

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, April 16, 2021, 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@sdcountry.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, in person participation at Planning Commission hearings is not allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to www.sandiegocounty.gov/pds/PCHearing. 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.

Public Testimony

Members of the public may submit e-comments or find instructions for participating in the hearing 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 Ann.Jimenez@sdcountry.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/210416-pc-hearing.html>

Regular Agenda Items

- 1. **TM 5339-1 Dougherty Grove Reversion to Acreage; PDS2020-TM-5642; Fallbrook Community Plan Area (J. Leavitt)**

The applicant requests a Tentative Map to revert existing Lots 1 to 34 from Map 16088 to acreage. The 34 lots are subject to an improvement agreement and conditions for the completion of improvements required by Tentative Map 5339-1. The current owner of the parcels does not wish to proceed with the improvements and would like to revert the parcels to acreage, consisting of a single lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. No structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map and the existing structures and citrus grove will remain. The project site is subject to the General Plan Regional Category Village and Land Use Designations Village Residential (VR-2) and (VR-20). Zoning for the site is Rural Residential (RR) and Urban Residential (RU). The Planning Commission will determine whether to approve or deny the Tentative Map and adopt the environmental findings which conclude that the previously adopted Mitigated Negative Declaration is adequate with an Addendum pursuant to section 15164 of the CEQA Guidelines. (APNs: 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00)

2. Updated Guidelines and Final Engineering Flexibility (J. Roady)

On February 12, 2020, the Board of Supervisors directed Planning and Development Services (PDS) to implement options to streamline the discretionary review process including 1) Revising the Guidelines for Determining Significance for Hydrology and Surface Water Quality (Updated Guidelines), and 2) Providing Final Engineering Flexibility. The purpose of the Updated Guidelines is to set standards and provide analysis options during CEQA commensurate with the level of information needed for discretionary permit decision making. Specifically, options to conduct schematic-level analysis for flood and stormwater have been incorporated into the Updated Guidelines. These improvements do not reduce the quality of the PDS review or create shortcuts or loopholes in the permitting process that would impact public safety, quality of life, or environmental protection, or limit intended public participation. Final engineering level analysis would be conducted for both flood and stormwater prior to approval of construction permits. The purpose of Increasing Final Engineering Flexibility is to allow project changes required to comply with changes in State or Federal regulatory requirements, without requiring a modification or revised map if specific findings are made. Project changes cannot result in the elimination of project features required to meet County code requirements such as elimination of trails, reduction in parkland, elimination of emergency access roads or reduction in area required for water supply or onsite wastewater treatment systems. The Updated Guidelines and Final Engineering Flexibility have been reviewed for compliance with CEQA: a Notice of Exemption has been prepared for the Updated Guidelines pursuant to Public Resource Code Section 21065 and CEQA Guidelines Section 15378, 15060 (c), 15308 and 15061(b)(3); and an Addendum to a previously certified EIR has been prepared for Final Engineering Flexibility pursuant to CEQA Guidelines Section 15162 – 15164. Both documents are on file with PDS. The Planning Commission will make a recommendation to the Board to approve, approve with modification, or deny the proposed Updated Guidelines and Final Engineering Flexibility streamlining efforts.

3. Denial of Inactive Projects; PDS2004-3300-04-052; PDS2008-3300-08-051; PDS2004-3300-04-018; PDS2004-3100-5367; PDS2005-3100-5428; PDS2004-3100-5417; PDS2004-3100-5198; PDS2002-3500-02-058; PDS2002-3100-5113; PDS2003-3100-5335; PDS2003-3100-5228 (L. Yzaguirre)

This is a request for the Planning Commission to evaluate Planning and Development Services recommendation to deny nine permit applications due to inadequate progress and to certify the Notice of Exemptions on file for each project. These projects are being recommended for denial pursuant to Board Policy I-37 which allows the Department to bring projects placed into idle status before November 20, 2019 forward to the appropriate decision maker with a recommendation of denial due to inadequate process as authorized by CEQA Guideline Section 15109, or by Section 362 of Article

XX of the San Diego County Administrative Code, Schedule B, 5 and 6. Planning and Development Services has made contact with the applicants and or the applicant's representatives for each project on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. There has been no response received by PDS on any of the contacts. The Planning Commission will determine whether to deny each project or to let each project remain in idle status. A list of each project included in this agenda item can be found below.

- A. Tempo Monte Sinai MUP, PDS2004-3300-04-052 (MUP); PDS2004-3910-0409020 (ER)
- B. DS Waters of America Inc. MUP, PDS2008-3300-08-051 (MUP); PDS2008-3910-0814024 (ER)
- C. Leigh Ave. View MUP and TM, PDS2004-3300-04-018 (MUP); PDS2004-3100-5367 (TM); PDS2004-3910-0418004 (ER)
- D. River Street, TM PDS2005-3100-5428 (TM)
- E. Vaughan TM, PDS2004-3100-5417 (TM)
- F. Rancho Las Pampas TM and STP, PDS2004-3100-5198 (TM); PDS2002-3500-02-058 (STP); PDS2000-3910-0209023 (ER)
- G. Black TM, PDS2002-3100-5113 (TM); PDS2000-3910-9708017 (ER)
- H. Washington Meadows TM, PDS2003-3100-5335 (TM); PDS2003-3910-9808001A (ER)
- I. Chaffin TM, PDS2003-3100-5228 (TM); PDS2001-3910-0002029A (ER)

G. Administrative Agenda Items

1. Sweetwater Vistas Tentative Map Time Extension; PDS2020-TM-5608TE (S. Oberbauer)

The applicant requests approved of a six-year Tentative Map Time Extension for an approved subdivision map to divide an approximately 52-acre site into 218 residential condominium units and approximately 27.9 acres of biological open space. The project site is located southwest of the Jamacha Boulevard and Sweetwater Springs Boulevard intersection in the Spring Valley Community Plan Area. The new expiration date would be January 5, 2027. (APNs: 505-672-03-00, 505-672-07-00, 505-672-09-00, 505-672-10-00, 505-672-23-00, 505-672-37-00).

2. Peppertree Park Unit's 9 and 10 (M. Slovick)

The Director will provide an update on the project that was brought to the Planning Commission's attention at the February 18 2021 Planning Commission Hearing. The applicant for the Peppertree Park Unit 9 and 10 project sent a letter on February

18 2021 to the Planning Commission and spoke at the Planning Commission Hearing on February 19, 2021 about review time for this project. This is an informational update on the project and no action can be taken and the project will be docketed as a decision item in the future.

The project is a General Plan Amendment, a Specific Plan Amendment, a Zone Reclassification, Tentative Map, Major Use Permit Modification and Site Plan for a proposed single-family and commercial development. The proposed development on an approximately 19.76-acre site includes 57 single-family condominium units on the southern portion, Unit 9, and on the northern portion (Unit 10) either commercial uses or 60 multifamily condominium units. The site is located east of Mission Road, in the Fallbrook Community Plan Area, within unincorporated San Diego County (APNs: 104-350-21-00, 104-350-14-00, 106-410-44, 106-041-55, 104-351-018, 104-360-59).

H. Department Report

I. Scheduled Meeting

May 14, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

J. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at www.sandiegocounty.gov/pds/PCHearing. 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 §81.310, 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.

Planning Commission Agenda

April 16, 2021

*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.