

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, April 17, 2020, 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 Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcounty.ca.gov, or the Project Manager for the item as listed on the Agenda.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, including the order by the State of California public health officials for anyone living in the state to stay home, in person participation at Planning Commission meetings will not be allowed. Interested parties may watch and/or listen to Planning Commission Meetings by going to http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony via Teleconference

Members of the public may participate in the meeting via a teleconference. If you wish to participate through teleconference, please visit the Planning Commission website at: https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/PCHearing_stream.html.

Instructions on how to view and participate in the meeting via teleconference are available [through this link](#). Large groups wishing to comment on a common item are encouraged to submit comments in writing 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 Ann.Jimenez@sdcounty.ca.gov.

- 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/200417-pc-hearing.html>

Regular Agenda Items

1. **Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER) (D. Neufeld)**

The proposed project includes a General Plan Amendment ("GPA"), Specific Plan ("SP"), Rezone ("REZ"), Vested Replacement Tentative Map ("VTM") and Vesting Site Plan ("VSTP") for a planned community within Otay Ranch Resort Village 13 (Project). The 1,869-acre Project includes up to 1,881 single family dwelling units; 57 multi-family units; up to 40,000 square feet of ancillary commercial/office uses; a public safety site

(fire station and Sheriff's storefront); an elementary school site; public/private parks; a 200 guest room resort; and 1,107 acres of Preserve and 145 acres of other internal open space. The Project site is located along Otay Lakes Road in southwestern San Diego County, east of the City of Chula Vista and in the northeastern most portion of the Otay Subregional Plan Area, within unincorporated San Diego County. The proposed GPA would: 1) amend the Land Use Element – Regional Categories Map to reflect the boundary between the areas proposed for development and areas proposed as open space; and 2) amend the County General Plan Mobility Element to reclassify Otay Lakes Road to a four-lane (4.2B) Boulevard with Raised Median from the City/County boundary to a proposed road, Strada Piazza; and transitions to a two-lane (2.1C) Community Collector with Intermittent Turn Lanes to the east. The REZ would change certain areas currently S87 (Limited Control) to S88 (Specific Plan) and certain areas of S88 and S87 to S80 (Open Space). The VTM proposes the subdivision of the site into 1,881 single family residential lots, two mixed use lots, one resort lot, one homeowner association lot, four basin lots, six private and public parks, 65 open space lots, one school lot and one public safety lot. A draft Environmental Impact Report (EIR) has been prepared for the project, which includes recirculated elements, pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2004-3910-04-19-005. The Planning Commission will recommend to the Board of Supervisors whether to approve, modify, or deny the GPA, SP, REZ, VTM and VSTP, and whether to certify the EIR. (APNs: 598-130-04, 05, & 06, 598-140-04, 05, & 06, 647-020-14 and 647-030-05).

G. Administrative Agenda Items

1. Simpson Farms Tentative Map 5460 Time Extension; PDS2019-TM-5460TE, Jamul-Dulzura Subregional Plan Area (N. Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide a 156.7-acre site into 95 residential lots, one commercial lot (Lot 99), two biological open space lots (Lots 97 and 98), seven roads (Lot 100-106), and one lot exclusively as a drainage basin (Lot 7). The site is located on the northeast corner of Campo Road (State Route 94) and Jefferson Road, in the Jamul-Dulzura Subregional Plan Area, within unincorporated San Diego County. The new expiration date would be December 9, 2025 (596-180-01 and 02).

H. Scheduled Meeting

May 1, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 15, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

I. 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 §81.307, 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.