

## AGENDA

OFFICE OF THE ZONING ADMINISTRATOR  
Regular Meeting  
August 20, 2015, 8:30AM  
COC Conference Center Hearing Room  
5520 Overland Avenue, San Diego, California 92123

**For additional documentation on this item, please visit:**

<http://www.sandiegocounty.gov/content/sdc/pds/ZA/150820-Support-Documents.html>

1. **Peter Rios Estates Apartment Complex Site Plan: 15183 Hearing CEQA; PDS2014-STP-14-022, LOG; Lakeside Community Plan Area (Johnson)**

Pursuant to CEQA Guidelines Section 15183, the purpose of this item is to make a finding at a public hearing when significant impacts could be mitigated by mitigation measures that were previously identified in the General Plan Update EIR certified by the Board of Supervisors on August 3, 2011. The project is a proposed Site Plan to permit a 3.2-acre apartment complex including eight separate apartment buildings totaling 32 residential units, a recreation building, a pool and spa, associated parking and landscaping, and grading. Access to the site would be by a driveway connecting to Rios Canyon Road. Water would be provided by Padre Dam Municipal Water District and Sewer will be provided by the San Diego County Sanitation District. The General Plan Land Use Designation for the subject site is Village Residential (VR-15) allowing 15 dwelling units per acre and the zoning for the site is RV with a minimum lot size of 6,000 square feet. The project includes the following mitigation measures: Potential impacts to cultural resources will be mitigated through ordinance compliance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as CUL-1.1, CUL-1.6. Regional coordination and consultation is identified in the GPU EIR as mitigation measures CUL-2.2, CUL-2.4, and CUL-2.6. In addition, the project will be condition with archaeological monitoring (CUL-2.5). Potential impacts to paleontological resources will be mitigated through ordinance compliance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as CUL-3.1 and CUL-3.2. Finally, an interior noise study would be required prior to approval of building permits to ensure the interior noise level requirement of 45 dB is met per the County Noise Element. This was identified in the GPU EIR as mitigation measure NOI-1.1.

**The decision on the Site Plan is under the jurisdiction of the Director of Planning & Development Services; therefore, hearing testimony will be limited to the finding required by CEQA Guidelines section 15183.**

This Agenda is now available on the County of San Diego's Planning & Development Services web page at <http://www.sandiegocounty.gov/content/sdc/pds.html>; click "Menu", "Public Hearing Information" then click, "Watch Zoning Administrator Meetings/Find Agendas."

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