

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 7, 2011, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, 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 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**
- 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. Meadowood Master Planned Community General Plan Amendment, Specific Plan, Zone Reclassification, Vesting Tentative Map, Vesting Site Plan, Site Plans and Major Use Permit; GPA 04-002, SP 04-001, R04-004, VTM 5354, VSP 04-005, S04-006, S04-007, P08-023; Fallbrook Community Plan Area (Campbell) Continued from the meeting of August 12, 2011**

The proposed Project involves a General Plan Amendment to: change the existing General Plan Regional Categories of Special Study Area (SSA) and Rural Development Area (RDA) to the Current Urban Development Area (CUDA); amend the existing Land Use Designations from Specific Plan Area (21) (2.75 du/ac) and Multiple Rural Use (18) to Specific Plan Area (21) (2.3 du/ac). The Project also includes: a Specific Plan, a rezone and an extinguishment of

mineral resources to implement the requested General Plan Amendment. A subdivision would result in the construction of 397 single-family and 489 multi-family dwellings, 10.1 acres of parkland, preservation of 47.65 agricultural acres and 128.5 acres of preserved open space. In addition, the Project would construct a north-south roadway through the site (Horse Ranch Creek Road) and result in improvements to off-site roadways, such as SR-76, Pankey Road and Pala Mesa Drive. The Project would be served by a proposed wastewater treatment plant and public water, in accordance with a County-initiated Water Supply Assessment and Verification Report. The 389-acre project site is located in the unincorporated area of San Diego County, at the northeast quadrant of the SR-76 and I-15 Interchange and north of SR-76, within the Fallbrook Community Plan Area.

2. Otay Crossings Commerce Park Tentative Map; TM 5405; East Otay Mesa Specific Plan Area (Rowan)

The proposed project, Tentative Map 5405, would subdivide 311.5 acres into 56 industrial lots and 3 open space lots ranging in size from 0.9 to 59.1 net acres. The 59 lots would be recorded in five separate units, with 20.4 acres dedicated for road easements and 47.7 acres contained in open space easements. Earthwork on site would be balanced by phase, with an estimated total volume of 1,882,000 cubic yards of cut and the same volume of fill. Utility improvements would include sewer, water, and drainage facilities. Access to the subdivision is proposed from Otay Mesa Road, Alta Road, and Airway Road. The project is located in the Otay Sub-regional Planning Area within unincorporated San Diego County. Land development within the site is regulated by the East Otay Mesa Business Park Specific Plan. Located on the southeast corner of Otay Mesa Road and Alta Road, the site extends southeast from this intersection to the United States (U.S.)-Mexico International Border. The future Right-Of-Way (ROW) for State Route-11(SR-11) traverses the site and the future site of the U.S Port-of-Entry (POE) is located on its southern boundary. The Specific Plan designates most of the site as Mixed Industrial; the section designated as Rural Residential would be placed in an open space easement. Future development of industrial lots would require processing of a site plan permit.

3. Sajady Tentative Parcel Map, Appeal of the Director Decision to approve TPM21069; Jamul-Dulzura Community Plan Area (Jeffers)

This is an appeal by a member of the public of conditions 17, 19, 20, and 21 included in a decision made by the Director of Planning and Land Use to approve Tentative Parcel Map 21069. The conditions under appeal are mitigation measures that include obtaining wetland permits, the purchase of off-site mitigation land, grading monitoring for cultural resources, and the associated final grading monitoring and data recovery report. TPM 21069 would subdivide an 8 acre parcel into three residential lots ranging in size from 2.12 to 2.69 net acres.

The site is subject to the (17) Estate Residential General Plan Land Use Designation and the Estate Development Area (EDA) General Plan Regional Category. The property is zoned A72 (General Agriculture). Access would be provided by a Babel Drive connecting to Skyline Truck Trail, a public road. The project would be served by on-site septic systems and imported water from the Otay Water District. Earthwork will consist of cut and fill of 4,900 cubic yards of material. The project is located at 3551 Babel Drive in the Jamul-Dulzura Community Planning Area, within unincorporated San Diego County.

4. Fairbanks Ranch Gates & Guardhouses Major Use Permit Modification; P80-064W¹; San Dieguito Community Plan Area (Johnston)

The project is a request for a Major Use Permit Modification to replace the existing Fairbanks Ranch entry point gates and guardhouses at the intersection of Circa Del Norte/San Dieguito Road and the intersection of Circa Del Sur/San Dieguito Road. At the Circa Del Norte entry point, the project would consist of a 484 square foot guardhouse, a 387 square foot port-cochere and a 507 square foot trellis over a four-foot wide pedestrian walkway. At the Circa Del Sur entry point, the project would consist of a 484 square foot guardhouse, a 387 square foot port-cochere, a 398 square foot trellis over a four-foot wide pedestrian walkway on the east side of the road and a 425 square foot trellis over a four-foot wide pedestrian walkway on the west side of the road. At each entry point, enhanced hardscape, landscaping, entry monuments, site walls, fencing, lighting, signage, and an emergency backup generator would be provided. The project is located at the intersections of San Dieguito Road/Circa Del Norte and San Dieguito Road/Circa Del Sur in the San Dieguito Community Planning Area. The site is subject to the General Plan Land Use Designation Specific Plan Area. Zoning for the site is RR (Rural Residential).

5. Del Mar Country Club Wireless Telecommunications Facility Major Use Permit; P10-031; San Dieguito Community Plan Area (Abbott)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the installation of two (2) new 6' foot high omni antennas and one (1) Global Positioning System (GPS) antenna to an existing building at the Del Mar Country Club. There are no changes proposed to the size or location of the existing equipment room. The project site is subject to the General Plan Regional Category EDA (Estate Development Area) and Land Use Designation SR-2 (Semi-Rural Residential). Zoning for the project site is RR5 (Rural Residential). The project site is located at 6001 Clubhouse Drive (APN 305-081-08-00) in the San Dieguito Community Plan area within unincorporated San Diego County.

6. Fallbrook Oaks Major Subdivision Rezone, Tentative Map, Site Plan and Administrative Permit; TM 5449, R05-015, S07-009, and AD 08-054; Fallbrook Community Plan Area (Slovick)

The proposed project includes a Zone Reclassification, Tentative Map, Site Plan and Administrative Permit. The proposed Zone Reclassification would change a 5.8-acre portion of the site that is subject to the C36, General Commercial Use Regulations to A70, Limited Agricultural Use Regulations in order to make it consistent with the zoning over the remaining portion of the site and surrounding area. The proposed Tentative Map includes the subdivision of the 27.2 acre site into 18 residential lots. The proposed Site Plan includes the construction of 18 residences, with a combination of single-story and two-story residences. The proposed Administrative Permit is for Lot Area Averaging/Conservation Subdivision. The project site is located at the intersection of Ranger Road and Reche Road in the Fallbrook Community Plan area within the unincorporated area of San Diego County. The project would be served by the Rainbow Municipal Water District for water and sewer service. Fire service would be provided by the North County Fire Protection District.

7. Salem Carwash & Oil Lube Major Use Permit; P10-015; Fallbrook Community Plan Area (Griffith)

The project is a Major Use Permit to construct and operate a carwash and auto repair / oil change business on a site with an existing gas station and convenience retail store. The property has a "B" Special Area Designator, which requires Community Design Review for all construction. The surrounding properties are densely developed with commercial, industrial, and multiple family residential uses. If approved, the Major Use Permit would control the hours of operation, installation and maintenance of landscaping, appearance and placement of structures, and all signs. The project is located at 936 East Mission Road in the Fallbrook Community Plan area, within unincorporated San Diego County (APN 105-540-56). Thomas Brothers Coordinates: Page 1027, Grid 2/G.

8. Vista Valley Country Club Major Use Permit Modification; P77-128W⁴; Bonsall Community Plan Area (Griffith)

The applicant requests the Major Use Permit Modification to alter the exterior architecture of the clubhouse that was approved by P77-128W³ from the approved Tuscan theme to a Mission Revival theme. No changes to the approved square footage and only minor changes to the approved building footprint would result. The project site is located at 29354 Vista Valley Drive in the Vista Valley Country Club Specific Plan area within the Bonsall Community Plan area of unincorporated San Diego County (APN 170-272-02).

9. White Star Wireless Telecommunications Major Use Permit; P90-018W⁴; Mountain Empire Subregional Plan Area (Gungle)

The project is a Major Use Permit Modification to authorize the addition of four microwave dish antennas to an existing unmanned wireless telecommunication facility. The facility consists of an existing 100-foot tall lattice tower and associated equipment, neither of which would be expanded in size. The project site is located at 1676 Tierra Del Sol Road in the Mountain Empire Subregional Plan area, within unincorporated San Diego County (APN 610-121-09). The project is subject to the General Plan Land Use Designation RL-80 (Rural Lands) and is zoned S92 (General Rural).

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

October 12th BOS Hearing:

- **NRG Solar Borrego One Appeal; 3300-10-026**
- **Dictionary Hill Rezone and Site Plan; 3600-08-002 (R); 3500-10-010 (STP)**

- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

November 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 2, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 30, 2011	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", and 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)

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)

Plan Amendment Authorization (General
Plan Amendment)

Letter of request filed with Clerk of Board
of Supervisors within 10 days of
determination to decline initiation request
by the Planning Commission (Board of
Supervisors Policy I-63)

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, 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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