

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Thursday, May 24, 2018, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence and PowerPoint presentations 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 Je'Rae Bailey, Planning Commission Secretary, at JeRae.Bailey@sdcountry.ca.gov, or the Project Manager for the item as listed on the Agenda.

- A. **Statement of Planning Commission's Proceedings**
- B. **Roll Call**
- C. **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.
- D. **Announcement of Handout Materials Related to Today's Agenda Items**
- E. **Requests for Continuance**
- F. **Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180524PlanningCommissionHearing.html>

Regular Agenda Items

1. **Harmony Grove Village South (HGVS); PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2018-STP-18-011, PDS2015-MUP-15-008, PDS2015-ER-15-08-006; San Dieguito Community Plan Area (Smith, A.)**

The project is a General Plan Amendment (GPA), Specific Plan (SP), Rezone (REZ), Vesting Tentative Map (TM), Site Plan (STP), and Major Use Permit (MUP) for a mixed-use pedestrian-oriented community consisting of 453 single and multi-family dwelling units and 5,000 square feet of commercial/civic uses on an approximately 111 acre property. The project would preserve approximately 68-percent of the site; including 34.8 acres of preserved biological open space, 20 acres of naturalized open space, and 16 acres of landscaped areas. The project also includes approximately 4 acres of public and private parks. The project site is located generally west of Interstate 15, south of State Route 78, and directly south of the Harmony Grove Village community in the San Dieguito Community Plan Area, within unincorporated San Diego County. The site is subject to the Semi-Rural Land Use Regional Category, Semi-Rural (SR-0.5) Land Use Designation, and is zoned A70 (Limited Agriculture) and RR (Rural Residential) Use Regulations. A GPA is proposed to change a portion of the site to the Village Land Use Regional Category, to change a portion of the site to the VR-10.9 (10.9 units per acre) and Neighborhood Commercial Land Use Designations and to amend the Elfin Forest-Harmony Grove portion of the San Dieguito Community Plan. A REZ is proposed to change the use classification to S88 (Specific Plan Area). The TM proposes the subdivision of the site into 243 lots (which will accommodate up to 453 units) and the STP identifies the specific vested rights of the TM. The MUP is proposed for a new on-site wastewater treatment facility. An Environmental Impact Report (EIR) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2015-ER-15-08-006. The Planning Commission will recommend to the Board of

Supervisors whether to approve or deny the GPA, SP, REZ, TM, STP and MUP and whether to certify the EIR (APNs: 235-011-06 and 238-021-08, 09, 10).

Administrative Agenda Items

G. Time Extensions

- **None At This Time**

Board of Supervisor’s Tentative Schedule:

- **Results from Board of Supervisors’ Hearing(s).**
 - **None At This Time**
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **None At This Time**

H. Department Report.

I. Scheduled Meetings.

June 8, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 22, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 28 + 29, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

J. Adjournment

Additional Information:

This Agenda is now 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)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, 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.