

REVISED FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 5, 2016, 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 no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents 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 for the item as listed on the agenda.

- A. **Statement of Planning Commission's Proceedings**
- C. **Roll Call**
- D. **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.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/160205-Supporting-Documents.html>

Regular Agenda Items**1. Hosking's Ranch Tentative Map; PDS2003-3100-5312 RPL³: Julian Community Plan Area CONTINUED FROM DECEMBER 11, 2015 (Campbell)**

The applicant requests a 24-lot agricultural subdivision, with a 40-acre minimum lot size, on a 1,416.5-acre property. Individual on-site wells and individual on-site sewer disposal systems would provide both water and sewer, respectively. Earthwork would consist of 103,127 cubic yards of cut and 103,568 cubic yards of fill. The project site is served by Julian/Cuyamaca Fire Protection District. The site is located within a Williamson Act Contract and a portion of the project would require a Contract amendment for 161 acres, to change the Contract's minimum acreage from 160 to 40 acres. Project implementation would require a Habitat Loss Permit for impacts to coastal sage scrub (CSS). The property is designated Rural Lands RL-40 and RL-80, by the General Plan (Former General Plan: Environmentally Constrained Area Intensive Agriculture 1 DU/4,8 AC) (APNs: 289-060-34; 289-030-12, -13, and -11; 289-062-06 and -07; 289-063-04; 289-100-14, -12, -15, and -16; 289-470-38; and 289-120-32, -40, and -41).

2. Champagne Lakes Wireless Facility Major Use Permit; PDS2014-MUP-14-024: Bonsall Community Plan Area (Brown)

The project is a Major Use Permit (MUP) to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility, designed as a 35-foot tall faux mono-broadleaf tree with 12 panel antennas and associated equipment. The equipment would be contained in a concrete masonry unit (CMU) equipment enclosure and would house the equipment, heating, ventilating, and air conditioning (HVAC) units and the 30-kilowatt (kW) generator unit. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-10), and is zoned Limited Agriculture (A70), which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985.A of the Zoning Ordinance (APN: 127-060-79).

3. Zoning Ordinance Amendment related to Limited Wholesale, Boutique and Small Wineries; PDS2014-POD 14-005: Countywide (Lingelser)

This is a request for the Planning Commission to evaluate the proposed project and make recommendations to the Board of Supervisors. The project consists of proposed amendments to the Zoning Ordinance related to Limited Wholesale, Boutique and Small Wineries (Tiered Winery Ordinance). Since its original adoption, a number of issues have arisen that affect the adequate implementation of the ordinance. The draft Ordinance amendments are intended to resolve discrepancies with existing ordinance language. These amendments would not change the purpose or intent of the Ordinance, but have been proposed to eliminate any ambiguity in the requirements for different winery types. This action also requests the Planning

Commission to review and consider the information contained in the Addendum to the previously certified Environmental Impact Report, dated January 13, 2016, and on file with Planning & Development Services (PDS) as Environmental Review Number ER-08-00-004A, prior to making its recommendation on the project.

Administrative Agenda Items

G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted.

- **Results from Board of Supervisors' Hearing(s).**
 - **February 3, 2016 BOS Meeting**
 - Riverway Specific Plan Amendment and Rezone;
 - **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **None at this time**

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

February 26, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 11, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 22, 2016	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 \$1000.00.

*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.

PC160205REVISED-AGENDA: If