

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 19, 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) Continued from the meeting of October 5, 2012**

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. **Lamp Major Use Permit; P11-014; Valle de Oro Community Plan area (Aquino)**

The project is a Major Use Permit to allow for the retail sale of landscaping materials, imported nursery stock, and stock grown onsite. The existing wholesale business is permitted by right. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-1) and zoning for the site is A70 (Limited Agricultural). The project site is located at 1931 Jamacha Road in the Valle de Oro Community Plan area, within unincorporated San Diego County. The site contains two structures that are approximately 1,400 and 2,548 square feet in size. The 1,400 square foot structure would be converted to an office and the remaining 2,548 square foot structure would be replaced with a storage bin area. Access would be provided by a private driveway connecting to Jamacha Road. The project would be served by an on-site sewage disposal system and water would continue to be supplied via an on-site private well. No extension of sewer or water utilities will be required by the project. No earthwork is proposed as part of the project (APN 518-010-52).

3. **Sol Orchard Ramona Major Use Permit; P11-029; Ramona Community Plan area (Hofreiter)**

The applicant requests a Major Use Permit for the construction and operation of an unmanned photovoltaic solar farm. The project would consist of solar panels over approximately 42.7 acres of the 110-acre site with a production capacity of 7.5 Megawatts (MW). The proposed panels would be single-axis tracking photovoltaic solar panels which would range between 8-feet to 11.5-feet in height at maximum tilt. The project will be surrounded by 8-foot tall fencing and would include a combination of vines, shrubs and trees planted along the northern and western project boundaries to help screen the proposed project. The site is subject to the SR-4 (Semi-Rural Residential) General Plan Land Use Designation. Zoning for the site is A72 (General Agricultural). The site contains an existing livestock raising operation that would be retained outside of the Major Use Permit boundaries. Access would be provided by a driveway connecting to Ramona Street. The project site is located at 1650 Warnock Drive in the Ramona Community Plan area, within unincorporated San Diego County (APN 283-083-07).

4. **7-Eleven ABC; 3930-12-004; Alpine Community Plan area (Kraft)**

This is an appeal by the Alpine Community Planning Group of the Director's August 15, 2012 Determination that Public Convenience or Necessity would be served by the issuance of a Type 21 ABC license (Off Sale General) for a 7-Eleven convenience store. The project is an applicant request for the transfer of an existing Type 21 license, from within the census tract, to a new location.

5. **North Peak Wireless Telecommunication Facility Major Use Permit Modification; P90-001W¹; Cuyamaca/Central Mountain Subregional Plan area (Smith)**

The project is a modification to an approved Major Use Permit wireless telecommunication facility leased by Verizon Wireless. The applicant requests a Major Use Permit Modification to authorize the installation and operation of replacement panels and microwave dish antennas on an existing unmanned wireless facility (P90-001). The facility includes a 60-foot tall lattice tower to which seven (7) panel antennas, four (4) microwave antennas and one whip antenna are currently attached. The applicant proposes to replace all existing seven (7) panel antennas with nine (9) new panel antennas. In addition, the applicant proposes to remove all four (4) existing microwave antennas and install five (5) new microwave antennas. No changes or modifications would be made to the existing equipment cabinet. The project site is located at 35871 Mountain Circle Drive, Julian, south of the intersection of Mountain Circle Drive and North Peak Road, in the Cuyamaca/Central Mountain Subregional Plan area within unincorporated San Diego County. The site is subject to the General Plan Designation Rural Lands (RL-40) and zoning is General Rural (S92). The site is developed with an existing single family residence that would be retained, as well as three other separate wireless facilities, all lattice towers of varying height. Access would be provided by a private easement connecting to North Peak Road (APN 294-160-27-00).

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.**

October 31st BOS Hearing:

- Sol Orchard Valley Center Solar Energy; P11-027
- Improvement Agreement Time Extension – Bonsall; TM5012-1
- Approval of Extension of Time to Complete Improvements For Major Subdivision located in Bonsall Community Plan Area; TM 5012-1 (Map No. 13645)

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

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.

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