

ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE AMENDING THE
SAN DIEGO COUNTY ZONING ORDINANCE
RELATED TO WIND ENERGY TURBINES**

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that wind power is an important renewable source of energy, and the Zoning Ordinance should be amended to update and streamline the provisions that regulate wind energy systems. This ordinance is consistent with State laws that encourage the construction of wind energy turbines. The amendments made by this ordinance are intended to set forth reasonable standards and procedures for the installation and operation of wind turbines to improve and enhance public welfare and safety, and to implement the Energy Element of the San Diego County General Plan.

Section 2. Section 11110, DEFINITIONS (A), of the Zoning Ordinance is amended to add a definition for A-Weighted Sound Level (dBA), to read as follows:

A-Weighted Sound Level (dBA). The sound level in decibels as measured on a sound level meter using the A-weighted network. The A-weighted network is the network for measuring sound that most closely resembles what the human ear hears. Sound measured using the A-weighted network is designated dBA.

Section 3. Section 11110, DEFINITIONS (B), of the Zoning Ordinance is amended to add a definition for Background Sound (L_{90}), to read as follows:

Background Sound Level (L_{90}). The sound level that is exceeded for 90 percent of the total measurement period as described in the current edition of Quantities and Procedures for Description and Measurement of Environmental Sound by the American National Standard Institution. Background Sound Level may be measured relative to A-weighting or C-weighting, in which case it would be denoted as L_{A90} and L_{C90} , respectively.

Section 4. Section 11110, DEFINITIONS (C), of the Zoning Ordinance is amended to add a definition for C-Weighted Sound Level (dBC), to read as follows:

C-Weighted Sound Level (L_{Ceq}). The sound level in decibels as measured on a sound level meter using the C-weighting network. The C-weighting network measures sound that contains large low-frequency components. Sound measured using the C-weighting network is designated dBC.

Section 5. Section 11110, DEFINITIONS (M), of the Zoning Ordinance is amended to add a definition for Military Operating Area, to read as follows:

Military Operating Area. A three dimensional airspace designated for military training and transport activities that has a defined floor (minimum altitude) and ceiling (maximum altitude) above mean sea level.

Section 6. Section 1110, DEFINITIONS (N) of the Zoning Ordinance is amended to add a definition for Nacelle to read as follows;

Nacelle. Wind turbine component which typically houses internal mechanical and electrical parts, such as generators, gearboxes, drive trains, and brake assembly.

Section 7. Section 1110, DEFINITIONS (R), of the Zoning Ordinance is amended to add a definition for Residual Background Sound Criterion, and Ridgeline, to read as follows:

Residual Background Sound Criterion (RBSC_{L90}) for Wind Energy Facilities. The Background Sound Level measured relative to A-weighting (L_{A90}) plus 5 dBA.

Ridgeline. The plateau or maximum elevation which extends along the top of Steep Slope Lands. A Ridgeline may increase or decrease in elevation as it extends along the top of Steep Slope Lands.

Section 8. Section 1110, DEFINITIONS (T), of the Zoning Ordinance is amended to add a definition for Trellis Tower, to read as follows:

Trellis Tower: A structure made of interwoven pieces of wood, metal or synthetic material to support an object, such as a wind turbine or antenna array.

Section 9. Section 1110, DEFINITIONS (W), of the Zoning Ordinance is amended to delete the definition of Wind Turbine System, Medium, add definitions for Wind Turbine Height, and Wind Turbine Tower Height, and to revise the definitions of Wind Turbine System ,Small; Wind Turbine System, Large; and Wind Turbine, Non Operational to read as follows:

Wind Turbine: A device which converts the kinetic energy of wind into a usable form of electric energy. A wind turbine may consist of a tower, turbine, support structures, electrical wires, guy wires and other related equipment.

Wind Turbine Height: The distance from existing grade at the base of the tower to the highest point of the turbine blade when in use.

Wind Turbine Tower Height: The distance from existing grade at the base of the wind turbine tower to the top of the tower excluding the nacelle and turbine blades.

Small Wind Turbine A wind turbine with or without a tower, which has a rated capacity of not more than 50 kilowatts that generates electricity primarily for use on the same lot on which the wind turbine is located.

A wind turbine with or without a tower, which has a rated capacity of more than 50 kilowatts, that generates electricity for use on or off the same lot on which the turbine is located. Large Wind Turbine shall be classified as a Major Impact Services and Utilities use type.

Wind Turbine, Non-Operational: wind turbine that is mechanically inoperable or otherwise no longer converting the kinetic energy of wind into a usable form of electric energy

Section 10. Section 1110, DEFINITIONS (Z), of the Zoning Ordinance is amended to add a definition for Zoning Verification Permit, to read as follows:

Zoning Verification Permit. A ministerial permit issued by the Department of Planning and Development Services for purposes of verifying that a particular use or structure complies with all applicable Zoning Ordinance regulations.

Section 11. Section 6123 of the Zoning Ordinance is amended to read as follows:

6123 METEOROLOGICAL TESTING FACILITY

A Meteorological Testing (MET) Facility is permitted as a temporary use if the following requirements are met:

- a. An Administrative Permit must be obtained in accordance with the Administrative Permit Procedure commencing at Section 7050 except as specified in subsection 6123.I below. The following findings must be made prior to approval of an Administrative Permit:
 1. The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - i. Harmony in scale, bulk, coverage and density;
 - ii. The availability of public facilities, services and utilities;
 - iii. The harmful effect, if any, upon desirable neighborhood character;
 - iv. The generation of traffic and the capacity and physical character of surrounding streets;
 - v. The suitability of the site for the type and intensity of use or development which is proposed; and to
 - vi. Any other relevant impact of the proposed use;
 2. The impacts, as described in paragraph "a.1" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan; and
 3. The requirements of the California Environmental Quality Act have been complied with.
- b. Location. A MET Facility is prohibited on property subject to the S81 Use Regulations.

- c. Notification. Notice shall be provided pursuant to Section 7060c.
- d. Setback. The MET Facility shall be set back from all property lines and roads by a minimum of the distance equal to the height of the tallest structure (tower, equipment, etc.) or the applicable setback requirements of the zone, whichever is greater. The setback requirements of the zone shall apply to all components of the MET Facility including, but not limited to, a tower, guy wires, guy wire anchors and any other related equipment.
- e. Minimum Spacing. The MET Facility shall be located at least 500 feet from any other MET Facility.
- f. Area of Disturbance. The MET Facility shall not disturb an area more than is necessary for the base of a tower, the guy wire anchors, other authorized equipment for the Facility and/or an access road. The equipment may include sonar equipment. The entire area of disturbance shall be clearly shown on the plans.
- g. Size. The MET Facility may include one temporary structure other than a tower or a sonar equipment trailer. The temporary structure is limited to a 120 square feet in size including fencing and noise attenuation walls and may be used to store equipment for the MET Facility.
- h. Illumination. No exterior lights are allowed on a MET Facility except as required by the Director, the Federal Aviation Administration or other government agency.
- i. Height. The MET Facility shall be less than 200 feet in height.
- j. Duration. The MET Facility shall not operate for more than three years from the date of approval of the Administrative Permit unless the Director grants an extension. The Director may grant an extension of time upon the applicant submitting written justification for the continued use of the facility and filing for a modification of the Administrative Permit pursuant to Section 7072. A MET Facility is approved by a Use Permit may operate for the time period specified in the Use Permit. The MET Facility shall be removed within 30 days of the expiration of the three-year period specified in the Administrative Permit or the time period specified in the Use Permit.
- k. Security. The operator shall provide a security in the form and amount determined by the Director to ensure removal of the MET Facility. The security shall be provided to DPLU prior to building permit issuance. Once the MET Facility has been removed from the property pursuant to a demolition permit to the satisfaction of the Director, the security may be released to the operator of the MET Facility.
- l. A MET Facility that complies with the height designator in the height schedule of the zone in which the facility is located, is allowed with a Zoning Verification Permit if the facility meets the requirements of subsections b, d, e, f, g, h, and k of this section. The MET Facility shall be removed within three years of the Zoning Verification Permit approval date.

- m. A MET Facility shall comply with all applicable fire code requirements. If a provision of section 6123 is inconsistent with an applicable fire code requirement, the fire code requirement shall take precedence.

Section 12. Subsection z of Section 6156 of the Zoning Ordinance is amended to read as follows:

- z. Small Wind Turbine ~~l~~. A small wind turbine shall be allowed in accordance with the Renewable Energy Regulations commencing at Section 6951

Section 13. Subsection b of Section 6158 of the Zoning Ordinance is amended to read as follows:

- b. Small Wind Turbine. A small wind turbine shall be allowed in accordance with the Renewable Energy Regulations commencing at Section 6951.

Section 14. Section 6861 of the Zoning Ordinance is repealed.

Section 15. Section 6862 of the Zoning Ordinance is amended to read as follows:

6862 NONCONFORMING WIND TURBINES.

- a. A nonconforming wind turbine, or a series of wind turbines, which meets the definition of “Wind Turbine, Non-Operational” in Section 1110 shall be removed within 60 days of becoming non-operational at the property owner’s expense, and the site shall be restored to a condition compatible with surrounding properties as determined by the Director. Upon written request by the Department of Planning and Development Services, the owner of a property on which a nonconforming wind turbine is located shall provide documentation to the satisfaction of the Director that the Director may use to determine the operational status of the wind turbine.

Section 16. Section 6950 of the Zoning Ordinance is amended to read as follows:

6950 RENEWABLE ENERGY

The provisions of Section 6950 thru 6959 shall be known as the Renewable Energy Regulations. The purpose of these provisions is to prescribe reasonable standards and procedures for the installation and operation of Solar Energy Systems and Wind Turbines.

Section 17. Section 6951 of the Zoning Ordinance is amended to read as follows:

6951 SMALL WIND TURBINE

Small wind turbines shall comply with the following provisions:

- a. A maximum of three small wind turbines is allowed on a legal lot as an accessory use to the primary use of the lot in accordance with the following requirements:

1. Setbacks. The following setback requirements apply:
 - i. A small wind turbine shall be setback from all private road easements and public roads by a minimum of the distance equal to the wind turbine height or the applicable setback requirements of the zone, whichever is greater. The wind turbine shall also be setback from all property lines by a minimum of the distance equal to the wind turbine height, the applicable setback requirement of the zone or 30 feet, whichever is greater. The wind turbine shall also meet the fire code setback requirements.
 - ii. No part of the wind turbine shall be closer than 300 feet or five times the turbine height, whichever is greater, from the following:
 - a. Electric power transmission towers and lines.
 - b. Blue line watercourse(s) or water bodies as identified on the current United States Geological Survey Topographic Map as posted on the United States Geological Survey website
 - c. Significant roost sites for bat species as identified on the Small Wind Turbine Constraints map dated October 12, 2012 on file with the department of Planning and Development Services based on data from the California Natural Diversity Database and San Diego Natural History Museum Maps.
 - d. Recorded open space easements and designated preserve areas.
 - e. Riparian vegetation as identified on the County Wetland Vegetation Map dated October 12, 2012.
 - iii. No part of a wind turbine shall be closer than 4,000 feet from a known golden eagle nest site. Parcels within 4,000 feet of known golden eagle nest sites are identified on the Small Wind Turbine Constraints Map dated October 12, 2012 on file with the Department of Planning and Development Services and based on data provided by the U.S. Fish and Wildlife Service.
2. Area of Disturbance. A small wind turbine shall not result in an area of ground disturbance (including grading, clearing, brushing, or grubbing) during installation that is larger than a 25 foot radius around the base of a tower, and an access path to the tower that is a maximum of four feet wide. The entire area of disturbance shall be clearly defined on the plans submitted for Zoning Verification Permit review.
3. Barriers. Public access to a small wind turbine shall be restricted through the use of a fence with locked gates or non-climbable towers.
4. Noise. A small wind turbine shall comply with the applicable sound level limits in the Noise Ordinance, County Code section 36.401 et seq.

5. Height. The wind turbine height may exceed the height limit of the zone in accordance with section 4620.j, but shall not exceed 80 feet.
6. Lighting. A small wind turbine shall not include any exterior lights unless required by law.
7. Turbine Certification. A small wind turbine shall be listed on the May 23, 2012, California Energy Commission, List of Eligible Small Turbines. A small wind turbine that is not on this list may be used only if the Director determines that the turbine will generate the amount of energy stated in the manufacturer's specifications (i.e., the rated capacity is accurate).
8. Historic Resources. A small wind turbine shall not be located on a parcel listed in the National Register of Historic Places or the California Register of Historical Resources.
9. Ridgelines. A small wind turbine tower shall not be located on a ridgeline, and the turbine blades shall not exceed the height of the ridgeline in an area within 150 feet of the ridgeline.
10. Design. A small wind turbine shall meet the following design criteria:
 - i. Trellis. Use of trellis style towers is prohibited.
 - ii. Guy -Wires. Use of guy-wires is prohibited; turbine towers shall be self supporting.
 - iii. Tower Base. The entire area within 10 feet of the base of a turbine tower shall be cleared of all vegetation and shall be covered with gravel, mulch or other similar material to prevent the growth of vegetation.
 - iv. Power lines. All power lines connecting turbine towers and/or generators to a structure(s) shall be installed underground.
 - v. Safety. A small wind turbine shall be equipped with manual and automatic over speed controls.
 - vi. Non-Operational. Except for periods of maintenance, a small wind turbine that meets the definition of "Wind Turbine, Non-Operational" in Section 1110 shall be removed from the site within 180 days from the date of becoming non-operational. Upon written request by the Department of Planning and Development Services, the owner of the property on which a turbine is located shall provide documentation to the satisfaction of the Director that the Director may use to determine the operational status of the small turbine.
11. Military Operating Areas. The Department of Planning and Development Services shall provide written notice to the appropriate branch of the United States military prior to the issuance of a Zoning Verification Permit for a small wind turbine located in a Military Operating Area. The notice shall include a description of the location and height of the proposed small wind turbine.

12. Pre-Approved Mitigation Area. A small turbine is allowed on a legal lot designated as Pre-Approved Mitigation Area within the boundaries of the Multiple Species Conservation Program Subarea Plan only with an Administrative Permit. An Administrative Permit may be approved for a maximum of three small wind turbines if all of the requirements of subsection "a" of this section are met and the cumulative rated capacity of the turbine(s) does not exceed 50 kilowatts. Subsections 6951.b and 6951.c below do not apply to lots designated as Pre-Approved Mitigation Area within the boundaries of the Multiple Species Conservation Program Subarea Plan.
 - b. Up to two additional small wind turbines (five total) are allowed when all wind turbines comply with the requirements of subsection "a" above and all turbines:
 1. Meet the height limit of the zone; and
 2. Are mounted on an existing permitted structure, such as an accessory structure, allowed pursuant to the Accessory Use Regulations in section 6150.
 - c. An Administrative Permit may be approved for more than three tower-mounted small wind turbines or more than five roof-mounted small wind turbines if all of the requirements of subsection "a" of this section are met and the cumulative rated capacity of all of the turbines does not exceed 50 kilowatts.
 - d. The cumulative rated capacity of all small wind turbines on a single legal lot shall not exceed 50 kilowatts.
 - e. Before a building permit is issued for a small wind turbine, the applicant shall obtain a Zoning Verification Permit to verify that each small wind turbine complies with the requirements listed in Section 6951.
 - f. A small wind turbine shall comply with all applicable fire code requirements. If a provision of subsection 6951.a is inconsistent with an applicable fire code requirement, the fire code requirement shall take precedence.

Section 18. Section 6952 of the Zoning Ordinance is amended to read as follows:

6952. LARGE WIND TURBINE

Any number of large wind turbines may be allowed as a Major Impact Services and Utilities use type with a Major Use Permit approved in accordance with the Use Permit Procedure commencing at Section 7350 and subject to the following requirements:

- a. Lot size and status. The lot on which the large wind turbine(s) is to be located shall be at least five acres in size and shall be a legal lot.
- b. Location. The lot shall be located in a wind resources area shown on the Wind Resources Map approved by the Board of Supervisors on _____ and on file at the Clerk of the Board of Supervisors as document number _____.

- c. Setbacks. The minimum setbacks listed below shall apply. All setbacks shall be measured from the property line to the closest point on the base or support structure of each tower.
1. From private road easements, open space easements, conservation easements ~~or~~ and public roads, the minimum setback shall be a distance equal to 1.1 times the wind turbine height.
 2. From all property lines and existing residences or buildings occupied by civic use types, the minimum setback shall be a distance equal to 1.1 times the wind turbine height.
 3. Additional setbacks may be required to meet the Noise Ordinance, County Code section 36.401 et seq., and/or the noise requirements in subsection “f” below.
 4. Setback Reduction. If the noise levels resulting from a proposed large turbine exceed the requirements of Noise Ordinance, County Code section 36.401 et seq., and/or the noise requirements in subsection “f” below, the setback requirements in subsections 6952.c.2 and 3 may be reduced in accordance with the following provisions:
 - i. A minimum setback equal to 1.1 times the wind turbine height shall be maintained from all existing residences or buildings occupied by civic use types, private road easements, open space easements, conservation easements and public roads; and
 - ii. The applicant has submitted to the Department of Planning and Development Services a document titled, “Consent to Reduce Setbacks” from the owner of each property affected by the proposed setback reduction. The Consent to Reduce Setbacks shall identify the affected property, the owner of the affected property, the property line(s) to which the reduced setback would apply, the reduced setback distance to which the property owner consents and shall include any other information specified by the Director. The property owner’s signature shall be acknowledged. The Consent to Reduce Setbacks shall meet the requirements of state law for a recordable document and will be recorded by the Department of Planning and Development Services with the San Diego County Recorder’s Office if the provisions of section 6952c.4 are met.
 - iii. If the adjoining property that would be affected by a setback reduction is not subject to the County’s land use regulations, the applicant shall submit documentation to the satisfaction of the Director that the adjoining property owner does not object to the setback reduction. Section 6952.c.4.i shall apply, but section 6952c.4.ii shall not apply.
 5. Notwithstanding of the setbacks listed in subsections 1, 2, 3, and 4 above, wind turbines located on land subject to the Tule Wind Energy Project Major Use Permit (3300 09-019 (MUP)) shall comply with the following setback requirements:

- i. From any existing residence or buildings occupied by civic use types, four (4) times wind turbine height, when measured from center of turbine to residence or building occupied by civic use type; and
 - ii. From any adjacent property line of a property owner that is participating in the project, 101% of the blade length, when measured from center of turbine to property line: unless either (i) written consent signed by the owner(s) of each lot or parcel affected by the proposed setback reduction is obtained or (ii) the lot or parcel affected by the proposed setback is owned by the Bureau of Land Management or other state or federal agency that participated in the preparation of the EIR/EIS for the Tule Wind Energy Project; and
 - iii. From any adjacent property line of a property owner that is not participating in the project, 131% of the wind turbine height, when measured from center of turbine to property line; unless either (i) written consent signed by the owner(s) of each lot or parcel affected by the proposed setback reduction is obtained or (ii) the lot or parcel affected by the proposed setback is owned by the Bureau of Land Management or other state or federal agency that participated in the preparation of the EIR/EIS for the Tule Wind Energy Project; and
 - iv. From the edge of public road right-of-way, 131% of the wind turbine height, when measured from center of turbine; and
 - v. From the edge of transmission line easement or right-of-way, 101% of turbine tip height, when measured from center of turbine.
- d. **Barriers.** Public access to a large wind turbine shall be restricted through the use of a fence with locked gates, non-climbable towers or other suitable measures.
- e. **Signs.** A warning sign containing only a telephone number and an address for emergency calls and informational inquiries shall face each vehicular access point to the turbine. Individual signs shall be between five and 16 square feet in size.
- f. **Noise.** The following noise provisions shall apply:
- 1. **Acoustical Study.** The applicant shall prepare and submit an acoustical study. The study shall be conducted by a County-approved acoustical consultant and shall demonstrate that (a) each large wind turbine complies with all applicable sound level limits in the Noise Ordinance, County Code section 36.401 et seq.; and (b) the C-weighted sound level from each large wind turbine while operating does not exceed the Residual Background Sound Criterion for Wind Energy Facilities by more than 20 decibels as both sound levels are measured at each property line of the lot on which the large turbine is located.
 - 2. **Noise Waiver.** An increase in the C-weighted sound level limit specified in subsection 6259.f.1 for one or more turbines may be approved as part of the Major Use Permit for turbines located within the designated Noise Waiver Area on the Wind Resources Map in accordance with the following provisions:

- i. The large wind turbine complies with all other applicable sound level limits in the Noise Ordinance, County Code section 36.401 et seq.; and
 - ii. The decision maker finds that the higher C-weighted sound limit is acceptable due to specific economic, social, technological or other benefits that will result from approval of the Major Use Permit and implementation of the Proposed Project,
- 3. Pure Tone. If the sound from a large wind turbine while operating contains a steady or intermittent pure tone, such as a whine, screech or hum, the applicable standards for noise set forth in County Code section 36.404 shall be reduced by five dBA. A “pure tone” exists if one-third of the octave band sound pressure level in the band, including the tone, exceeds the arithmetic average of sound pressure levels of the two contiguous one-third octave bands by five dBA for center frequencies of 500 Hz or more, by eight dBA for center frequencies between 160 Hz and 400 Hz, or by 15 dBA for center frequencies less than or equal to 125 Hz.
- 4. Compliance Review. A Major Use Permit for a large turbine shall be conditioned to require the submittal of a compliance report to the Department of Planning and Development Services once every two years (from the date of approval of the Use Permit) that demonstrates, to the satisfaction of the Director, that the use meets the requirements of section 6952 and all applicable noise related conditions of the Major Use Permit. The compliance report shall describe any complaints filed with the County during the previous two year period and all corrective actions taken if the use was found to be out of compliance with the requirements of section 6952 and/or the applicable noise related Major Use Permit conditions. As a result of this review, the Director shall determine that the use is in compliance with the requirements of this section and the applicable noise related Major Use Permit conditions or that the Major Use Permit shall be subject to review by the Planning Commission. If the Planning Commission finds that the use no longer complies with the requirements of section 6952 and/or the applicable noise related conditions of the Major Use Permit, the Planning Commission may initiate modification or revocation of the permit in accordance with section 7382.c.
- g. Height. A large wind turbine shall comply with Federal Aviation Administration height requirements and day and night marking requirements and shall not create an airport hazard or interfere with military or emergency services aviation operations, such as aerial firefighting
- h. Turbine Description. The Major Use Permit shall include the following information:
 - 1. The wind turbine manufacturer(s), model(s), power rating(s) and blade dimensions.
 - 2. The tower manufacturer and model.

3. The Director may authorize the use of different turbines and towers than those specified in the Major Use Permit if the Director determines that the different turbines and towers would cause the same or fewer impacts compared to the turbines and towers listed in the Major Use Permit. A request to use different turbines and/or towers under this subsection shall not require approval of a Major User Permit Modification under section 7358.
- i. **Manufacture Specifications.** An application for a Major Use Permit for one or more large wind turbine(s) shall include a copy of the manufacturer's specifications for each proposed wind turbine. The application may include multiple manufacturers' specifications.
 - j. **Nonoperational Wind Turbines.** Except for periods of maintenance, a large wind turbine that meets the definition of "Wind Turbine, Non-Operational" in Section 1110 for 180 consecutive days shall be decommissioned in accordance with the plan specified in subsection 2 below.
 1. **Operational Data.** Upon written request by the Department of Planning and Development Services, the Permittee of a Major Use Permit for a large wind turbine shall provide data to the satisfaction of the Director to allow the Director to determine the operational status of the large wind turbine.
 2. **Decommissioning Plan.** The applicant shall prepare and submit a decommissioning plan to the Director for his review and approval. The plan shall provide for the removal of all components of each large wind turbine and the restoration of the site to a condition compatible with surrounding properties within 180 days of the start of the decommissioning period. The decommissioning period begins after a wind turbine has been non-operational for 180 consecutive days as specified in subsection 6952j above.
 3. **Secured Agreement.** The applicant shall also enter into a secured agreement with the County that requires the decommissioning plan to be implemented and completed. The terms and conditions of the agreement shall be to the satisfaction of the Director and subject to the review and approval of County Counsel. The Director is authorized to sign the agreement on behalf of the County. The security provided with the agreement shall be in an amount sufficient to cover the County's costs, as determined by the Director, to implement and complete the decommissioning plan in case the owner or operator fails to implement and/or complete the plan. The security shall be in a form approved by the Director. Typical forms of security include a surety bond, irrevocable letter of credit or trust funds. The security shall remain in effect for the entire time that the large wind turbine is operational and for any additional time until the decommissioning has been completed in accordance with the decommissioning plan.
 4. **Building Permit.** No building permit for any component of a large wind turbine may be issued until the Director approves the decommissioning plan, signs the secured agreement and accepts the security.
 - k. **Existing Administrative Permits for Wind Turbine Projects - Modification or Revocation.** Administrative permits for wind turbine projects granted pursuant to

Section 7060 prior to January 1, 1986, shall be treated for all purposes as if they are Major Use Permits and shall be subject to all the provisions of the Zoning Ordinance which apply to Major Use Permits for purpose of modification or revocation.

- I. Design. When a Major Use Permit authorizes more than one large wind turbine, all of the large wind turbines subject to the Major Use Permit shall be uniform in color and tower and turbine design (pole, nacelle, etc.). In addition if there are existing large wind turbines on a lot that abuts the lot on which proposed large wind turbines would be located, the color and tower and turbine design of the proposed large wind turbines shall be uniform with that of the existing large wind turbines. Tower and turbine design does not include turbine height which may vary.

- m. Property Maintenance. Except for periods of maintenance the property on which a large turbine is located shall be kept clean of turbine parts and or debris associated with the turbine operation.

Section 19. Section 7359 of the Zoning Ordinance is amended to read as follows:

7359 FINDINGS REQUIRED FOR PARTICULAR USE PERMITS.

Before a use permit may be granted or modified for a "Specific Hazardous Waste Facility Project" as defined in Health and Safety Code Section 25199.1 or a "Large Wind Turbine" as defined in Section 1110, the following provisions shall be met:

- a. Specific Hazardous Waste Facility Project. In addition to the findings required by Section 7358, it shall be found that the proposed facility complies with the following siting criteria documents of the County of San Diego Hazardous Waste Management Plan 1989-2000, all of which documents are on file with the Clerk of the Board of Supervisors as Exhibit A to Ordinance No. 8093 (N.S.):
 - 1. Section E, entitled "Local and Regional Facility Needs", of Chapter IX, entitled "Siting and Permitting of Hazardous Waste Facilities" (Pages IX-35 through IX-37);
 - 2. Appendix IX-A, entitled "Siting Criteria For Evaluating Hazardous Waste Management Facility Siting Proposals in San Diego County", and
 - 3. Appendix IX-B, entitled "'General Areas' For Siting Hazardous Waste Management Facilities."

- b. Large Wind Turbine. In lieu of the findings required by Section 7358, it shall be found that the location, size and design of the proposed large wind turbine project will not adversely affect or be materially detrimental to the surrounding community with consideration given to:
 - 1. The physical suitability of the site for the type and intensity of the wind turbine project which is proposed;

2. Any harmful effect from the wind turbine project on desirable neighborhood character;
3. The availability of public facilities, services and utilities to serve the wind turbine project;
4. The generation of traffic and the capacity and physical character of surrounding streets;
5. The requirements of the California Environmental Quality Act;
6. The wind turbine project's contribution to the renewable energy and sustainability goals of the San Diego region; and
7. The San Diego County General Plan.

Section 20. Section 1380 of the Zoning Ordinance is repealed.

Section 21. Section 2990 (page 1 of 6) of the Zoning Ordinance is amended to read as follows:

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO																	Page 1 of 6						
USE & ENCLOSURE MATRIX																							
SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816																							
NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.																							
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> USE TYPES RESIDENTIAL Family Residential Group Residential Mobilehome Residential CMHC Engaged Open Drive-in Administrative Services Ambulance Services Clinic Services Community Services (see Sec. 6900) Cultural Exhibits and Library Services Child Care Center Emergency Shelters (see Sec. 6900) Essential Services Fire Protection Services Group Care Law Enforcement Services (see Sec. 6911) Civic Fraternal or Religious Assembly Major Impact Services Minor Impact Services Parking Services Postal Services Small Schools </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> 1250 1260 1265 1280 1300 See Section 6816 1310 1315 1320 1325 1330 1332 1334 1335 1340 1345 1346 1348 1350 1355 1360 1365 1375 </div> </div>																							
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RD	●		18		●	●	M		M	M	M	M	●	S	M	M	M	m	M	M	m	RD	Duplex/Two-Family Residential
RM	●		18		●	●	M		M	M	M	M	●	S	M	M	M	m	M	M	m	RM	Multi-Family Residential
RV	●		18		●	●	M		M	M	M	M	●	S	M	M	M	m	M	M	m	RV	Variable Family Residential
RU	●	●	18		●	●	M	M	M	M	M	M	●	S	M	M	M	m	M	M	m	RU	Urban Residential
RMH			18		●	●	M		M	M	M	M	●	S	M	M	M	m	M	M	m	RMH	Mobilehome Residential
RR	●	M	18		●	●	m	M	M	M	M	M	●	S	M	M	M	m	M	M	m	RR	Rural Residential
RRO	●	M	18		●	●	m	M	M	M	M	M	●	S	M	M	M	m	M	M	m	RRO*	Recreation-Oriented Residential
RC	●	●	18		●	●	M	M	●	M	●	●	●	S	●	●	M	m	M	M	●	RC	Residential-Commercial

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	RESIDENTIAL																	Use Regulations							
	1250	1260	1265	1280	1300	See Section 6816	1310	1315	1320	1325	1330	1332	1334	1335	1340	1345	1346		1348	1350	1355	1360	1365	1375	
COMMERCIAL																									
C30						●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C30 Office-Professional
C31	●	●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C31 Residential/Office Professional
C32	1					●	●	M	M	M	M	M	●	●	●	●	●	●	●	●	●	●	●	●	C32 Convenience Commercial
C34*	●	●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C34* Gen. Commercial/Residential
C35	M					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C35 Gen. Comm./Ltd. Residential
C36	1	M				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C36 General Commercial
C37	1	M				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C37 Heavy Commercial
C38	1					●	●	●	●	M	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C38 Service Commercial
C40	1					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C40 Rural Commercial
C42*	20					●	●														m	●		C42* Visitor Serving Commercial	
C44						●	●	M	M	M	M	M	●	●	●	●	●	●	●	●	●	●	●	●	C44 Freeway Commercial
C46*						●	●	M	M	●	M	●	●	●	●	●	●	●	●	●	●	●	●	●	C46* Medical Center
INDUSTRIAL																									
M50						●	●	M	●	M	●	M	●	●	●	●	●	●	●	●	●	●	●	m	M50 Basic Industrial
M52						●	●	M	●	M	●	M	●	●	●	●	●	●	●	●	●	●	●	m	M52 Limited Impact Industrial
M54						●	●	M	●	M	●	M	●	●	●	●	●	●	●	●	●	●	●	m	M54 General Impact Industrial
M56+						●	●	M	●	M	●	M	●	●	●	●	●	●	●	●	●	●	●	m	M56+ Mixed Industrial
M58						●	●	M	●	M	●	M	●	●	●	●	●	●	●	●	●	●	●	m	M58 High Impact Industrial
AGRICULTURAL																									
A70	●	M	18			●	●	m	M	M	M	M	M	M	●	S	M	m	M	M	m	M	M	m	A70 Limited Agriculture
A72	●	M	18			●	●	m	M	M	M	M	M	M	●	S	M	S	M	M	m	M	M	m	A72 General Agriculture
SPECIAL PURPOSE																									
S80*	●					●	●		M	M	M	M	M	M	●	S			M	M	m	M	M	m	S80* Open Space
S81													O		O										S81 Ecological Resource Area
S82						●	●		M	M	M	M	M		●	S		m	M	M	m	M	M		S82 Extractive
S86						●	●								●	S		m			m	●			S86 Parking
S88+	●					●	●	●							●	S		m			m				S88+ Specific Plan Area
S90+	●	M				●	●	m	M	M	M	M	M	M	●	S	M	m	M	M	m	M	M	m	S90+ Holding Area
S92	●	M				●	●	m	M	M	M	M	M	M	●	S	M	S	M	M	m	M	M	m	S92 General Rural
S94+						●	●	m	M	M		M	M		●	S		m		M	m	m	M		S94+ Transportation & Utility Corridor
SWF																					●				SWF Solid Waste Facility

MATRIX LEGEND	● Permitted	1-22 Subject to Limitations (See Section 2980)
A	Permitted by Administrative Permit	* May Be Subject to Site Plan Approval
S	Permitted by Site Plan	+ Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
m	Permitted by Minor Use Permit	O Subject to Limitations (See Sections 2812 and 2818)
M	Permitted by Major Use Permit	E Exceptions to Enclosure Matrix (See Section 6814)
P	Permitted Only Within Planned Developments of 20 Acres or Larger	

Section 22. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____ a newspaper of general circulation published in the County of San Diego.