



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 10, 2024

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION

DATE OF HEARING:	October 24, 2024
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	COUNCIL CHAMBERS, 12th FLOOR, CITY ADMINISTRATION BUILDING 202 C STREET, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-1049410
PROJECT TYPE:	SITE DEVELOPMENT PERMIT, MITIGATION MONITORING AND REPORTING PROGRAM, PROCESS FOUR
PROJECT NAME:	<u>SAN DIEGUITO RIVER PARK OSUNA SEGMENT OF THE COAST TO CREST TRAIL PROJECT</u>
APPLICANT:	SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY (JPA)
COMMUNITY PLAN AREA:	FAIRBANKS RANCH COUNTRY CLUB
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Ollie Shepherd, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5412 / OShepherd@sanidiego.gov

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an application for a Site Development Permit for the construction of a one-mile-long pedestrian, bicycle, and equestrian trail extension of the Coast to Crest (CTC) Trail, composed of decomposed granite, a 150-foot-long trail bridge spanning the San Dieguito River, site improvements including native landscaping, habitat restoration and site improvements (trail fencing and signage), in the AR-1-1 (Agricultural - Residential), AR-1-2 (Agricultural - Residential) and predominantly within the OF-1-1 (Open Space - Floodplain) zones of the Fairbanks Ranch Country Club Community Plan Area. The 1.8-acre site is located east of Interstate 5, and approximately two miles east of El Camino Real and lies between Via De La Valle to the west, and San Dieguito Road to the east at 14555 El Camino Real.

This project is within the scope of the San Dieguito River Park Osuna Segment of the Coast to Crest Trail Mitigated Negative Declaration ([SCH No. 2023050120](#)), adopted on July 21, 2023, by the San Dieguito River Park Joint Powers Authority. This MND adequately describes the activity for the purposes of CEQA.

APPEALS:

The decision of the Planning Commission is final unless appealed to the San Diego City Council. In order to appeal the decision of the Planning Commission, you must register as a speaker at the public hearing concerning the application or have expressed interest in web form or in writing to the Planning Commission (<https://www.sandiego.gov/planning-commission>) before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). The appeal must be made no later than ten (10) business days after the date of the Planning Commission's decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. The decision of the City Council is final. Appeals to the City Clerk may be filed by e-mail or in person as follows:

- 1) Appeals filed via e-mail/mail: Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation in pdf format) via e-mail to Hearings1@sandiego.gov by 5:00 PM on or before the last day of the appeal period; your e-mail appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter, 1st Floor Lobby, (Open 8:00 AM to 5:00 PM Monday through Friday – excluding City-approved holidays) located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

COMMUNICATIONS:

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/s/1607586412>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 758 6412.

The public is encouraged to [subscribe](#) to receive meeting agendas.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 1222 First Avenue, Mail Station 501, San Diego, CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above. This information will be made available in alternative formats upon request.

To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to planningcommission@sandiego.gov at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24009116



Development Services Department

Ollie Shepherd, Development Project Manager / Project No. PRJ-1049410

1222 First Avenue, MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED