment**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. 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.

PC032913AGENDA: If