

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 16, 2026, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Ave San Diego, CA 92123

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. If you would like to speak at the meeting, via in person or by phone, you can sign up by visiting <https://PublicComment.SanDiego.County.gov>. On the form, please enter all required fields and choose how you wish to participate. If you choose to speak by phone, please be sure to add a valid phone number so we can identify you when you call. Select the agenda item(s) you wish to comment on and select your position in favor, opposed, or neutral. After you submit the form, you will receive a confirmation email.

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 of need to appear remotely 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/261016-pchearing.html>

Regular Agenda Items

1. Montiel Tentative Map; PDS2022-TM-5648, PDS2022-ER-22-08-008; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); North County Metropolitan Subregional Plan Area (B. Cereceres)

The applicant requests a Tentative Map (TM) application to subdivide an approximately 1.98-acre parcel into 10 single-family residential lots. The site was previously developed with a single-family residence, which has since been demolished, and the parcel is currently vacant. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single Family Residential (RS), both of which permit the proposed residential development. The VR-7.3 designation permits a density of up to 7.3 dwelling units per gross acre, and the proposed 10-lot subdivision is consistent with the density and use characteristics established for the site. Access to the Project would be provided by a new private road and cul-de-sac extending from Via Teramo, which connects to Montiel Road. The Project also includes grading, utility installation, drainage and stormwater improvements, retaining walls, landscaping, frontage improvements, and construction of curb and sidewalk improvements along Via Teramo extending toward Montiel Road and connecting to the existing sidewalk directly to the north of the project. 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 TM and whether to adopt the NOE. (APN: 228-171-16-00)

2. Kitchen Creek Wireless Telecommunications Facility; PDS2025-MUP-25-014; PDS2025-ER-25-16-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Central Mountain Subregional Planning Area (Pine Valley Community) (A. Holtz)

The applicant requests a Major Use Permit (MUP) for the removal of an existing monopole wireless telecommunication facility and associated equipment enclosure, and construction of an approximately 56-foot tall faux monopine and a new equipment enclosure on an approximately 19.2-acre property. The project site is located at 30763 Old Highway 80 in the Pine Valley Community of the Central Mountain Subregional Planning Area. The project is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation and zoning for the site is General Agriculture (A72) which permits Wireless Telecommunications facilities under the Tier 4 Classification upon the

approval of a MUP for previously approved facilities pursuant to Section 6985(A) of the Zoning Ordinance. Access to the site is provided by driveway that ultimately connects to Old Highway 80, a County-maintained Road. A Notice of Exemption (NOE) has been prepared for this project pursuant to CEQA and is on file with the Department of Planning & Development Services. The Planning Commission will determine whether to approve, approve with modifications, or deny the MUP and whether to adopt the NOE. (APN: 527-080-12-00).

3. Tiered Wineries Ordinance Update; PDS2025-POD-25-004; PDS2025-ER-00-001; Proposed conformance with the California Environmental Quality Act (CEQA) – Addendum to that 2010 Tiered Winery EIR; Countywide (A. Rivero)

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors (Board) on the proposed Tiered Winery Rural Residential Expansion project including draft Zoning Ordinance amendments and the Addendum to the previously certified 2010 Environmental Impact Report (EIR) prepared pursuant to California Environmental Quality Act Guidelines Sections 15162 – 15164.

The County proposes amendments to Section 6910 of the Zoning Ordinance (Tiered Wineries Ordinance) to expand allowances for Wholesale Limited, Boutique, and Small Wineries within Rural Residential (RR) zones; revise existing tasting/retail sales area calculations; clarify occupancy and dispersed seating standards; update setback requirements for outdoor amplified music; provide temporary flexibility for fruit-source compliance during crop loss; allow private, closed-to-the-public agricultural related events; and allow vehicles with capacity greater than 15 passengers provided site occupancy limits are met and wineries are closed for private activities. No physical development is proposed; the amendments refine operational standards and expand by-right allowances consistent with the 2010 Tiered Winery EIR.

4. 2026 Zoning Ordinance Cleanup; POD-26-005; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15061(b)(3)); (K. Melton)

This is a request for the Planning Commission to evaluate proposed amendments to the Zoning Ordinance, Regulatory Code, and Administrative Code which are intended to make minor clarifications, revisions, and additions to the code. A 15061(b)(3) commonsense exemption has been prepared for the project on file with PDS. The Planning Commission will provide recommendations for the project to the Board of Supervisors.

H. Administrative Agenda Items**1. Rancho Sierra Time Extension Revised Tentative Map; PDS2024-TM-5601TER, PDS2024-ER-15-14-004B; Proposed conformance with California Environmental Quality Act (CEQA) – 15183 Exemption; (M. Sanchez)**

The purpose of this informational item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time for six years (Time Extension) for the Rancho Sierra Tentative Map (TM 5601TER) to allow completion of the Final Map. The applicant is also requesting a Revised Map which includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, and 1,000 cubic yards of import, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design. Earthwork for the Revised Map includes 21,906 cubic yards of cut, 22,805 cubic yards of fill, and 899 cubic yards of import. The Director's decision approving the Time Extension and Revised Tentative Map will become final and effective unless the Planning Commission takes action to schedule the Time Extension and Revised Tentative Map for the Planning Commission's consideration at a noticed hearing. In the event that the Planning Commission does not take action to schedule the project for the Planning Commission's consideration, the Time Extension and Revised Map will be approved by the Director, and the expiration date will be extended to January 20, 2029. The project is located at the intersection of Rancho Sierra and South Grade Road, south of Alpine Boulevard and Interstate 8 in the Alpine Community Plan area. The project site is zoned Limited Agriculture (A70) and is subject to the Village Residential (VR-2.9) General Plan Land Use Designation. 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 (APN 404-430-45-00).

I. Department Report**J. Next Scheduled Meeting:** December 04, 2026 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room 5520 Overland Ave, San Diego, CA 92123**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 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.