

**From:** [Thad Johnson](#)  
**To:** [Jimenez, Ann](#)  
**Cc:** [Oberbauer, Sean](#); [Armstrong, Jacob](#); [Slovick, Mark](#); [Smith, Ashley](#)  
**Subject:** [External] Planning Commission Agenda Item G-1  
**Date:** Thursday, October 28, 2021 3:14:48 PM  
**Attachments:** [image002.png](#)  
[Planning Commission Agenda Item G-1 Letter\[2\].pdf](#)

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Dear Ms. Jimenez,

Please find attached a request to have agenda item G-1 of tomorrow's Planning Commission meeting scheduled for a public hearing.


Thank you.

--Thad Johnson

**Thad Johnson**

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October 28, 2021

Via Electronic Mail

County of San Diego Planning Commission  
5520 Overland Avenue  
San Diego, CA 92123

Re: October 29, 2021 Planning Commission Meeting - Request for Public Hearing on  
Director's Preliminary Decision on Administrative Agenda Item G-1 (Meadowood  
Revised Map: PDS2021-TM-5354R2; Fallbrook Community Plan )

Dear Chairperson Edwards and Members of the Commission:

The Planning Commission is considering agenda item G-1 (Meadowood Project) on Friday, October 29, 2021. If approved, this item will revise and delete Meadowood conditions relative to implementation of improvement requirements for Pala Mesa Road and Pankey Place, which were assumed as project design features in the approved project. As the owner of the neighboring Campus Park West project, we are requesting, pursuant to Section 81.317(d) of the County of San Diego Subdivision Ordinance, that the Planning Commission schedule a public hearing on the preliminary decision and placement of the item onto the next available Planning Commission agenda.

We were not provided notice of the Director's decision on this matter, nor of it being on the Commission's agenda, until the afternoon of October 26, 2021. As such, our technical team requires time to assess the information provided.

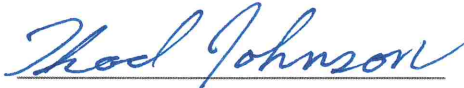
Without having been able to complete a full review and evaluation of the request, we have questions and concerns regarding this Director's determination. The following are among the questions and concerns we have which warrant the Director's decision not being approved at this time:

- Applicability of use of Project + Existing Conditions information from the 2009 Traffic Impact Study as a basis for finding less than significant impacts in an area with notable abutting changed conditions resulting in additional traffic (as well as other questions)
- Appropriateness of deletion of project design features that may have been used in a Statement of Overriding Considerations as project benefits based on a single after-the-fact reduction in impacts

We anticipate being able to undertake review of these issues prior to the December Planning Commission hearing and hope to work with staff in an effort to have our concerns addressed.

Thank you for your consideration.

Very truly yours,



Thad Johnson

Cc: Mark Slovick  
Jacob Armstrong  
Sean Oberbauer