

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, March 22, 2024, 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/20240322-pc-hearing.html>

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### **Regular Agenda Items**

1. **ATC Cameron Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-04-019W1; PDS2022-ER-01-21-006B; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Negative Declaration; Campo Lake Morena Community Plan Area (H. Makinster)**

The applicant requests a Major Use Permit Modification (MUP Modification) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 60-foot-tall faux water tower. The facility also includes two associated equipment shelters. No trenching or grading is proposed or required for the project as the footprint of the existing lease area and equipment enclosure is not expanding. The 245-acre project site is located at 31906 Old Highway 80 in the Mountain Empire Subregional Plan Area in the Campo Lake Morena Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands (RL-40). 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. A 15164 Addendum 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 an Addendum to the previously approved Negative Declaration. (APN: 605-080-02-00)

**2. Paradise Valley Road Wireless Telecommunication Facility Major Use Permit; PDS2022-MUP-22-012; PDS2022-ER-22-18-004; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Spring Valley Community Plan Area (J. Crump)**

The applicant requests a Major Use Permit (MUP) to construct, maintain, and operate a new wireless telecommunication facility. The proposed facility would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot-tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The facility also includes supporting equipment located within a 300 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 20kW emergency generator, One Global Positioning System (GPS) antenna, three equipment cabinets, and other supporting equipment would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. The proposed equipment lease area is 300 square feet. The 3.04-acre project site is located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area within unincorporated San Diego County. The site contains an existing San Diego County Water Authority building. The project site is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation. Zoning for the site is Office-Professional (C30), 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, which this MUP seeks to accomplish. 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: 586-170-15-00)

**3. Updates to the County of San Diego Wildfire and Fire Protection Guidelines and Standards; PDS2022-POD-22-009; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15060(c)(3),15061(b)(3)), and 15378) (A. Truong)**

On September 28, 2022 (6), the Board of Supervisors (Board) directed staff to update the County’s CEQA Wildfire and Fire Protection Guidelines (Fire Guidelines) in three phases to ensure that new projects in the unincorporated areas that are in fire zones go through additional analysis and implement mitigation to reduce impacts from wildfire. Phase 1 was adopted by the Board on January 25, 2023. This phase, Phase 2, involves a comprehensive update to the Fire Guidelines to update all the requirements of a Fire Protection Plan, including water supply, access, fuel modification, and building standards. The comprehensive update would bring the Fire Guidelines up to current standards and incorporate changes to the Fire Code and revisions to the State fire zone maps. This update does not include any requirements related to evacuation, as that will be covered in the future Phase 3. Today’s request is for the Planning Commission to make a recommendation to the Board to adopt the updated Fire Guidelines for Phase 2 pursuant to the September 2022 Board direction.

**H. Administrative Agenda Items**

**I. Department Report**

Planning Commission Requested Update Regarding Projects Moving Forward to Board of Supervisors

**J. Scheduled Meetings**

April 19, 2024	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)
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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)
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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.