

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 5, 2012, 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 Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

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

Regular Agenda Items

- 1. Wind Energy Ordinance Amendment Clean-Up; POD 10-007; Countywide (Schneider)**

On July 20, 2012 the Planning Commission recommended approval of the wind energy ordinance amendment with the incorporation of some modifications. Subsequent to the Planning Commission's action, the Board of Supervisors adopted amendments to the same sections of the Zoning Ordinance in connection with the Tule Wind project on August 8, 2012. Pursuant to State Government Code Section 65857, changes made by the Board to the ordinance resulting from the Tule Wind action must be referred back to the Planning Commission as they were not previously considered by the Planning Commission as part of the wind energy zoning ordinance amendment project. This action requests that the Planning Commission provide a recommendation

on the amended wind energy ordinance amendment resulting from the Board's approval of the Tule Wind project.

2. **Ballena Whales Wireless Telecommunication Facility Major Use Permit Modification; 3301 06-091-01; Ramona Community Plan Area (Smith)**

The project is a modification to an approved Major Use Permit wireless telecommunication facility leased by Verizon Wireless. The applicant proposes to add three panel antennas and relocate the existing three panel antennas. After completion, the existing 35-foot tall faux utility pole will have a total of six antennas. No changes or modifications would be made to the existing equipment cabinet. The project site is located at 26975 State Route 78, in the Ramona Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Designation Rural Lands (RL-40). Zoning for the site is General Agricultural (A72). The site is developed with an existing single family residence that would be retained. In addition, there is an existing 35-foot tall faux utility pole and equipment cabinet owned by AT&T. Access would be provided by a driveway connecting to Old Julian Highway and State Route 78 (APN #: 286-111-44-00).

3. **The Bridges revised Tentative Map; TM 5270; San Dieguito Community Plan Area (Gungle)**

This informational item is being presented to the Planning Commission to revise and/or delete three conditions of a previously approved Tentative Map, TM 5270. The Board of Supervisors approved this subdivision of 8.46 acres into five residential lots on January 30, 2008. The site is located in the northwesterly corner of The Bridges Specific Plan, north of the terminus of Calle Ponte Bella in the San Dieguito Community Plan Area. The requests propose to eliminate the offsite road improvement requirements along Aliso Canyon Road, revise the amount of the payment to the City of Encinitas for fair share contribution for traffic impacts from \$35,600 to \$4,450 and eliminate the requirement to obtain a Clean Water Act Section 401 permit from the California Regional Water Quality Control Board. No changes to the physical design of the Tentative Map are proposed.

4. **Planning Commission Procedures; Countywide (Farace)**

This item proposes revisions to Planning Commission Policy PC-2 pertaining to "Planning Commission Procedural Rules for Conduct of Zoning and Planning Hearings." The proposed amendments consist of revisions to: organized presentations, rules for submitting speaker slips, rules for submitting documents to the Planning Commission and changes to noticing procedure for certain projects with special circumstances.

Administrative Agenda Items

- F. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- G. **Report on actions of Planning Commission's Subcommittees.**
- H. **Results from Board of Supervisors' Hearing(s).**
- I. **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. **Discussion of correspondence received by Planning Commission.**
- K. **Scheduled Meetings.**

October 19, 2012	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 14, 2012	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.