

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 23, 2020, 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](mailto:Ann.Jimenez@sdcountry.ca.gov), or the Project Manager for the item as listed on the Agenda.

#### **In Person Participation Prohibited**

Due to the Coronavirus disease (COVID-19) public health emergency, in person participation at Planning Commission hearings is not allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to [www.sandiegocounty.gov/pds/PCHearing](http://www.sandiegocounty.gov/pds/PCHearing). 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.

#### **Public Testimony**

Members of the public may submit e-comments or find instructions for participating in the hearing via teleconference by visiting the Planning Commission website at: [www.sandiegocounty.gov/pds/PCHearing](http://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](mailto:Ann.Jimenez@sdcountry.ca.gov).

- 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**

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For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/201023-pc-hearing.html>

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### Regular Agenda Items

1. **Summit Estates Tentative Map, Agricultural Preserve Disestablishment Permit, Zone Reclassification and Administrative Permit; PDS2019-TM-5635, PDS2020-AP-20-001, PDS2020-REZ-20-002, PDS2019-AD-19-016 (H. McDonald)**

The applicant proposes a Tentative Map (TM) to subdivide an approximately 22.3-acre property into 20 single-family residential lots. The project also includes an Administrative Permit (AD) to allow for lots smaller than the minimum lot size (lot area averaging), and an Agricultural Preserve Disestablishment Permit (AP) and a Zone Reclassification (REZ) to remove the site from an existing agricultural preserve and remove the 'A' Special Area Designator from the zone box for the site, respectively. The project is located at 2510 Summit Drive within the North County Metropolitan Subregional Plan area and is currently developed with an existing single-family dwelling unit that would be removed. Access to the site will be provided by a single private road entrance connecting to Summit Drive. The Project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Proposed earthwork quantities for the project consist of 61,980 cubic yards of excavation, 66,870 cubic yards of fill and 4,890 cubic yards of import. No export is being proposed by the project. The site is subject to the General Plan Regional

Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Limited Agricultural (A70). The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a 15183 Checklist was prepared. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the TM, AP, REZ and AD, and whether the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines (APN 237-090-05).

**2. Pacifica Estates Tentative Map Time Extension; PDS2019-TM-5510TE; PDS2019-ER-06-02-023A (S. Sakdarak)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide a 17.3 acres into 21 residential lots, two detention basins, and two open space lots. The new expiration date would be April 22, 2025. The project site is located east of South Mission Road and north of Stagecoach Lane in the Fallbrook Community Plan Area. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-2). The property is zoned Rural Residential (RR). The Planning Commission will determine whether to approve or deny the Tentative Map Time Extension and adopt the environmental findings which include that the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines. (106-251-01 & 03, 106-251-18 & 24, 106-151-12 & 13).

**G. Administrative Agenda Items**

None at this time.

**H. Department Report**

**I. Scheduled Meeting**

November 13, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 4, 2020	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](http://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:

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)
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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)
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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)
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## **Planning Commission Agenda**

**October 23, 2020**

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.