

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, June 12, 2026, 9:00 A.M.

CHANGE IN LOCATION

**County Administration Center Hearing Room 310
1600 Pacific Highway, San Diego, California 92101**

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 the Planning Commission Secretary, at PDS.PlanningCommission@sdcounty.ca.gov or the Project Manager for the item as listed on the 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. If you would like to speak at the meeting, via in person or by phone, you can sign up by visiting <https://PublicComment.SanDiego.County.gov>. On the form, please enter all required fields and choose how you wish to participate. If you choose to speak by phone, please be sure to add a valid phone number so we can identify you when you call. Select the agenda item(s) you wish to comment on and select your position in favor, opposed, or neutral. After you submit the form, you will receive a confirmation email.

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 PDS.PlanningCommission@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.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently defined as Spanish, Tagalog (incl. Filipino), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at PDS.PlanningCommission@sdcountry.ca.gov no later than 72 hours prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Statement of need to appear remotely by a Commissioner, if applicable**
- D. 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.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/260508-pc-hearing.html>

Regular Agenda Items**1. Pauma Heights Tentative Map for Reversion to Acreage; PDS2025-TM-5658; PDS2025-ER-25-02-001 Proposed conformance with the California Environmental Quality Act (CEQA) – Addendum to Previously Adopted Negative Declaration; Valley Center Community Plan Area (E. Scott)**

The project consists of a Tentative Map for Reversion to Acreage to consolidate 16 existing legal lots, originally created by Tentative Map 5060 (Final Map No. 13949), into one legal parcel on an approximately 41.7-acre site located along Pauma Heights Road within the Valley Center Community Plan area. The site is designated Semi-Rural Residential (SR-2) under the General Plan and is within the Semi-Rural Regional Category. The property is zoned Limited Agriculture (A70). The site is currently undeveloped and vacant. The project site is served by Valley Center Municipal Water District. Access to the parcel is via existing private roadways connecting to Pauma Heights Road. The project does not propose any new development, including structures, grading, earthwork, utility extensions, or other ground-disturbing activities. Tentative Map 5060 was originally approved by the County on February 6, 1997, and a Negative Declaration (Log No. 94-2-12) dated September 24, 1996, was adopted pursuant to CEQA. Final Map No. 13949 was recorded on March 29, 2000; however, required subdivision improvements were not constructed and remain secured through subdivision improvement agreements and associated bonds. The proposed reversion to acreage would eliminate the existing subdivision configuration and associated bonded subdivision improvement obligations and would result in one legal parcel consistent with the existing General Plan land use designation and zoning regulations. The site contains an existing recorded open space easement over a natural drainage traversing the site that was established as part of the original subdivision approval and will remain. An Addendum to the previously adopted Negative Declaration has been prepared pursuant to CEQA Guidelines Section 15164, as the project would not result in any new environmental impacts. The Planning Commission will determine whether to approve or deny the Tentative Map for Reversion to Acreage and whether to adopt the CEQA Addendum. (APNs: 133-480-01-00 through 133-480-16-00)

2. Pasqual Heights Tentative Map & Density Bonus Permit; PDS2024-TM-5657, PDS2024-DB-24-001, PDS2024-ER-24-08-006; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); North County Metropolitan Subregional Plan Area (A. Pulley)

The applicant requests a Tentative Map application to subdivide a 10.39-acre parcel into a total of 42 single-family residential lots, and an open space lot, by utilizing State Density Bonus Law. The project includes 7 affordable units (4 very low income and 3 moderate-income), representing 29% of the base density. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-2). Zoning for

the site is Limited Agriculture (A70). The subject parcel is currently developed with an existing vacant dwelling, which will be removed. Access to the site is proposed via private road connected to Idaho Avenue, which is a County maintained mobility element road. The project will provide frontage improvements including street widening and stripping on Idaho Avenue. The project will receive water service from the City of Escondido and will require an out-of-agency service agreement for sewer service from the City of Escondido. Earthwork will consist of cut of 74,791 cubic yards and fill of 74,893 cubic yards of material. A Notice of Exemption (NOE) has been prepared for this project pursuant to Section 15183 of the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2024-ER-24-08-006. The Planning Commission will determine whether to approve or deny the Tentative Map and associated Density Bonus Permit, and whether to adopt the NOE. (APN: 234-160-25-00)

3. Passerelle; PDS2021-GPA-21-003, PDS2021-SPA-21-001, PDS2021-TM-5338R, PDS2021-STP-21-013, PDS2021-ER-03-02-059C; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Previously Certified Environmental Impact Report; Fallbrook Community Planning Area (S. Oberbauer)

The Project consists of a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Revised Tentative Map (TM), and a Site Plan (STP) for the conversion of 157,000 square feet of office professional uses for the development of a 138-unit condominium development designed as detached single-family dwelling units. The Project requires a GPA to modify the Campus Park section of the Fallbrook Community Plan to remove 157,000 square feet of office professional uses and add 138 multi-family condominium units, a SPA to modify the Campus Park Specific Plan, a Revised TM to change conditions of the last Unit of Tentative Map 5338 and designate the area proposed for development as a condominium map for 138 units while also designating the Town Center area as a Remainder Parcel, and a STP in accordance with the “B” Special Area Designator of the property for Community Design Review as well as to establish the setbacks of the Project in accordance with the “V” Setback Designator.

The residential development will be located on two parcels adjacent to Horse Ranch Creek Road and Friesian Way on approximately 11.96 acres. The northern parcel will contain 35 units while the southern parcel will contain 103 units. The proposed residential units consist of three-story structures on condominium lots ranging in size from approximately 2,250 square feet to 2,575 square feet. The Project includes internal roadways, parking, and private pocket parks. The Project site was previously graded during the grading of the Campus Park development and residential component of the development known as Horse Creek Ridge. The Project includes proposed landscaping as well as signage for the residential development. The Project also includes options for affordable housing unit payments or construction of on-site units. Access to the residential development sites would be provided by residential driveways connecting to Friesian Way, Messara Street, and Horse Ranch Creek Road.

The Project includes improvements and widening to portions of Horse Ranch Creek Road with a transition from the frontage of the existing sports complex to the frontage of the northern proposed residential parcel. Water and Sewer service would be provided by the Rainbow Municipal Water District. The Zoning Use Regulation of the site is Specific Plan (S88). The General Plan Designation for the Site is Specific Plan Area and the General Plan Regional Category for the site is Village. The 138-unit residential development is proposed on a 11.96-acre property while the town center portion of the Campus Park Specific Plan tied to the same existing lot of the development is on a southern 8.38-acre property and will remain unchanged. The project is located in the northeast quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road in the Fallbrook Community Planning Area and I-15 Design Review Corridor in unincorporated San Diego County. The Planning Commission will provide a recommendation to the Board of Supervisors on whether to approve or deny the GPA, SPA, Revised TM, and STP and whether to find the project in conformance with CEQA through the processing of an addendum to a previously certified Environmental Impact Report. (APNs: 108-120-61-00, 108-120-62-00)

4. Starlight Solar; PDS2022-MUP-22-010; PDS2022-ER-22-21-002 Proposed conformance with the California Environmental Quality Act (CEQA) – Environmental Impact Report; Mountain Empire Subregional Plan Area (N. Koutoufidis)

The project consists of a Major Use Permit (MUP) and Fire Protection and Mitigation Agreement for the construction and operation of a 100 megawatt (MW) solar photovoltaic energy generation facility with 217.4 MW of battery energy storage on approximately 588 acres. Phase one of the project consists of development of approximately 20 MW of solar generation and 17.4 MW of battery energy storage on approximately 125 acres. Phase two consists of development of approximately 80 MW of solar generation and 200 MW of battery energy storage on approximately 456 acres.

The project includes photovoltaic modules mounted on support structures, inverter and transformer platforms, battery storage facilities, an on-site collector substation, a transmission line to connect the project to the existing SDG&E Boulevard Substation, consisting primarily of underground facilities with a short overhead segment, internal access and fire roads, fencing, fuel modification zones, six water tanks for fire protection, and associated site infrastructure to support the solar energy generation and storage facility. The site is subject to the Rural Lands Regional Category and the Rural Lands (RL-80) General Plan Land Use Designation. The Zoning Use Regulation for the site is General Rural (S-92). Grading for the full buildout of the project would involve approximately 350,000 cubic yards of cut redistributed on-site. Access to the project site will be provided via Jewel Valley Road. The project is located south of Interstate 8 (I-8) and Old Highway 80, and east of Tierra Del Sol Road within the community of Boulevard and the Mountain Empire Subregional Planning Area. The project has been reviewed for

compliance with CEQA and an Environmental Impact Report (EIR) was prepared and circulated for public review. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the MUP and Fire Services and Mitigation Agreement and whether to adopt the EIR. (APNs: 612-082-12; 612-090-59; 659-130-03; 612-092-13; 612-110-02; 612-090-68; 659-140-01; 612-110-04; 659-140-02; 612-110-17; 612-110-18; 612-110-19; 612-120-01; 659-020-01; 659-020-02; 659-020-05; 659-020-08; 659-080-02; 659-080-09)

5. ADU Ordinance Amendment: Options related to first-time home buyers and home ownership for separate sale of ADUs (E. Flores)

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors (Board) on options amending the Accessory Dwelling Units (ADU) Ordinance to promote first-time homebuyers and homeownership opportunities through the separate sale of ADUs.

On March 4, 2026, the Board voted unanimously to adopt and implement Assembly Bill (AB) 1033, which allows for the separate sale of ADUs through a condominium conversion process in unincorporated communities without additional local eligibility requirements. The ADU Ordinance went into effect on April 4, 2026. The Board directed staff to return with additional options to promote first-time homebuyers and homeownership opportunities in relation to the separate sale of ADUs. In response to the Board’s direction, staff drafted a range of options which are intended to complement State guidance while advancing local priorities related to housing access and stability.

H. Administrative Agenda Items

I. Department Report

J. Next Scheduled Meeting: July 10, 2026 Regular Meeting, 9:00 a.m., County Administration Center Hearing Room 310

K. 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 §81.310, 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)
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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 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.