

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, December 12, 2014, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence and PowerPoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager.

- 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 items, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/141212-Supporting-Documents.html>

Regular Agenda Items

- 1. Aliso Canyon Tentative Map; PDS2014-TM-5589; San Dieguito Community Plan Area (Smith)**

The applicant proposes a Tentative Map to subdivide 30.7 acres into eight single-family residential lots ranging in size from two net acres to over eight net acres, and to place 10.9 acres in biological open space. There is an existing single-family residence which would remain within proposed Lot 8. Access to the site would be

provided by a private road connecting to Pacifica Ranch Drive, which connects to Aliso Canyon Road. The project site would obtain water from Olivenhain Municipal Water District, and sewer by the Rancho Santa Fe Community Services District. Fire service would be provided by the Rancho Santa Fe Fire Protection District. A Notice of Exemption (NOE) has been prepared for the project per Section 15183 of the State California Environmental Quality Act Guidelines, and is part of the action. The site is subject to the General Plan Designation Semi Rural (SR-2), and Zoning for the site is Rural Residential (RR). The project site is located at 18531 Aliso Canyon Road, in the San Dieguito Community Plan Area, within unincorporated San Diego County (APN 265-270-84).

2. Orchard Hills Tentative Map; PDS2012-3100-5570; North County Metropolitan Subregional Plan Area (Slovick)

The applicant proposes a Tentative Map to subdivide 12.5 acres into 20 single-family residential lots. The site is currently vacant. Access would be provided by a public road connecting to Richland Road. The project would be served by sewer and imported water from the Vallecitos Water District. The project site is currently within the Vista Irrigation District and would require annexation into the Vallecitos Water District for water and sewer service. Total earthwork quantities are expected to be 30,000 cubic yards of cut and fill. The project would include the following off-site improvements: half-width improvements to Richland Road along the project frontage, including the installation of curb, gutter and sidewalk, and extending an existing sewer line approximately 600-feet from the intersection of Richland Road and Tuscany Avenue to the project site. A Notice of Exemption (NOE) has been prepared for the project per Section 15183 of the State California Environmental Quality Act Guidelines, and is part of the action. The site is subject to the General Plan Designation Village Residential (VR-2.9), and Zoning for the site is Limited Agricultural (A70). The project is located northeast of Richland Road and Tide Way in the North County Metropolitan Subregional Plan area, within unincorporated San Diego County (APNs 218-220-10 & 17).

Administrative Agenda Items

G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted

- **Results from Board of Supervisors' Hearing(s).**
 - **December 3, BOS Meeting**
 - Zoning Ordinance Cleanup (Lingelser)

- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **January 7, BOS Meeting**
 - No items listed at time of printing.

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

January 16, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 20, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 13, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now 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. 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 §81.307, 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.

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