

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, July 14, 2023, 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 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.

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, Filipino (Tagalog), 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 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 (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) 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/230714.html>

Regular Agenda Items

1. **CCI Bancroft Baptist Major Use Permit; PDS2022-MUP-22-005, PDS2022-ER-22-18-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); Spring Valley Community Plan Area (J. Roland-Chase)**

The applicant is seeking a Major Use Permit (MUP) PDS2022-MUP-22-005 to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 45-foot faux mono-palm tree and the project proposes to install new branching. The 3.56-acre project site is located at 2300 Bancroft Drive, in the community of Spring Valley, within unincorporated San Diego County. The property is zoned Single-Family Residential (RS) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. The MUP has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning

Commission will determine whether to approve or deny the MUP and whether to adopt the NOE. (APN: 503-420-08)

2. Rancho Guejito Wine Tasting Facility and Event Center Major Use Permit; PDS2020-MUP-20-001; North County Metro Subregional Plan area. (A. Ly)

The applicant requests a Major Use Permit (MUP) for the development and operation of a wine tasting facility and event center. This MUP is an expansion of an existing Small Winery Permit (PDS2021-AD-12-032W2). The tasting facility and event center will be available to rent seven (7) days a week from 10:00am until 10:00pm with a maximum capacity of 201 people at the tasting facility and 250 people at the event center. It will be used for events such as weddings, quinceañeras, anniversary parties, corporate events, and other similar types of functions. This approximately 404-acre MUP area is located north of San Pasqual Valley Road at 17224 San Pasqual Valley Road, in the North County Metro Subregional Plan area, within unincorporated San Diego County. The 5.5-acre project footprint would be located at the southern end of the MUP area near San Pasqual Valley Road. This site is subject to the General Plan Regional Category Rural Lands, Land Use Designation Rural Lands 40 (RL-40). The property is zoned Limited Agricultural (A70) and General Agricultural (A72), which allows event venues upon approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) was prepared. The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the MND (APNs 242-070-13-00; 242-070-15-00; 242-070-07-00; 242-070-08-00; 242-110-01-00; 242-070-11-00, 242-030-14-00; 242-030-15-00; 242-070-17-00; 242-070-16-00; 242-030-12-00; 242-030-38-00).

3. Belmont Village Senior Living; PDS2022-MUP-22-004; PDS2022-ER-95-08-021WXZ; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to a previously certified Environmental Impact Report; Valle De Oro Community Plan Area (S. Oberbauer)

The applicant requests a Major Use Permit for the construction of a 200-unit State licensed group care facility with associated amenities, landscaping, and parking. The group care facility will provide a range of assisted living services ranging from mostly independent living to memory care as well as meals, nursing care as needed, housekeeping, and transportation residents of the facility. The Project is located on an approximately 7.1-acre parcel within the Santa Fe Valley Specific Planning Area within the San Dieguito Community Planning Area. The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Specific Planning Area (SPA). Zoning for the site is Specific Plan (S88) and is

designated for a 200-unit group care facility upon approval of a Major Use Permit in the Santa Fe Valley Specific Plan. The units would be divided between a main building and detached cottages. The main building consists of a three-story structure containing 185 units as well as amenities. The remaining 15 units would be located within six detached cottages. All primary and accessory uses proposed for the Project are allowed on the project site upon approval of a Major Use Permit. An addendum to a previously certified Environmental Impact Report (EIR) for the Santa Fe Valley Specific Plan has been prepared for this project in accordance with the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and whether to find the project in conformance with the California Environmental Quality Act through the processing of an addendum to the previously certified EIR. (APN: 267-061-31-00)

H. Administrative Agenda Items

1. **Oakmont II Tentative Map 5421 Time Extension; PDS2017-TM-5421TE, PDS2017-ER-05-14-003A; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum To Mitigated Negative Declaration; Lakeside Community Plan Area (J. Roland-Chase)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide a subdivide 103.28 acres into 20 lots, consisting of 18 residential lots and two as Open Space Easements ranging from 1 to 38.58 net acres. The project is located at the northeast corner of Flinn Springs Road and Old Highway 80 in the Lakeside Community Plan Area, within the unincorporated San Diego County. An addendum to a Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The new expiration date would be August 15, 2023 (396-020-13).

I. Department Report

J. Scheduled Meetings

August 25, 2023	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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K. Adjournment

Additional Information

This Agenda is available on the County of San Diego’s Planning & Development Services web page at http://www.sdcountry.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 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.