

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Thursday, June 28, 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/180628-planning-commission-hearing.html>

Regular Agenda Items

Newland Sierra; PDS2015-SP-15-001; PDS2015-GPA-15-001; PDS2015-REZ-15-001; PDS2015-TM-5597; PDS2015-ER-15-08-001; North County Metropolitan Subregional and Bonsall Community Plan Areas (Smith, A.)

The project is a General Plan Amendment (GPA), Specific Plan (SP), Zone Reclassification (REZ) and Tentative Map (TM) for a planned community consisting of a total of 2,135 dwelling units, 81,000 square feet of commercial use, parks, multi-use trails, bike lanes, a 6-acre school site, and 1,209 acres of dedicated biological open space on approximately a 1,985-acre property.

The Project site is bounded by Interstate 15 on the east, Deer Springs Road (County Road S12) on the south, and Twin Oaks Valley Road on the west. The majority of the project is located within the Twin Oaks Valley Sponsor Group Area of the North County Metropolitan Subregional Plan Area, with a portion of the site within the Hidden Meadows Sponsor Group Area of the North County Metropolitan Subregional Plan Area and a portion within the Bonsall Community Planning Area, all within the unincorporated area of San Diego County.

The project is currently subject to Village and Rural Regional Categories and Rural Lands 20 (RL-20), General Commercial (C-1), Office Professional (C-2), and Semi-Rural 10 (SR-10) Land Use Designations. Current zoning on the property is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92).

The GPA proposes to amend the Regional Land Use Element Map to change a portion of the Rural Lands Category in the North County Metropolitan Plan Area to Semi-Rural. The GPA also proposes to: amend the North County Metropolitan Map and Plan to change the General Commercial, Office Professional, Semi-Rural 10, and Rural Land 20 land use designations to Village Core Mixed Use (C-5), Semi-Rural 1 (SR- 1), and Open Space-Conservation (OS-C);

to add a description of the Project; to amend the I-15 Design Corridor Map; and to amend the Bonsall Community Plan Map to change the Rural Lands 20 Land Use Designation to Open Space-Conservation (OS-C).

The REZ proposes to change the existing zoning to General Commercial/Residential (C34), Single-Family Residential (RS), and Open Space (S80). The TM proposes the subdivision of the site into 1,140 single-family residential lots, 57 multi-family residential lots, 46 home owner's association lots, 22 private and public park lots, 18 open space lots, nine commercial lots, two utility lots, one school lot, and one private street lot. 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-15-08-001.

The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the GPA, SP, REZ and TM and whether to certify the EIR (APNs: 172-091-07; 172-220-14,16,18; 174-190-12,13,41,43; 174-210-01,05,07,08,17,18; 174-211-04,05,06,07; 174-190-20; 174-280-11; 174-190-44; 178-100-05,26; 178-101-01,16,17,25,26, 27, 28; 174-280-14; 174-290-02; 178-221-09; 178-222-16; 182-020-28,29; 182-040-74; 186-250-13; 186-611-01,07,08,09,11,14,15,16,17,23; 187-540-49,50, and 51).

Administrative Agenda Items

G. Time Extensions:

- **None at This Time**

Board of Supervisors' 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**

- **July 25, 2018**

- **Otay 250 Specific Plan Amendment – David Pallinger, Chairman, Planning Commission**
- **Valiano General Plan Amendment – David Pallinger, Chairman, Planning Commission**
- **Harmony Grove Village South General Plan Amendment – David Pallinger, Chairman, Planning Commission**

H. Department Report

I. Scheduled Meetings

June 29, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room (If Needed)
July 13, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 20, 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.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)

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.