

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 9, 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@sdcountry.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 Ann.Jimenez@sdcountry.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/210708-pc-hearing.html>

Regular Agenda Items

- 1. **Fallbrook Hacienda Winery and Event Venue; PDS2018-MUP-18-003, PDS2018-ER-07-02-006C (A. Truong)**

The applicant requests a Major Use Permit (MUP) to authorize the operation of an existing unpermitted event venue, the construction of ancillary event facilities and a small winery and vineyard. Events will occur on Saturdays, Sundays or Holidays between mid-March and late November with a maximum of 43 events per year. Events will occur between 11 a.m. and 10 p.m. and will consist of up to 250 people in attendance. The 11.75-acre site is located at 4103 E. Mission Road within the Fallbrook Community Plan area, within unincorporated San Diego County. The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-4) Land Use Designation. Zoning for the site is Limited Agricultural (A70). The Planning Commission will determine whether to approve or deny the MUP and adopt the environmental findings which include that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum pursuant to Section 15162 of the California Environmental Quality Act Guidelines. (APNs: 108-372-05, 108-372-07)

2. **Lakeside Special Care; PDS2020-MUP-86-050W1, PDS2020-ER-20-14-012 (J. Madamba)**

The applicant requests a Major Use Permit (MUP) Modification to expand an existing skilled nursing facility which provides 24-hour care to patients suffering from chronic mental health disorders with secondary medical illnesses for an average stay of six to nine months. The expansion includes a new 17,000 square foot building , and a 1,300 square foot addition to an existing building to provide additional kitchen and food storage space. The new building will provide 58 additional licensed beds, increasing the total bed count from 94 to 152 beds. Access will continue to be provided from Woodside Avenue. The parking lot will be redesigned to accommodate the proposed building and provide additional parking spaces. The project site is located at 11962 Woodside Avenue in the Lakeside Community Plan area, within unincorporated San Diego County. The site is subject to the Village General Plan Category and General Commercial Land Use Designation. Zoning for the site is Heavy Commercial (C37). The Planning Commission will determine whether to approve or deny the MUP Modification and adopt the environmental findings which include that the previously adopted Negative Declaration (ND) is adequate with an Addendum pursuant to Section 15162 of the California Environmental Quality Act Guidelines. (APNs: 382-280-07, 382-280-11)

3. **JVR Solar; PDS2018-MUP-18-022 (N. Koutoufidis)**

The applicant requests a Major Use Permit (MUP) and Fire Protection and Mitigation Agreement for the construction, operation, maintenance, and ultimately the decommissioning of a solar energy facility with on-site battery storage for the production of 90 megawatts of electric power to be delivered to an existing San Diego Gas & Electric transmission line. The project will include photovoltaic modules mounted on support structures, inverter/transformer platforms, an on-site substation, an overhead transmission line and a battery energy storage system. The project will also include interior roads, driveways, perimeter fencing, low-level shielded lighting, fuel modification zones, six water tanks for fire protection, and associated site infrastructure to support the solar energy generation and storage facility. The Project site is located south of Interstate 8 (I-8), east of the community of Jacumba Hot Springs, and immediately north of the U.S./Mexico border. Access to the site is provided by Old Highway 80 and Carrizo Gorge Road. The project site is subject to the Village General Plan Regional Category for the majority of the 1,356-acre site area. There is also an approximately 38-acre parcel in the easternmost portion of the site that is in the Rural Lands Regional Category. Zoning for the site is primarily located on land designated as Specific Planning Area, which allows the proposed use, classified as Major Impact Services and Utilities, upon approval of an MUP pursuant to Section 2888.a. of the Zoning Ordinance. The project has been reviewed for compliance with the California

Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared. 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: 614-100-20; 614-100-21; 614-110-04; 660-020-05; 660-020-06; 660-150-04; 660-150-07; 660-150-08; 660-150-10; 660-150-14; 660-150-17; 660-150-18; 660-170-09; 661-010-02; 661-010-15; 661-010-26; 661-010-27; 661-010-30; 661-060-12; 661-060-22; 660-140-06; 660-140-08; 660-150-21; 660-150-16)

G. Administrative Agenda Item(s)

H. Department Report

I. Scheduled Meeting

August 6, 2021 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

July 9, 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.