

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, August 22, 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/250822-pc-hearing.html>

Regular Agenda Items**1. Good Shepherd Cemetery; PDS2020-MUP-20-004; PDS2020-CC-20-0030; LOG NO. PDS2020-ER-20-08-006; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration; North County Metropolitan Subregional Plan Area (S. Oberbauer)**

The project consists of a Major Use Permit (MUP) for the construction and operation of a cemetery on approximately 14.5-acres. Phase one of the project consists of installation of landscaping, a parking lot, and access improvements in the southeastern portion of the property. The existing residence would be retained. Phase two of the project consists of construction and grading of the majority of the property, the remodeling of the existing residence into an approximately 2,200 square foot administration building, additional parking and landscaping, and road improvements along Buena Vista Drive. The site is subject to the Semi-Rural Regional Category and the Semi-Rural (SR-1) General Plan Land Use Designation. The Zoning Use Regulation for the site is Limited Agriculture (A70). Earthwork of full buildout of the project consists of approximately 5,300 cubic yards of cut, 7,800 cubic yards of fill, and 2,500 cubic yards of import upon completion of Phase two. Access will be provided by a driveway connecting to Buena Vista Road. A Certificate of Compliance for merging the properties will be required as a condition of approval of the MUP. A road vacation of Keys Place will be required, and the on-site road network will be constructed within portions of Keys Place. The project is located at 1505 Buena Vista Drive and near Keys Place within the North County Metropolitan Subregional Planning Area. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) was prepared for the project and circulated for public review. The Planning Commission will determine whether to approve or deny the MUP and whether to find the project in conformance with the CEQA through the adoption of an MND. (APN: 169-220-12-00)

2. Harmony Grove Village South Project General Plan Amendment (PDS2015-GPA-15-002), Specific Plan (PDS2015-SP-15-002), Zone Reclassification (PDS2015-REZ-15-003), Vesting Tentative Map (PDS2018-TM-5626), Site Plan (PDS2018-STP-18-011), and Major Use Permit (PDS2015-MUP-15-008); Proposed conformance with California Environmental Quality Act (CEQA) – Environmental Impact Report (A. Truong)

On July 25, 2018, the County Board of Supervisors (Board) approved entitlements for the Harmony Grove Village South project (Project) and certified its Final Environmental Impact Report (FEIR). Following County approval and certification of the FEIR, the Project was challenged in a California Environmental Quality Act (CEQA) action. On February 20, 2020, the trial court ruled that the Project's EIR violated CEQA based on inadequate greenhouse gas (GHG) mitigation measures, failure to address fire safety and evacuation issues, insufficient analysis of air quality impacts, and found the Project was inconsistent with the San Diego Association of Governments (SANDAG) Regional Plan and the County's General Plan related to a policy to provide affordable housing and a community plan policy requiring septic instead of sewer. On October 14, 2021, the Court of Appeal affirmed the trial court's ruling related to the GHG mitigation measures and General Plan policy to provide affordable housing. The Court of Appeal reversed the trial court's ruling related to the other concerns, including fire safety and evacuation, inconsistency with the SANDAG Regional Plan, and the community plan policy related to septic. On October 19, 2022, the trial court issued a revised order requiring the County to rescind the Project approvals within 60 days. On December 14, 2022, the Board adopted a resolution to rescind the previous HGVS Project approvals. As a result of the litigation, the project has revised GHG mitigation measure and added an affordable housing condition. There are no other changes to the previously entitled project. The project proposes a mixed-use development, including 453 single family and multi-family residential units and 5,000 square feet of commercial/ civic uses; 35 acres of biological open space; four acres of public and private parks; public trails and a wastewater treatment facility site. The project site is located within the Harmony Grove-Elfin Forest Subarea of the San Dieguito Community Plan Area. The Planning Commission will provide a recommendation to the Board on whether to approved or deny the General Plan Amendment, Specific Plan, Rezone, Vesting Tentative Map, Site Plan and Major Use Permit and whether to find the project in conformance with the California Environmental Quality Act and certify the EIR. (APNs: 235-011-06 and 238-021-08, 09, 10, -11)

H. Administrative Agenda Items

I. Department Report

J. Next Scheduled Meeting: September 19, 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)
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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)

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.