

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, May 6, 2022, 9:00 A.M.**  
**COC Conference Center Hearing Room**  
**5520 Overland Avenue, San Diego, California**

Documents to be considered as evidence from the public shall be filed with the Secretary of the Planning Commission no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents 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 Ann Jimenez, Planning Commission Secretary, at [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.ca.gov), or the Project Manager for the item as listed on the agenda.

**Public Participation**

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or via teleconference by visiting the Planning Commission website at: [www.sandiegocounty.gov/pds/PCHearing](http://www.sandiegocounty.gov/pds/PCHearing). Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.ca.gov).

This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County (currently defined as Spanish, Filipino, Chinese, Vietnamese, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 no later than seven days prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**

- 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**

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For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/220506-pc-hearing.html>

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### Regular Agenda Items

1. **AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1; Valley Center Community Plan Area (R. Lindebrekke)**

The applicant requests a Major Use Permit Modification (MUP Modification) to revise, continue to operate, and maintain an existing wireless telecommunication facility. The project consists of removing and replacing antennas and remote radio units, and rebranching the existing 50-foot-tall mono-broad leaf tree. Ancillary equipment located within the existing five-foot-tall concrete masonry unit (CMU) block wall enclosure, is also proposed to be removed and replaced. The existing CMU block wall enclosure will be painted to match the existing residence on the adjacent property under common ownership. The 2.64-acre project site is located at 10590 Couser Way in the Valley Center Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Rural and Land Use Designation Rural Lands (RL-20). Zoning for the site is Limited Agriculture (A70) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985 of the Zoning Ordinance. The existing wireless telecommunication facility is required to be brought into conformance with the

amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to adopt the NOE. (APN: 128-020-34)

**2. Sustainable Land Use Framework; PDS2022-22-003 (L. Tessitore)**

On February 9, 2022, the Board of Supervisors (Board) directed staff to present options for consideration of a new Sustainable Land Use Framework (Framework). The Framework is intended to identify an effective land use approach or approaches within the unincorporated area that will assist in implementing State regulations related to reducing greenhouse gas emissions (GHGs), Board directed priorities related to sustainability, and meeting the County's Regional Housing Needs Allocation (RHNA). This information will be provided to the Board in phases. The first phase is the research phase which included best practice research, an assessment of the existing General Plan land use framework, comparison of future implementation mechanisms (such as zoning overlays, specific plans, community plans, or updates to the General Plan), and considerations for a parcel-by-parcel analysis of development potential in areas where future growth may be streamlined. Staff will return to the Board within 120 days to present preliminary information to assist in preparing options that could inform the development of a future Framework for the unincorporated area. To date, staff has carried out a range of community engagement, including a public meeting noticed to over forty thousand subscribers, and small group feedback discussion sessions noticed to over 200 individuals representing diverse stakeholder groups. Additionally, there will be more meetings with stakeholders and the public prior to the Board hearing. During the Planning Commission hearing, staff will provide an informational presentation on the phased approach to the development of the Framework, an overview of Phase 1, best practice research findings and community input received to date, and next steps. The Planning Commission can receive the presentation and provide input on this process.

**G. Administrative Agenda Items**

None at this time.

**H. Scheduled Meeting**

June 10, 2022                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

**I. Adjournment**

**Additional Information:**

This Agenda is 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](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)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, Gov. Code §66452.5)
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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 \$1000.00.

\*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.