

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, September 22, 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](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 (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](mailto: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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/230922-pc-hearing.html>

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**Regular Agenda Items**

1. **Appeal to Lindquist AD for Height; PDS2022-AD-22-016, PDS2023-ER-23-08-003; Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303 (e)); North County Metropolitan Subregional Plan Area (J. Crump)**

This is a request to consider an appeal of a Director's approval of an Administrative Permit (AD) PDS2022-AD-22-016 allowing for an increase in the height of the as-built (existing) golf ball net (fence) from six-feet as allowed by the zoning, to 16-feet within the interior side yard setback pursuant to Section 6708 of the Zoning Ordinance. The golf ball net was installed without permits. The AD permit was applied for to bring the property into compliance. The project site is located at 1230 San Julian Drive, in the community of North County Metro (San Marcos), within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Village Residential and Land Use Designation Village Residential 7.3 (VR-7.3). Zoning for the site is Single Family Residential. The proposed use is consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan.

The project was approved on June 13, 2023, which started the 10-day appeal period. One appeal application was received and accepted in accordance with Section 7201 of the Zoning Ordinance. The appeal challenges the project approval on the grounds of health, safety, and general welfare. 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 appeal. (APN: 222-230-01-00).

**2. Ramona High Wireless; MUP-21-005; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Ramona Community Plan Area (A. Barrenechea)**

The applicant is seeking a Major Use Permit (MUP) PDS2021-MUP-21-005 to construct, operate, and maintain a new wireless telecommunication facility. This MUP is required to allow the proposed facility that exceeds the height limit allowed in a Non-Preferred Zone (Residential) as outlined in the Zoning Ordinance. The project consists of modifying an existing football stadium 80-foot-high light pole by removing it and erecting a new 81-foot-high light pole in the same location but with wireless telecommunication capabilities; the new light pole will have a concealment shroud to camouflage the 12 antennas, 4-foot dish, Remote Radio Units, and related equipment; in addition, a ground floor level equipment enclosure is being proposed to be located behind the stadium bleachers, not visible from the road, to house the associated equipment and a diesel-powered generator. The 37.58-acre project site is located at 1401 Hanson Lane, in the community of Ramona, within unincorporated San Diego County. The property is zoned 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 MUP has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 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: 282-320-03-00)

**H. Administrative Agenda Items**

**1. Westhill Road Tentative Map 5520 Time Extension: PDS2022-TM-5520TE, Lakeside Community Planning Area (Jacobs)**

A request for a six-year Tentative Map Time Extension for an approved subdivision map with up to 14 single-family residential lots, located along the west side of Westhill Road at the intersection with Hillman Way in the Lakeside Community Planning Area,

within the unincorporated area of San Diego County. The applicant is requesting a six-year time extension for a new expiration date of January 20, 2029 (APN: 382-121-05-00).

**2. Climate Action Plan Update PDS2020-GPA-20-004. Countywide (M. Kelly)**

This is a request for the Planning Commission to receive the presentation for a Climate Action Plan (CAP) Update Progress Report in advance of public review for the CAP document and Supplemental EIR.

The County of San Diego (County) is developing a CAP Update that sets strategies and measures to reduce greenhouse gas (GHG) emissions in the unincorporated area of San Diego County and from County operations. The CAP is a programmatic document to help the County achieve State of California (State) emissions reduction targets for 2030 and 2045 and a net zero emissions goal for 2045. The CAP is informed by community input and is structured to meet State mandates to further the General Plan’s vision and guiding principles. The CAP includes measures and actions to mitigate GHG emissions that consider the county’s diverse landscape with its open spaces, rural villages, and agricultural lands. The CAP builds upon the 2011 General Plan Update (2011 GPU) and County initiatives to reduce GHGs; promote health, sustainability, and environmental stewardship; and reinforce the vitality, local economy, and individual character of existing communities. The CAP Update is being completed in response to the Board of Supervisors’ (Board’s) January 13, 2021, approval of new policy recommendations to develop a comprehensive and legally enforceable CAP. Because this hearing is informational, the Planning Commission will provide recommendations to the Board when the CAP Update projects returns to the Planning Commission at a later date.

**I. Department Report**

**J. Scheduled Meetings**

October 20, 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.sdcountry.ca.gov/pds/PC/sop/PCHearing\\_stream.html](http://www.sdcountry.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)
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.