

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, January 22, 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](mailto: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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/160122-Supporting-Documents.html>

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**Regular Agenda Items****1. Daniels Gray Rabbit Hollow Revised Tentative Map; PDS2014-TM-5364R: Fallbrook Community Plan Area (M. Smith)**

The applicant requests a Revised Map of previously approved Tentative Map 5364. The previous Tentative Map was approved by the Planning Commission on May 22, 2009, and allowed for a subdivision of 11.22 acres into 10 residential lots. The residential lots range in size from 1.00 to 1.31 net acres. The purpose of the Revised Map is to remove the road improvement conditions along Green Canyon Road, since the applicant no longer owns the land which fronts this roadway and the improvements are not mitigation measures. In addition, the condition to remove the barn would be deleted, since it will continue to be an accessory to the existing on-site agricultural use. The site is located at 2045 Green Canyon Road in the Fallbrook Community Planning Group of unincorporated San Diego County. The property is designated Semi-Rural SR-1 by the General Plan (APN 106-200-85).

**2. Top of the Pines; PDS2005-3200-20951: Pine Valley Subregional Group Area (Mills)**

This is an appeal of a Director's decision for a Tentative Parcel Map (TPM). The TPM consists of the subdivision of a 17.4-acre parcel into four residential lots. The proposed residential lots will be an average of four acres. Individual septic systems are proposed and water would be provided by individual groundwater wells. Earthwork is expected to consist of a balanced cut and fill of 10,220 cubic yards of material. Access to the project would be provided by Top of the Pines Lane connecting to Pine Valley Road. The General Plan Land Use Designation is Village Residential (VR-2), which authorizes two dwelling units per acre. Zoning for the site is Rural Residential (RR) which permits a minimum lot size of .5 acres. The property is located at the intersection of Pine Valley Road and Top of the Pines Lane, in the Pine Valley Community Plan Area, within unincorporated San Diego County (APN 410-030-17).

**3. Informational Item: Medical Marijuana Status Update (Farace)**

At the request of the Planning Commission staff will be providing an informational item describing the current status of the County's Medical Marijuana Collectives Ordinance as well as providing an overview of recently enacted State legislation establishing a state-wide framework for the regulation of medical marijuana facilities.

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**Administrative Agenda Items**

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

**1. Lake Jennings Road Park/Blossom Valley Road Update**

- **Results from Board of Supervisors' Hearing(s).**

- **January 6, 2016 BOS Meeting**

- Winter Gardens – TM 5246-1;
- Oak Tree Ranch – TM 5574-1;
- Dougherty Grove – TM 5339-1;
- Borrego Valley Groundwater Sustainability Agency;

- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

- **February 3, 2016 BOS Meeting**

- Riverway Specific Plan Amendment and Rezone;

**H. Discussion of correspondence received by Planning Commission.**

**I. Scheduled Meetings.**

February 5, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
February 26, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 11, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**Adjournment**

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**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](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.

PC012216AGENDA: If