

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, April 19, 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 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, 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 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/240419-pc-hearing.html>

Regular Agenda Items

1. **(Continued from March 22, 2024, Planning Commission Hearing) 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)

2. **(3CA60042A) Barrett Junction Mobilitie Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-10-013W1, PDS2021-ER-10-20-001A; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Jamul / Dulzura 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 two (2) carriers, T-Mobile & Verizon and includes a 45-tall mono-broadleaf tree with associated equipment located within four (4) CMU wall equipment enclosures. Two (2) of the equipment enclosures are 14-feet-tall with a pitched roof, and two (2) are 8' 6"-feet-tall for the backup generators. The unbuilt portion of the project includes a second 45-foot mono-broadleaf tree and four (4) additional equipment enclosures. No additional physical changes are being proposed under this permit. The 40.19-acre project site is located at 19151 SR-94 in the Jamul/Dulzura Subregional Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands 40 (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 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 Modification and whether to adopt the NOE. (APN: 650-070-15-00)

3. **Inclusionary Housing Ordinance; PDS2020-POD-007; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15162); Countywide (B. Larson)**

This is a request for the Planning Commission to evaluate and provide a recommendation on the proposed Inclusionary Housing Ordinance (Ordinance) that would apply within the unincorporated San Diego County. Inclusionary housing is a tool used to help increase production of affordable housing by requiring that new development provide affordable housing units as part of the project. On February 10, 2021, the Board of Supervisors directed staff to develop an inclusionary housing ordinance with a predetermined set-aside of affordable housing for all market-rate housing projects above a certain threshold. On August 31, 2021, the Board requested this project also include options to capture land

value increases associated with the approval of General Plan Amendment projects. This action requests the Planning Commission provide a recommendation to the Board of Supervisors on the proposed Ordinance and programmatic options including where the Ordinance would apply, the percentage of affordable units that should be provided, potential alternative compliance options for when units cannot be provided on site, and additional incentives to help offset costs of providing affordable housing units as part of the project.

H. Administrative Agenda Items

I. Department Report

- 1) Planning Commission Requested Update Regarding Projects Moving Forward to Board of Supervisors
- 2) Follow Up on Planning Commission Recommendation on the Wildfire Protection Guidelines and Standards Update

J. Scheduled Meetings

May 10, 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.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)
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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.