

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, June 23, 2023, 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 the 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 (Tagalog), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic. These services can be made available upon request to the hearing secretary at (619) 517-4193 or PDS.PlanningCommission@sdcounty.ca.gov no later than 72 hours prior to the date of the hearing.

- A. **Statement of Planning Commission's Proceedings**
- B. **Roll Call**
- C. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- D. **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.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/230623-pc-hearing.html>

Regular Agenda Items

1. **San Diego Country Estates Water Tank Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-011, PDS2021-ER-21-14-008; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15302); Ramona Community Plan Area (B. Lorenza)**

The applicant requests a Major Use Permit (MUP) to bring an unmanned wireless telecommunication facility into conformance with the Wireless Telecommunication Ordinance's amortization schedule. The project consists of removing two existing wooden monopoles (each approximately 45-foot tall) and replacing them with two 50-foot tall faux monopines. Three existing antennas will be relocated to the new monopines , and three new antennas will replace three existing antennas. Within the existing equipment area, two new cabinets will replace one existing cabinet and the equipment area will be brought into compliance with the FP-2 policy (Fire Code Compliance for Cellular Facilities) by constructing a non-combustible wall around the equipment. The 165.07-acre project site is located at 23403 Calistoga Place in the

Ramona Community Planning area, within unincorporated San Diego County. The project site is subject to the General Plan Land Use Designation Open Space Conservation (OS-C). Zoning for the site is Rural Residential (RR) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. 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 and whether to adopt the NOE. (APN: 288-070-18-00)

2. Dish Four Gee Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-11-018W1, PDS2021-ER-11-08-005A; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); San Dieguito Community Plan Area (P. Mitcheom)

The applicant requests a Major Use Permit Modification (MUP Modification) to continue operating and maintaining an existing wireless telecommunication facility. The applicant is proposing to decommission the existing equipment and re-assign the rights a new carrier (Dish). The existing facility includes a 35-foot-tall faux mono-eucalyptus tree. The facility also includes supporting equipment located within an existing 8-foot-tall CMU block wall equipment enclosure. The project will utilize the existing faux mono-eucalyptus tree and equipment cabinet. The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same. The 0.56-acre project site is located at 17299 Four Gee Road in the San Dieguito Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Specific Plan Area. Zoning for the site is Open Space (S80) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. 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: 678-060-03-00)

H. Administrative Agenda Items

Planning Commission Hearing scheduled for July 21, 2023 has been rescheduled to July 14, 2023.

I. Department Report

J. Scheduled Meetings

July 14, 2023 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

K. 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:

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.