

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, October 20, 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/231020-pc-hearing.html>

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### Regular Agenda Items

1. **Continued from the September 22, 2023, Planning Commission Hearing, Ramona High Wireless; PDS2021-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)

**2. Designating dates and times for regular meeting of the Planning & Development Services Planning Commission Calendar 2024**

The Planning Commission annually adopts a calendar for regular meetings. This ensures that the public is well informed of the meetings and can plan for active participation in local government.

**H. Administrative Agenda Items**

**1. Alpine 21 Tentative Map 5431 Time Extension; PDS2023-TM-5431TER1, PDS2023-ER-05-14-020A; Proposed conformance with California Environmental Quality Act (CEQA) – 15183 Exemption; Alpine Community Plan Area (N. Koutoufidis)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to subdivide 80.75 acres into 20 single-family residential lots, ranging from 1.1 to 7.7 net acres. The project is located north of Interstate 8 (I-8), generally between West Victoria Drive and East Victoria Drive in the Alpine Community Plan Area, within the unincorporated area of San Diego County. A 15183 – General Plan Consistent Exemption has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The new expiration date would be November 13, 2029 (403-160-07-00).

**I. Department Report**

**J. Scheduled Meetings**

December 1, 2023	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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**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](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)
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.