

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, March 21, 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](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, 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](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/250321-pc-hearing.html>

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**Regular Agenda Items**

1. **SDSAN00271B Wireless Telecommunication Facility Major Use Permit Modification; PDS2023-MUP-18-020W1; PDS2023-ER-01-14-023B; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Lakeside Community Plan Area (E. Scott)**

The applicant, Dish Wireless, requests approval of a Major Use Permit (MUP) Modification to modify an existing use permit to allow for the addition of a new wireless telecommunication facility in compliance with the amortization schedule of the County Zoning Ordinance. The existing AT&T wireless facility will remain. The proposed project includes the installation of a 17.6-foot faux water tower containing one antenna and one camouflaged antenna mounted to the existing single-family residence, both designed to blend with the surrounding environment while providing critical wireless coverage. The project will collocate Dish Wireless equipment alongside the existing AT&T wireless facility on the site. The 1.38-acre project site is located at 12212 Coping Place in the Lakeside Community Plan Area within unincorporated San Diego County. The property is situated on a sloping lot and is surrounded by residential properties to the north and east, open space and undeveloped land to the south, and a mix of rural residential uses and undeveloped land to the west. Access to the site is provided by Coping Place, a private road, connecting to Valle Vista Road, a county-maintained road. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with Planning & Development Services (PDS). The Planning Commission will determine whether to approve or deny the MUP Modification and whether to adopt the NOE. (APN: 379-102-38-00)

2. **Rugged Solar Major Use Permit Time Extension; PDS2024-MUP-12-007W1TE, PDS2024-ER-12-21-005C; Boulevard Community Plan Area (B. Brown)**

The applicant is seeking a time extension to Major Use Permit PDS2024-MUP-12-007W1, which was approved by the Board of Supervisors on October 12, 2022. The MUP Time Extension does not propose any changes or modifications to the scope, design, or environmental impacts of the project as previously analyzed and approved. The extension seeks three additional years to address delays caused by funding challenges, fluctuations in the renewable energy market, and time required for pre-construction activities such as permitting, final engineering design, and coordination with utility providers. Granting this time extension to the Major Use Permit will ensure the project remains viable, compliant with its existing approvals, and capable of proceeding as planned. No changes to the project are being requested as part of this extension. The Rugged Solar Project was one of four individual solar energy projects analyzed in the Soitec Solar Development Program EIR (PEIR), which was certified by the County Board of Supervisors on October 14, 2015.

The 764-acre project site is located north of Interstate 8, east of Ribbonwood Road and is bisected by McCain Valley Road, in the community of Boulevard, within unincorporated San Diego County. The approved project includes a footprint of approximately 391 acres. It will produce up to 74 megawatts (MW) of solar energy using single-axis photovoltaic (PV) trackers. An Addendum to the previously certified PEIR for the Soitec Solar Development Program was prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will approve, approve with modifications, or deny the project. (APNs: 611-060-04, 611-090-02, 611-090-04, 611-091-03, 611-091-07, 611-100-07, 612-030-01, 612-030-19, 611-110-01)

**H. Administrative Agenda Items**

**I. Department Report**

**J. Scheduled Meeting:** April 18, 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.sdcountry.ca.gov/pds/PC/sop/PCHearing\\_stream.html](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)

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.