

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, June 10, 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 PDS.PlanningCommission@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. 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 PDS.PlanningCommission@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, Arabic, Somali, Korean and Persian). 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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/220610-pc-hearing.html>

Regular Agenda Items

1. ***Continued from the May 6, 2022, Planning Commission Hearing. AT&T Rice Ranch Telecommunication 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. Gheen Reservoir Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-012; Fallbrook Community Plan Area (R. Lindebrekke)

The applicant requests a Major Use Permit (MUP) to revise, operate, and maintain an existing wireless telecommunication facility. The existing wireless telecommunication facility was permitted under Minor Use Permit (ZAP) ZAP-01-047, which expired April 30, 2018. The MUP will replace the expired ZAP to bring the facility into compliance with current regulations. The project consists of removing the existing 35-foot-tall

mono-pine and installing nine panel antennas and six remote radio units (RRUs) onto the existing 40-foot-tall water tank owned and operated by the Fallbrook Public Utilities District. The antennas and RRUs will be painted to match the existing water tank. The associated ground equipment is proposed to be removed and relocated adjacent to the existing water tank and will be enclosed within a six-foot-tall chain link fence with privacy slats. The 3.76-acre project site is located at 2137 Mission Road in the Fallbrook Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation Semi-Rural Residential (SR-1). 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 seeks to accomplish. 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 and whether to adopt the NOE. (APN: 105-112-55)

3. Warner Unified School District Notice of Proposed Acquisition of Property for School Site Purposes (N. Gustafson)

The Warner Unified School District (District) has informed the County of San Diego that it is proposing to acquire property for school site purposes. The 2.28 acres of land is located on State Highway 79 in Warner Springs and include portions of APN 137-092-31 and 137-092-33. Pursuant to Public Resources Code section 21151.2, the District has requested that the Planning Commission investigate the proposed site and provide a report with the Planning Commission's recommendations concerning the District's acquisition of the site. In addition, pursuant to Government Code section 65402, the District has requested an opinion of Planning & Development Services regarding the

conformity of the site and its proposed use for school site purposed with the County of San Diego General Plan.

G. Administrative Agenda Items

None at this time.

H. Scheduled Meeting

July 22, 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. 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:

Planning Commission Agenda

June 10, 2022

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 §81.310, 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 \$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.