

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, May 17, 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**
- G. Informational Item:**

**Otay Crossings Tentative Map Revised Map; PDS2012-3182-5405 (TM 5405R);
Use Regulation: S-88 (Specific Plan); Otay Subregional Plan Area (Ehsan)**

This informational item is being presented to the Planning Commission to revise a previously approved Tentative Map, TM 5405. The Planning Commission approved the Tentative Map on October 7, 2011. The Revised Map would better accommodate the planned SR-11 Right-Of-Way and Port of Entry by moving roads, raising Alta Road, and increasing the footprint of the Port of Entry. The project consists of 47 total lots, including 42 industrial lots, two lots for temporary uses pending the SR-11 and Port of Entry, and three open space lots. The project site is located between the intersection of Alta Road and Otay Mesa Road and the planned new border crossing, in the East Otay Mesa Specific Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use

Designation Specific Plan Area. Zoning for the site is S88, Specific Plan, and the site is planned for mixed industrial use. The planned SR- 11 would run through the site from northwest to southeast (APN: 648-070-03 & 648-080-27).

If the Planning Commission wishes to hear this item or if a request for a public hearing is filed, then the item will be considered in a public hearing on June 14, 2013. If there is no desire to hear this item the preliminary approval decision dated April 2, 2013 will become final.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130517-Supporting-Documents/P12-5405/PDS2012-3182-5405.html>

Regular Agenda Items

1. **Butterfield Trails Ranch Tentative Map; PDS2008-3100-5551, PDS2008-3300-08-028; Valley Center Community Plan Area (Hofreiter)**

The proposed project is a Tentative Map and a Major Use Permit for a Planned Residential Development to subdivide 59.5 acres into 71 residential lots with 28.6-acres dedicated for open space. The proposed project is a clustered design with an overall density of 1.2 dwelling units per acre. The residential lots range from 13,070 square feet to 27,835 square feet in size. The project is located in the Town Center of the Valley Center Community Plan Area. Access to the site is from Valley Center Road to Sunday Drive. The site is within the Village General Plan Regional Category and is subject to the Village Residential (VR-2) Land Use designation that allows a density of two dwelling units per acre. The zoning is Rural Residential (RR), which would allow ¼-acre minimum lot size (e.g. 10,890 square feet) for Planned Residential Developments with the approval of a Major Use Permit. The project would be served by the Valley Center Municipal Water District for sewer and water. The project would be served by the Valley Center Fire Protection District. The proposed grading would be balanced at 120,000 cubic yards. The project site is located at Sunday Drive at Valley Center Road in the Valley Center Community Plan Area (APN: 189-012-59, 60, 61, & 62: & APN: 189-281-18).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/CEQA15183/TM5551-MUP08-028/TM5551-MUP08-028.html>

2. **AT&T Ihde Property Wireless Telecommunication Facility; PDS2011-3300-11-002; Fallbrook Community Plan Area (Chan)**

The project is a Major Use Permit for the installation of a wireless telecommunication facility. The applicant proposes to mount 12 panel antennas, 24 Remote Radio Units (RRUs), and five surge suppressors on two 22-foot tall mono-broadleaf trees, located on the north and south sides of the existing residence. The antennas would be covered with "socks" and painted to match the tree. Additionally, a concrete masonry unit (CMU) equipment enclosure would be constructed to house the proposed equipment cabinets. The enclosure would have a tile roof and stucco finish that would be painted to match the existing carriers' enclosures on site. In addition, two air-conditioning units would be installed and surrounded by a CMU wall. The applicant also proposes landscaping and a white vinyl fence to provide additional screening of the proposed facility. The project is located at 1907 Carriage Lane in the Fallbrook Community Plan Area (APN: 107-250-51-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130517-Supporting-Documents/P11-002/PDS2011-3300-11-002.html>

Administrative Agenda Items

- H. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- I. **Report on actions of Planning Commission's Subcommittees.**
- J. **Results from Board of Supervisors' Hearing(s).**

April 10th BOS Meeting:

- County of San Diego Tract No. 5388-1: Approval of Final Map and Secured Agreement for Public and Private Improvements, North County Metro Community Planning Area - **Approved on Consent**
- General Plan Housing Element Update – **Cont'd to April 24th**
- San Dieguito Community Plan and Land Use – **Approved on Consent**
- Appointments to the San Diego County Historic Site Board
 - **Abel Silvas appointed (Seat 6)**
 - **Paul Johnson appointed (Seat 7)**

April 24th BOS Meeting:

- General Plan Housing Element Update – **Approved 3 -2**
 - **Ayes: Cox, D. Roberts, R. Roberts**
 - **Noes: Jacob, Horn**

May 8th BOS Meeting:

- Orchard Run TM 5087-1
- Wind Energy Ordinance Amendment

May 15th BOS Meeting:

- DGS: Purchases for Agricultural Conservation Easement Program – First Reading (DGS lead dept, PDS as concurrence)

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

June 19th BOS Meeting:

- None at this time

June 26th BOS Meeting:

- None at this time

L. Discussion of correspondence received by Planning Commission.

M. Scheduled Meetings.

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
September 20, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 18, 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.

PC051713AGENDA: If