

**Final Agenda**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, July 22, 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](mailto: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](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 [PDS.PlanningCommission@sdcounty.ca.gov](mailto: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, 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/220722-pc-hearing.html>

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**Regular Agenda Items**

1. ***Continued from the June 10, 2022, Planning Commission Hearing.* AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1; Valley Center Community Plan Area (D. Russell)**

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. **Sage Hill PDS2021- MUP-21-014; North County Metropolitan, Hidden Meadows Community** (S. Oberbauer)

The applicant requests a Major Use Permit for an existing unmanned wireless telecommunication facility. On July 19, 2019, a Major Use Permit Modification was approved for the facility that has since expired. The scope of work for the subject Major Use Permit is consistent with scope of work for the expired Major Use Permit

Modification. The project consists of the conversion of an existing 50-foot-tall monopole into a 56-foot-tall faux mono-eucalyptus tree on the southwestern portion of the property. Supporting equipment for the site includes an existing standby generator that was authorized by a previously approved Major Use Permit Modification on August 10, 2010. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. The project site is located at 9537 Sage Hill Way in the North County Metropolitan Subregional Planning area, within unincorporated San Diego County. The project is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation and is zoned Single Family Residential (RS) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a MUP Modification pursuant to Section 6985A of the Zoning Ordinance. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to find the project in conformance with the California Quality Act through the processing of an addendum to the previously adopted Negative Declaration. (APN: 186-021-15-00)

**3. AT&T Sterling House Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-021W1; Lakeside Community Plan Area (D. Russell)**

The applicant requests a Major Use Permit Modification (MUP Modification) to revise, operate, and maintain an existing wireless telecommunication facility. The project consists of removing and replacing antennas and remote radio units on the existing 35-foot-tall mono-palm tree and installing new ancillary equipment within the existing nine-foot-eight-inch-tall concrete masonry unit block wall enclosure with an overhead wood trellis. The 4.4-acre project site is located at 8169 Sterling Drive in the Lakeside Community Plan Area within unincorporated San Diego County. The project site is

subject to the General Plan Regional Category Village and Land Use Designation Village Residential (VR-2). Zoning for the site is Rural Residential (RR) 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: 400-050-56)

**4. Organic Materials Ordinance Update; PDS2020-POD-20-015 (T. Farmer)**

This is a request for the Planning Commission to evaluate the proposed project and make recommendations to the Board of Supervisors. The project's primary purpose is to develop a uniform and comprehensive set of management and processing standards for organic materials (e.g., food waste, plant, and agricultural materials, etc.) that will eliminate the need for permits in some cases or make permitting easier and less expensive through an amendment to the Zoning Ordinance and Code of Regulatory Ordinances. Expanding management and processing of organic materials (i.e., production of compost) will benefit residents, farmers, community gardeners, and commercial composters by providing more sustainable options to discard organic materials and pick up processed materials (i.e., compost). The project also includes best management practice requirements (e.g., practices to address odors, pests, noise) to protect public health and safety. This action also requests the Planning

Commission to review and consider the information contained in the Initial Study/Negative Declaration, and draft ordinance sections (6977, 6902, and cross references) prior to making its recommendation on the project.

5. **Rugged Solar; PDS2017-MUP-12-007W1 (R. Ochoa)**

The applicant is seeking an extension and modification to Major Use Permit PDS2017-MUP-12-007, which was approved by the Board of Supervisors on October 14, 2015. The Rugged Solar Project was one of four individual solar energy projects analyzed in the Soitec Solar Development Program EIR (PEIR), which was certified by the County Board of Supervisors on October 14, 2015. The 764-acre project site is located north of Interstate 8, east of Ribbonwood Road and is bisected by McCain Valley Road, in the community of Boulevard within unincorporated San Diego County. The applicant proposes to reduce the development footprint of the approved project site from 498 acres to approximately 391 acres. The proposed project would produce up to 74 megawatts (MW) of solar energy from single-axis photovoltaic (PV) trackers and would not utilize the concentrating photovoltaic (CPV) dual-axis technology as originally proposed for the approved project. The site is subject to the General Plan Regional Category, Rural, Land Use Designation Rural Lands (RL-80). The property is zoned General Rural (S92) and General Agriculture (A72). An Addendum to the previously certified environmental impact report for the Soitec Solar Development Program was prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will provide a recommendation to the Board of Supervisors to approve, approve with modifications, or deny the project. (APNs: 611-060-04, 611-090-02, 611-090-04, 611-091-03, 611-091-07, 611-100-07, 612-030-01, 612-030-19, 611-110-01)

6. **Escondido Estates Tentative Map and Administrative Permit; PDS2020-TM-5639, PDS2020-AD-20-007 (J. Orozco)**

The applicant proposes a Tentative Map (TM) to subdivide an approximately 10.28-acre property into 20 single-family residential lots. The project also includes an Administrative Permit (AD) to allow for lots smaller than the 0.5-acre minimum lot size (lot area averaging). The project is located southeast of the intersection of Idaho Avenue and San Pasqual Valley Road (SR-78) within the North County Metropolitan Subregional Plan area and is currently vacant. Access to the site will be provided by a single private road entrance connecting to Idaho Avenue. The Project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Proposed earthwork will be 54,705 cubic yards of cut and 70,906 cubic yards of fill with 16,201 cubic yards of import. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-2). The property is zoned Limited Agricultural (A70). The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a 15183 Checklist was prepared. The Planning Commission will determine whether to approve or deny the TM and AD, and whether the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines (APN: 234-231-01).

7. **Transportation Study Guide to Implement Vehicle Miles Traveled Analysis During Environmental Review in the Unincorporated Region (J. Armstrong)**

The Planning Commission will consider the adoption of a Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT) within the unincorporated area. On February 9, 2022, the Board of Supervisors directed staff to prepare a revised TSG that establishes a threshold based on the regional average VMT (rather than an unincorporated area average), which includes the entire San Diego region. The TSG also identifies Infill Areas where no VMT analysis or mitigation would be required. Infill

Areas are locations within the unincorporated area that have higher densities and a greater mix of land uses and are located in close proximity to existing and planned transit. The TSG also includes a Local Mobility Analysis (LMA), which has been modified from previous types of traffic analysis with less focus on capacity and Level of Service (LOS). If adopted, projects could use the TSG immediately as the basis to address the transportation effects of a project.

**G. Administrative Agenda Items**

1. **The Oaks Second Revising Map PDS2021-TM-5174R2; North County Metropolitan, Hidden Meadows Community (S. Oberbauer)**

The applicant is requesting a Revised Vesting Tentative Map to revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The applicant has previously dedicated the on-site biological open space easement that the applicant would have the option of applying for an Open Space Vacation. The Director's decision will become final unless the Planning Commission takes action to schedule the Revised Vesting Tentative Map for consideration at a noticed hearing. The Project is located at the northeast corner of the Oak Ranch Road and Meadow Glen Way intersection in the Hidden Meadows Community of the North County Metropolitan Subregional Planning Area. (APN: 186-502-13-00)

2. **Otay Business Park Revised Tentative Map; PDS2021-TM-5505R2; Otay Subregional Plan Area (N. Gustafson)**



This item is to provide notice of a Preliminary Decision by the Director of Planning & Development Services (PDS) to approve a Revised Tentative Map for the Otay Business Park Tentative Map to subdivide 161.6 gross acres into 10 lots. The project is located south of Airway Road and east of Alta Road in the Otay Subregional Plan Area (APN: 648-070-44). The map will expire on November 4, 2022. The Director's decision will become final and effective unless the Planning Commission takes action or a member of the public requests to schedule the project for consideration at a noticed hearing.

**H. Scheduled Meeting**

August 12, 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)
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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.