

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 8, 2012, 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. Tule Wind Energy Major Use Permit P09-019, General Plan Amendment (GPA) 11-001, and Zoning Reclassification R12-002; Mountain Empire and Boulevard Subregional Plan Areas (Slovick) Continued from the meeting of May 18, 2012**

The proposed project includes a Major Use Permit, General Plan Amendment (GPA), and a Zoning Reclassification (Rezone) to construct and operate five large wind turbines with a maximum height of 492-feet, a 34.5-kilovolt (kV) underground and overhead collector cable system linking the wind turbines to the on-site collector substation, a 5-acre temporary concrete batch plant, a 5,000 square foot operations and maintenance building and associated structures,

three wells for groundwater extraction during construction, a 5-acre on-site collector substation and a 138 kV overhead transmission line and associated transmission towers that would run south from the project collector substation to interconnect with the SDG&E rebuilt Boulevard Substation. The Major Use Permit would authorize a Major Impact Service and Utility use pursuant to the Zoning Ordinance. The GPA would change the Boulevard Subregional Plan to exempt the proposed Project from two goals and eight policies and the Rezone would exempt the project from the height and setback limitations for Large Wind Turbine Systems. In addition, the Project would construct and improve off-site roads, including McCain Valley Road and a new proposed road from Ribbonwood Road to McCain Valley Road. The project site consists of 16 parcels generally located along McCain Valley Road, north and south of Interstate 8 within the Mountain Empire and Boulevard Subregional Plan Areas.

2. **Community Design Review Procedures and Parking Regulations; POD 11-005; Countywide (Lubich)**

This Zoning Ordinance Amendment consists of two components: the creation of a community design review checklist procedure and amendments to the County's Parking Regulations and Parking Design Manual. The community design review checklist procedure component is intended to streamline the "B" Designator community design review process and reduce Site Plan Permit processing times and costs by creating a new optional procedure for ministerial approval of "B" Designator Site Plan Permits for applicants of commercial, industrial, and multifamily residential projects that meet specific qualifying design standards and criteria. This component would require an amendment to the Zoning Ordinance to implement the new community design review checklist procedure, the addition of a design review compliance checklist as an appendix to each of the nine existing Community Design Review Guidelines, and the development of associated application forms and fees. The second component of the proposed Zoning Ordinance Amendment involves amending the Parking Regulations and updating the Parking Design Manual to reflect current and reasonable parking requirements and to ensure consistency with the new community design review checklist procedure and other development regulations, such as California stormwater and water quality laws, the County Fire Code, and the County Water Conservation in Landscaping Ordinance.

3. **ESJ Generation Tie-Line Major Use Permit; P09-008; Mountain Empire and Jacumba Subregional Plan Areas (Slovick)**

The proposed project includes a Major Use Permit to construct and operate an overhead, double circuit 230 kilovolt (kV) generator tie-line (gen-tie) spanning less than 1 mile in length from the U.S. - Mexico border to the proposed East

County (ECO) substation. The project would include three, steel lattice towers, approximately 150 feet in height. A temporary stringing site/construction laydown area of approximately 2 acres would be located near the northern terminus of the transmission line route. Access to the site would be provided by a 24-foot wide and approximately 1 mile long private road connecting to Old Highway 80. The site is subject to the Rural Regional Land Use Element Policy, Rural Lands (RL-80) Land Use Designation and is zoned S92 (General Rural). The project site consists of 7 parcels generally located south of Interstate 8 and Old Highway 80 and immediately adjacent to the Imperial County and Mexico borders within the Mountain Empire and Jacumba Subregional Plan areas within unincorporated San Diego County (APN 661-041-02, 661-041-03, 661-080-08, 661-080-10, 661-090-04, 661-090-05, and 661-090-06).

4. **Copart County Sales Major Use Permit; P11-033; Otay Subregional Plan Area (Jeffers)**

The project is a Major Use Permit to allow the storage and/or auction of inoperable and operable motor vehicles and trailers. The project is located within the East Otay Mesa Specific Planning Area, which allows automotive and equipment storage as an interim use with a Major Use Permit. The project includes storage capacity for 8,000 light duty motor vehicles and parking for 300 cars, as well as two office buildings, a storage building, and 4 metal storage containers on a concrete slab. The hours of operation are 7:30am to 5:30pm and a maximum of 40 employees are permitted on the site at any one time, including a security guard 24 hours/day. Auctions are limited to two days per week. The project site is located at 7277 Otay Mesa Road, on the southeast corner of Otay Mesa Road and Alta Road. The site is subject to the Village Regional Category and the Specific Plan Area General Plan Land Use Designation. Zoning for the site is S88; Specific Plan Area.

5. **Anderson Subdivision Tentative Map; TM 5278; San Dieguito Community Plan Area (Jeffers)**

The project is a Tentative Map to divide 18.9 acres into 5 residential lots ranging in size from 2.0 to 7.4 net acres. The project is considered "pipelined" and therefore subject to the requirements of the previous General Plan. The site is subject to the General Plan Regional Category (EDA) Estate Development Area, Land Use Designation (17) Estate Residential. Zoning for the site is Rural Residential (RR). The site is located at 20253 Elfin Forest Road and contains existing offices, greenhouses, sheds, a warehouse, and a modular home which will remain. The site also contains an existing greenhouse and farm employee housing that will be removed. Access would be provided by a private road connecting to Elfin Forest Road. The project would be served by on-site septic

systems and imported water from the Olivenhain Municipal Water District. Earthwork will consist of 8,096 cubic yards of excavation and 8,113 cubic yards of imported material.

6. **Rowland Vehicle Interim Use Facility Major Use Permit Modification; P03-001²; Otay Subregional Plan Area (Wright)**

The Major Use Permit Modification would allow a five-year time extension for the current interim use as a vehicle transfer and storage facility pursuant to the East Otay Mesa Specific Plan Amendment. The project would also expand the usable area of the project site from approximately 29 to 31 acres of the 41-acre site and permit an increase the number of graded lots from 12 to 20. This modification would trigger the requirement to construct the half-width road improvements for Enrico Fermi Drive and Lone Star Road.

7. **Olivenhain Municipal Water District Wireless Telecommunication Facility Major Use Permit Modification; P95-012W1; San Dieguito Community Plan Area (Smith)**

The project is a Major Use Permit Modification to an existing unmanned wireless telecommunications facility. The proposed modification would consist of the installation of a new 30kW emergency backup diesel generator with a 132 gallon diesel fuel tank in a new 9'10" x 11'2" completely enclosed equipment shelter, and would be designed and painted to match an adjacent existing equipment enclosure. The project is subject to the Public/Semi-Public Facilities Land Use Designation and is zoned Rural Residential (RR). The project is located at 1790 Rancho Summit Road, within the unincorporated San Diego County.

8. **Purer Road Wireless Telecommunication Facility Major Use Permit; P11-020; North County Metropolitan Subregional Plan Area (Smith)**

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 faux mono-broadleaf tree which would be mounted with twelve panel antennas and one (1) four-foot diameter microwave dish antenna in an existing avocado grove. Associated equipment would be enclosed by a 10-foot high concrete pre-fabricated equipment shelter. A new backup generator would be added, fully enclosed within an 8-foot high CMU enclosure. This proposed facility would be on a project site which currently has two existing cell site facilities. The project is subject to the Semi Rural General Plan (SR-1) Land Use Designation and is zoned Rural Residential (RR). The project site is located at 3153 Purer Road, within the unincorporated San Diego County.

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.**

June 20th BOS Hearing:

- **General Plan Update – Property Specific Requests Workplan**
- **Draft Climate Action Plan**
- **Pedace Open Space Vacation, VAC11-002; Second Reading**

June 27th BOS Hearing:

- **Property Specific Zoning Cleanup 2012; POD 12-002**
- **West Lilac Tentative Map**
- **Next G Mt. Helix Distributed Antenna System (AT&T); P10-009**
- **Next G Mt. Helix Distributed Antenna System (Cricket Wireless); P10-011**

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

July 20, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 17, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2012	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 http://www.sdcounty.ca.gov/dplu/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, 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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