

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 10, 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@sdcounty.ca.gov, or the Project Manager for the item as listed on this Agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or 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@sdcounty.ca.gov.

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.

- 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/211210-pc-hearing.html>

Regular Agenda Items

1. **Meadowood Revised Map; PDS2021-TM-5354R2; Fallbrook Community Plan (S. Oberbauer)**

The applicant is requesting a Revised Vesting Tentative Map to alter the timing of implementation of multiple conditions related to road improvements, including removing a requirement for an offsite road; requiring an interim traffic signal at an intersection near an existing North County Fire Protection District fire station; and revising the design of a road located within the southwest portion of the development in accordance with an agreement with the North County Fire Protection District to meet five-minute fire response time requirements. The Preliminary Decision of the Director of Planning & Development Services (PDS) to approve the Revised Map was placed on the October 29, 2021, Planning Commission agenda as an informational item. At the request of a member of the public, the Project has been placed as an action item on today's Planning Commission Agenda in accordance with Section 81.317(d) of the County of San Diego Subdivision Ordinance. The Planning Commission will determine

whether to approve or deny the Revised Map and whether to adopt the environmental findings for the project in conformance with the California Environmental Quality Act which includes an addendum to a previously certified Environmental Impact Report.

The Project is located at the northeastern quadrant of the Interstate 15 (I-15) and State Route 76 (SR-76) Interchange within the Fallbrook Community Planning Area and I-15 Design Review Corridor.

2. Update on Vehicle Miles Traveled Analysis in the Unincorporated Region (J. Armstrong)

On May 19, 2021, the Board of Supervisors (Board) received an overview of the County's implementation of SB 743 and its Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT), including the geographic boundary to calculate average VMT (unincorporated, regional, and sub-regional), the significance threshold used to evaluate projects (15% below the average VMT), establishing the criteria for which projects must prepare a VMT analysis (110 Average Daily Trips), and whether to establish a Local Mobility Analysis.

The Board directed staff to explore 13 related sites, including more opportunities for infill development, creation of transit accessible areas, opportunities for affordable housing, and VMT mitigation programs.

On September 15, 2021, the Board rescinded the current TSG based on recently updated guidance provided by the Office of Planning and Research (OPR) as an update to their Frequently Asked Questions (FAQ) on their website. One specific item OPR provided clarification on was related to how VMT and geographic boundaries are defined. OPR defined a "region" as the full geography within the jurisdictional borders of a Metropolitan Planning Organization (MPO) or a Regional Transportation Planning

Agency (RTPA). For San Diego County, this is the San Diego Association of Governments (SANDAG) region.

Staff will be providing an informational presentation of the analysis related to the 13 items directed by the Board related to the implementation of SB 743 in the unincorporated county. The Planning Commission can receive the presentation and provide comments to the Board on how to implement analysis of transportation impacts of proposed projects under CEQA using VMT.

G. Administrative Agenda Item(s)

1. Fallbrook Oaks Time Extension and Revised Tentative Map; PDS2016-TM-5449TE and PDS2015-TM-5449R; Fallbrook Community Plan (J. Smyser)

This item is to provide notice of a Preliminary Decision by the Director of Planning & Development Services (PDS) to approve a Time Extension for the Fallbrook Oaks Tentative Map to subdivide 27 acres into 18 residential lots. In addition, the Preliminary Decision also approves a Revised Tentative Map to redesignate the previously approved Lot 17 as a remainder lot; move a lot line so that a driveway will not bisect an adjacent lot; and update several conditions to reflect the changed map and current requirements such as stormwater. The new expiration for the Tentative Map will be December 7, 2022.

The project is located on the north side of Reche Road between Ranger Road and Valley Oaks Boulevard in the Fallbrook Community Plan Area. (APN: 107-070-03)

The Director's decision will become final and effective unless the Planning Commission takes action or a member of the public requests to schedule the

Time Extension and Revised Tentative Map for consideration at a noticed hearing.

H. Department Report

I. Scheduled Meeting

January 21, 2022 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

February 25, 2022 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:

Planning Commission Agenda

December 10, 2021

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.

*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.