

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, July 10, 2026, 9:00 A.M.**  
**CHANGE IN LOCATION**  
**County Administrative 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](mailto: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](http://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](mailto: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@sdcounty.ca.gov](mailto:PDS.PlanningCommission@sdcounty.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/260710-pc-hearing.html>

---

Regular Agenda Items

1. **(Continued from the June 12, 2026 Planning Commission Hearing) 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. On June 12, 2026, the Planning Commission received a request for continuance from the applicant for the Project. The Planning Commission continued the item to a date certain of July 10, 2026. The dates of the staff hearing report and attached documents have been updated to reflect the new Planning Commission Hearing date of July 10, 2026. The tribal cultural resources conditions have been revised to be consistent with agreements from tribal consultation in accordance with Senate Bill 18. The applicant team have used the additional time since continuance of the Project to coordinate with a stakeholder regarding greenhouse gas conditions, and the applicant is working with staff to incorporate the greenhouse gas conditions into the conditions of approval of the Project. 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)

**2. (Continued from the June 12, 2026 Planning Commission Hearing) 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 will be provided primarily 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. On June 12, 2026, the Planning Commission received a request for continuance for the Project. The Planning Commission continued the item to a date certain of July 10, 2026. At the June 12, 2026 hearing, County staff committed to conducting a community town hall meeting prior to the continued Planning Commission hearing. On June 16, 2026, County staff attended a community town hall meeting in Boulevard to discuss public questions and concerns regarding the Project. The topics and concerns from the community town hall meeting have been incorporated into staff's presentation. The dates of the staff hearing report and attached documents have been updated to reflect the new Planning Commission Hearing date of July 10, 2026. 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)

**H. Administrative Agenda Items**

**I. Department Report**

**J. Next Scheduled Meeting:** August 7, 2026 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room 5520 Overland Ave, San Diego, CA 92123

**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](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)
----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

---

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 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.