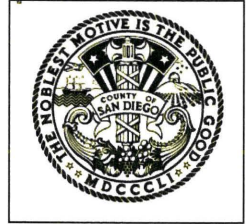


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NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Planning Commission of the County of San Diego will conduct a public hearing on a Major Use Permit Modification as follows:

HEARING INFORMATION:

Date: February 21, 2020
Time: 9:00 a.m.
Location: COC Campus Center Chambers, 5520 Overland Avenue, San Diego, CA 92123

APPLICANT: Gird Valley, Inc. (Attn: Jade Work)

PROJECT/CASE NUMBER(S): Monserate Winery; PDS2018-MUP-74-165W1 (MUP), PDS2018-ER-18-02-003 (ER)

PROJECT DESCRIPTION: The project is a Major Use Permit Modification for a winery and event center. The proposed structures for the winery will total 59,527 square feet including a main facility with a tasting room and restaurant, as well as three event/venue areas with supporting facilities, patios and terraces, and administrative space. The site will host up to 170 weddings and other events per year per venue. Each event will accommodate a maximum of 250 guests and the total project site will be able to accommodate a maximum of 500 guests on site at one time. Grading for the Major Use Permit Modification consists of approximately 50,000 cubic yards of cut and fill. The project is subject to the Semi-Rural Residential (SR-2) and the Open Space Recreation (OS-R) General Plan Land Use Designations and is zoned Limited Agriculture (A70) which permits the use of a winery with a commercial kitchen and an event center upon approval of a Major Use Permit.

LOCATION: The project site is located at 2757 Gird Road within the Fallbrook Community Planning Area, within unincorporated San Diego County (APNs: 124-330-15-00, 107-420-16-00, 107-420-14-00, 107-420-17-00, 124-330-14-00, 124-330-20-00, 124-330-04-00).

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration has been prepared for this project and is on file with PDS as Environmental Review Number PDS2018-ER-18-02-003.

GENERAL INFORMATION: This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

NOTE: If you challenge the action which may be taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the above public hearing, or in written correspondence delivered to the Hearing Body at or before the hearing. Rules of the Hearing Body may limit or impose requirements upon the submittal of such written correspondence.

For additional information regarding this proposal, please contact Sean Oberbauer at (858) 495-5747 or by email at sean.oberbauer@sdcounty.ca.gov.

Governor's Office of Planning & Research

FEB 13 2020

STATE CLEARINGHOUSE

COUNTY OF SAN DIEGO PUBLIC HEARING INFORMATION

HEARING REPORT AVAILABILITY

1. Hearing Reports are available at PDS offices and shall be available for inspection in the chambers during the hearing. Hearing Reports are also available on the PDS website at the following addresses:

Planning Commission Reports

http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html

Zoning Administrator Reports:

<http://www.sdcounty.ca.gov/pds/zanext.html>

2. Interested parties may watch and/or listen to previous and live Planning Commission Meetings by going to web address listed above for Planning Commission Reports.

SPEAKER GUIDELINES

1. If you wish to speak at the hearing, fill out a speaker slip based on your position on the project recommendation. Speaker slips are available in the hearing chambers and must be submitted no later than 10 minutes prior to the start of the hearing.

Green– Support

Pink – Oppose

White – Neutral

2. When speaking to the hearing body, use the following as a guideline for presenting your statement:

- a. Clearly state your name and address and organization which you represent, if applicable.
- b. Make a statement of the pertinent facts and reasons to support your position based on relevant subject matter.

Because of time constraints, be concise. Only discuss matters related to the public hearing and tie your discussion of the facts directly to the decision you wish the Commission or Zoning Administrator to reach.

3. The following time limits shall apply when addressing the hearing body:

- a. Testimony shall be limited to two (2) or three (3) minutes as determined at the beginning of the hearing, unless expressly waived by the Hearing Body.
- b. If the public hearing is of high interest throughout the community, consideration should be given to designating a group spokesperson in order to make a consolidated presentation. Requests for additional time must be negotiated with the Chairperson before you begin your testimony.
- c. Once the public hearing is closed, no further testimony from the applicant or the audience shall be taken except to answer specific questions posed by the Hearing Body.

GENERAL HEARING PROCEDURES

1. Item numbers printed on the agenda generally, with occasional exceptions, indicate the order in which items will be heard.
2. Unless otherwise directed by the Chairperson of the Planning Commission or Zoning Administrator, presentation of the project shall be as follows:
 - a. Staff presents the project, its location and staff recommendations.
 - b. The applicant or his /her authorized representative shall have the opportunity to testify second.
 - c. The Community Planning Group/Sponsor Group and/or Design Board Chair or his/her authorized representative shall have the opportunity to testify third.
 - d. Persons from the audience supporting the staff recommendation shall have the opportunity to testify fourth.
 - e. Persons from the audience opposing the staff recommendation shall have the opportunity to testify fifth.
 - f. The applicant or his /her authorized representative shall have the opportunity for a brief rebuttal.
 - g. The Commission/Zoning Administrator will then discuss and decide the case.

APPEALS

1. Appeal forms, appeal fee information and filing requirements are available at the Zoning Counter, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, CA 92123. Telephone: (858) 565-5981 or (888) 267-8770 or on the PDS website at <http://www.sdcounty.ca.gov/pds/zoning/appeals.html>.
2. Appeal Procedures for various permit types are available on the PDS Website at <http://www.sdcounty.ca.gov/pds/zoning/ZoningNumeric.html>. Refer to PDS Forms 157-163.
3. Not all decisions are appealable.
4. Planning Commission recommendations that will be decided by the Board of Supervisors are not appealable.
5. Appeals must be filed within **10 (ten) calendar days** of the date on which the decision being appealed was rendered. If the tenth day falls on a weekend or a County holiday, the appeal can be filed on the following work day.