

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, April 18, 2025, 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, Tagalog (incl. Filipino), 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 via email at 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/250418-pc-hearing.html>

Regular Agenda Items

1. Crown Castle Santa Ysabel Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-06-095W1, PDS2022-ER-06-10-11A; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration Addendum (15164); North Mountain Subregional Plan Area (A. Barrenechea)

The applicant requests a Major Use Permit Modification (MUP Modification) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility supports three carriers, AT&T, T-Mobile, & Verizon and includes a 50-foot-tall mono-pine with associated equipment located within three 10-foot-tall concrete masonry unit (CMU) block wall equipment enclosures and a separate concrete pad for one of the backup generators. No additional physical changes are being proposed under this permit. The 107.93-acre project site is located at 29313 SR-78, in the North Mountain Subregional Plan Area within unincorporated San Diego County. The project site is subject to the Rural General Plan Regional Category and Rural Lands 80 (RL-80) Land Use Designation. Zoning for the site is General Agriculture (A72), 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 Modification has been submitted in accordance 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 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. An Addendum to the previously adopted Mitigated Negative Declaration (MND) 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 Addendum. (APN: 248-020-11-00 & 248-130-13-00)

2. AT&T- 1025 Barrett Lake Rd. Major Use Permit; PDS2023-MUP-23-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Jamul-Dulzura Community Plan Area (L. Bajelan)

The applicant requests a Major Use Permit to construct, maintain, and operate a new Public Safety Tower wireless telecommunication facility to allow for FirstNet to provide enhanced emergency service for first responders and surrounding area. The proposed facility would include six antennas on 12 mount pipes, mounted upon a new 50-foot tall faux mono-pine tree. The faux mono-pine tree would be covered by “socks” which are faux branches to help conceal the antennas. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 30kW diesel generator with a 190-gallon tank and other supporting equipment would be located within the equipment enclosure. The project includes trenching to install underground electrical and fiber conduit. The project will require approximately 35.6 cubic yards of cut and 33.4 cubic yards of fill. The 3.96-acre

project site is located at 1025 Barrett Lake Road, in the Jamul-Dulzura Community Planning Area, within unincorporated San Diego County. The project site is subject to the Rural General Plan Regional Category and Rural Commercial Land Use Designation. Zoning for the site is General Commercial (C36), which allows wireless telecommunication facilities as a permitted use. The subject tower is proposed to exceed the 35-foot height allowance by 15 feet therefore requiring the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the Major Use Permit and whether to adopt the NOE. (APN: 652-020-10-00).

3. Ocean Breeze Ranch; PDS2023-TM-5615TER, PDS2024-STP-16-032W1, PDS2024-MUP-16-012W1 & PDS2024-ER-16-02-006B; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration and CEQA Section 15183 Exemption – Bonsall and Fallbrook Community Plan Areas (G. Mattson)

The applicant requests a Time Extension, Revised Tentative Map, Site Plan Modification, and Major Use Permit Modification for revisions to the Ocean Breeze Ranch Project. This project was originally approved on December 13, 2019, by the County of San Diego Planning Commission. The project site is 1,403 acres and the original project included 396 residential lots, public and private parks, trails, landscaping, roads, equestrian facilities, open space, road and utility improvements, and grading. This project would retain the original approval and modify it by adjusting internal lot lines, reduction of two lots (394 residential lots), allowing for changes in grading, adding an additional open space lot, realigning several streets, revising drainage facilities, adding new improvements to West Lilac Road, adding additional architectural designs, and revising the park layout. This project also requests a six-year time extension to December 13, 2028. The project site is located at 5820 West Lilac Road, in the Bonsall and Fallbrook Community Planning Areas, within unincorporated San Diego County. The site subject to the Village, Semi-Rural and Rural General plan Regional Categories and Village Residential (VR-4.3), Semi-Rural Residential (SR-4 & SR-10), and Rural Lands (RL-20) & (RL-40) General Plan Land Use Designations. Zoning for the site is Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80). A 15183 Checklist has been prepared for this Project as well as a Mitigated Negative Declaration (MND) prepared specifically for the Crotch's bumble bee pursuant to the California Environmental Quality Act (CEQA) and these are on file with PDS. The Planning Commission will determine whether to approve or deny the Time Extension, Revised Tentative Map, Site Plan Modification, and Major Use Permit Modification and whether to find the project consistent with CEQA Section 15183 and adopt the MND. (APN's: 127-191-21, 127-191-22, 125-131-56, 125-131-57, 125-180-25, 125-080-26).

H. Administrative Agenda Items

I. Department Report

J. Scheduled Meeting: May 16, 2025 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)

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.