

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, August 5, 2016, 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 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

- 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:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/160805-Supporting-Documents.html>

Regular Agenda Items**1. Country Estates Tentative Map Time Extension; PDS2016-TM-4700TE2; North County Subregional Plan Area (M. Smith)**

The applicant requests a Tentative Map Time Extension (TM TE) for a 55-lot residential subdivision. The Tentative Map was approved on February 2, 2005 by the Board of Supervisors. The Tentative Map is designed to subdivide 77.9 acres into 55 residential lots, along with three open space lots. The property is located at the easterly terminus of Deeb Drive and northerly terminus of Hardell Lane, in the North County Subregional Plan area (APN 178-160-04 & 05).

Since the 2005 approval, there was one Stay of Time Period approved (due to litigation) and four State of California enacted Automatic Time Extensions, which extended the expiration date to March 23, 2016. The applicant filed for a Time Extension on March 17, 2016. The Time Extension submittal allowed a 60 day automatic extension to May 23, 2016. The request for a Tentative Map time extension under Government Code section 66452.6(e) was evaluated against current requirements. These included the updated General Plan designation and policies, current CEQA requirements and updated Regional Water Quality Control Board regulations.

The Director issued a "Preliminary Notice of Decision" to deny the Time Extension on June 24, 2016. The Tentative Map no longer complies with the current General Plan which has a density of one unit per 20-acres. The design has been revised and may have biological impacts which were not evaluated under CEQA. In addition, the project does not comply with the current Watershed Protection Ordinance, which was updated on February 26, 2016. The applicant has requested a public hearing before the Planning Commission in accordance with County Code section 81.317.

Administrative Agenda Items**G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted.****Board of Supervisor's Tentative Schedule:**

- **Results from Board of Supervisors' Hearing(s).**
 - **August 3, 2016 BOS Meeting**
 - None at this time

- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
 - **September 14, 2016 BOS Meeting**
 - None at this time
 - **September 28, 2016 BOS Meeting**
 - None at this time
 - **October 5, 2016 BOS Meeting**
 - None at this time

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

September 9, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 14, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 4, 2016	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.

PC160805AGENDA: If