

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, May 18, 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. Highlands at Warner Springs; Tentative Map, TM 5450 and Specific Plan Amendment, SPA 06-001; North Mountain Subregional Plan Area (Sibbet) Continued from the meeting of July 8, 2011**

This project was remanded back to staff at the July 8, 2011 Planning Commission hearing to look into the secondary access, the formation of a water district, a clustered design, the EIR Addendum and the trail easement. The applicant requests a Tentative Map for 28 lots ranging in size from 4.06 to 7.55 acres and a Specific Plan Amendment to allow the use of on-site wells for domestic water supply. The original Specific Plan approved in 1983 anticipated the property to be developed with 35 residential lots that would obtain water from off-site sources.

The 149.7-acre site is located on either side of Los Coyotes Road, south of the intersection of Camino San Ignacio Road and Camino Morro, south of Warner Springs Resort and within the North Mountain Subregional Plan Area. The site is subject to the General Plan Regional Category 1.4, Rural Development Area (RDA) and Land Use Designation (21) Specific Plan Area. Zoning for the site is RR.5 Rural Residential, which allows residential uses with minimum lot sizes of 2 acres.

2. **Roadrunner Club Mobilehome Park Major Use Permit Modification; P99-003W¹; Borrego Springs Sponsor Group Area (Wright) Continued from the meeting of April 13, 2012**

The project is a Major Use Permit Modification to provide for maintenance of all common-use areas of the park associated with a pending Tentative Parcel Map to convert an existing rental mobile home park on a single lot into a 4-lot resident-owned air-space condominium mobile home park. The Major Use Permit will also provide for minor changes to the Major Use Permit plans such as identifying existing gates and signs. The project site is located at 1010 Palm Canyon Drive, Borrego Springs, in the Desert Subregional Plan Area. The site is subject to the Village Regional Category, Land Use Designation Village Residential VR-4.3. Zoning for the site is S88 (Roadrunner Club Specific Plan Area).

3. **Property Specific Zoning Clean-up 2012; POD 12-002; Countywide (Stiehl)**

Department-recommended property specific zoning changes to various parcels throughout the County and revisions to the Zoning Ordinance Compatibility Matrix to better implement the General Plan Update. As part of the General Plan Update adoption in August 2011, thousands of parcels were rezoned with new Use Regulations, development regulations, building types, lot sizes and Special Area Regulations in property specific zoning. This project proposes changes in property specific zoning to cleanup oversights, omissions, errors and split zoning since the General Plan Update with a Countywide cleanup rezone. In addition the project proposes to add findings for Use Regulations that may be allowed in certain General Plan Land Use Designations under Special Circumstances in the Zoning Ordinance Compatibility Matrix, Section 2050.

4. **Jamacha Wireless Telecommunication Facility Major Use Permit Modification, P03-103W¹; Spring Valley Community Plan Area (Gungle)**

This application for a proposed Major Use Permit Modification is being brought forward with a recommendation of denial due to the inability to make all required Major Use Permit findings as described in Section 7358 of the Zoning Ordinance. The applicant requests a Major Use Permit Modification to authorize

an increase in the overall height of an existing faux monocypress tree from 50' 6" to 58' 6" to allow for the removal of three existing 4' 7" antennas and the addition of nine 6' 4" panel antennas. Two new LTE equipment cabinets are proposed to be added inside of the existing AT&T equipment shelter. The site is subject to the Rural Regional Land Use Element Policy, Public Agency Lands Land Use Designation and is zoned S90 (Special Purpose-Holding Area). The project site is located at 9903 Jamacha Boulevard.

5. 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)

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.

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).**

May 2nd BOS Hearing:

- **Alpine Center Rezone, RZ 12-001**
- **Pedace Open Space Vacation, VAC 11-002**
- **Residential Subdivision Design Guidelines; POD 11-008**
- **Zoning Ordinance Update No. 29, County Code and Administrative Code Amendments, POD 11-004 (Second Reading)**

May 9th BOS Hearing:

- **Rancho Cielo Specific Plan Amendment; SPA 05-004**

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

June 8, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
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.