

AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
October 30, 2012, 8:30AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123

1. **Schnoebelen Minor Subdivision; 3200 20451 (TPM); Fallbrook Community Plan Area (Jeffers)**

A public hearing has been scheduled for this project in accordance with CEQA section 15183. California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In accordance with this section, the Zoning Administrator will only consider whether feasible mitigation measures have been applied to the project and will not render a decision on the proposed project.

The project is a minor subdivision to divide a 5.4-acre property into 3 residential lots. The project site is located on 15th Fairway Drive in the Fallbrook Community Plan Area. Access to the site would be provided by a private road easement connected to 15th Fairway Drive. The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Residential. Zoning for the site is RV, Residential Variable. Water and Sewer would be provided by Rainbow Municipal Water District. Earthwork would consist of cut and fill of 27,500 and 400 cubic yards respectively. The project includes the following mitigation measures: preservation of 3.2 acres of on-site habitat, off-site habitat purchase of 2.03 acres of occupied coastal sage scrub, breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 and August 31, and biological monitoring during all land disturbing activities.

2. **Miller Road Plaza; 3500 08-013 (STP); Valley Center Community Plan Area (Jeffers)**

A public hearing has been scheduled for this project in accordance with CEQA section 15183. California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In accordance with this section, the Zoning Administrator will only consider whether feasible mitigation measures have been applied to the project and will not render a decision on the proposed project.

The project is a Site Plan for a retail center consisting of three buildings. The first building will be 3,750 square feet consisting of restaurant and retail space. The second building will be a two-story building with 7,583 square feet consisting of office/retail space. The third building will be 4,272 square feet consisting of a 24-hour gas station and retail space. The project site is located at Miller Road and Valley Center Road in the Valley Center Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Land Use Designation General Commercial. Zoning for the site is C36 (General Commercial). Access would be provided by driveways connecting to Valley Center and Miller Road. The project would be served by onsite septic systems and imported water from the Valley Center Municipal Water District. Earthwork would consist of 55,547 cubic yards of exported material. The project includes the following mitigation measures: off-site habitat purchase of 0.53 acres of non-native grassland, 2.20 acres of coastal sage scrub, and 0.72 acres of flat-topped buckwheat, breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 and August 31, grading monitoring for paleontological resources, payment of Transportation Impact Fees, installation and construction of a traffic signal at the Valley Center Road and Miller Road intersection to provide 1 eastbound left turn lane, 2 eastbound through lanes, 1 westbound left turn lane, 1 westbound through lane, 1 westbound shared through-right lane; and 1 southbound left turn lane, and 1 southbound shared through-right lane.

3. Top of the Pines; 3200 20951 (TPM); Central Mountain Subregional Plan Area (Gungle)

A public hearing has been scheduled for this project in accordance with CEQA section 15183. California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In accordance with this section, the Zoning Administrator will only consider whether feasible mitigation measures have been applied to the project and will not render a decision on the proposed project.

The project is a minor subdivision to divide a 17.41-acre property into four residential lots. The project site is located near the intersection of Pine Valley Road and Top of the Pines Lane in the Central Mountain Subregional Plan Area. Access to the site would be provided by Top of the Pines Lane. The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. Zoning for the site is RR (Rural Residential). Water and Sewer would be provided by groundwater wells and individual onsite septic systems. The project includes the following mitigation measures: preservation of 4.62 acres of on-site habitat, open space fencing, off-site purchase of 3.64 acres of big sagebrush scrub and granitic northern mixed chaparral, breeding season avoidance to prevent brushing, clearing, and/or

grading between February 15th and August 31st, grading monitoring under the supervision of a County-approved archaeologist and a Native American observer, conformance with the County's Cultural Resource Guidelines if resources are encountered and conformance Public Resources Code Section 5097.98 if human remains are encountered.

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