

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, August 25, 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](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.

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, 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](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 (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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/230825pchearing.html>

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**Regular Agenda Items**

1. **(Continued from July 14, 2023 Planning Commission Hearing) 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; San Dieguito 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)

**2. Bonsall Unified School District Notice of Proposed Acquisition of Property for School Site Purposes (A. Smith)**

The Bonsall Unified School District (District) has informed the County of San Diego that it is proposing to acquire property for school site purposes. The 11.2 acres of land is located east of Horse Ranch Creek Road and south of Shire Court and includes APN 108-121-12. Pursuant to Public Resources Code section 21151.2, the District has requested that the Planning Commission investigate the proposed site and provide a report with the Planning Commission’s recommendations concerning the District’s acquisition of the site. In addition, pursuant to Government Code section 65402, the District has requested an opinion of Planning & Development Services regarding the conformity of the site and its proposed use for school site purposed with the County of San Diego General Plan.

**H. Administrative Agenda Items**

**1. Sustainable Groundwater Management Act (SGMA) Update (Informational Item); Groundwater Ordinance Amendment and Revision to County Guidelines for Determining Significance - Groundwater Resources (L. Crow)**

This item provides an update on activities in San Diego County related to implementation of California’s 2015 Sustainable Groundwater Management Act (SGMA), which provides a framework to regulate groundwater for the first time in California history and is being presented to the Planning Commission as information only. The three SGMA-mandated basins in the San Diego region include the Borrego Springs Groundwater Subbasin (Borrego Basin), Upper San Luis Rey Valley Groundwater Subbasin (SLR Basin), and San Pasqual Valley Groundwater Basin (San Pasqual Basin). A Groundwater Sustainability Plan (Sustainability Plan), or Alternative, was adopted for each basin commensurate with the SGMA-mandated deadlines of either 2020 or 2022 depending on basin status. Long-term groundwater sustainability must be achieved within 20 years of Sustainability Plan implementation.

To ensure consistency and continued compliance with SGMA, revisions to the State’s California Environmental Quality Act (CEQA) Guidelines, and a Superior Court of California (Court) judgment, County staff propose (1) amending the County’s Groundwater Ordinance, and (2) completing a focused update of the County’s CEQA Guidelines for Determining Significance and Report Format and Content Requirements, Groundwater Resources (County Groundwater Guidelines). Changes to the Groundwater Ordinance are limited to the Borrego Basin while updates to the County Groundwater Guidelines are primarily focused on the three SGMA-mandated basins in the San Diego region.

The amended County Groundwater Ordinance and the focused update to the County Groundwater Guidelines will be considered by the Board of Supervisors later this year.

**I. Department Report**

**J. Scheduled Meetings**

September 22, 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.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 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.