

**DRAFT AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**May 21, 2020, 8:30 A.M.**  
**County Administration Center**  
**5520 Overland Avenue, San Diego, CA 92123**

**For additional documentation on this item, please visit:**  
<https://www.sandiegocounty.gov/content/sdc/pds/ZA/200521-za-hearing.html>

**1. Aldi Site Plan; PDS2018-STP-18-021, PDS2018-ER-18-09-007 (H. McDonald)**

The purpose of the hearing is not to approve or deny the proposed Site Plan but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The project proposes a Site Plan for the construction and operation of a 19,857 square-foot Aldi grocery store with associated parking and landscaping. Primary and delivery access to the site will be provided by a parking lot driveway entrance connecting to 16<sup>th</sup> Street, a County-maintained road. Water and Sewer will be provided by the Ramona Municipal Water District, and earthwork will consist of 3,000 cubic yards of cut, 3,225 cubic yards of fill and 225 cubic yards of import. The project is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is Ramona Village Center Zoning District (RM-V5). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

**2. ATC Pala Indian Reservation Cell Site Modification; PDS2019-ZAP-00-099W3, PDS2019-ER-00-02-023B (H. McDonald)**

The applicant requests a Minor Use Permit (ZAP) Modification to bring an existing wireless telecommunication facility in conformance with the County of San Diego's Wireless Telecommunication Ordinance. The original ZAP was approved by the Zoning Administrator on May 29, 2001 for the construction, operation and maintenance of a wireless telecommunication facility consisting of a 30-foot tall wood monopole and a single 288 square-foot enclosed equipment structure. The Modification would convert the existing 30-foot tall wood monopole into a 34.5-foot tall faux monopine tree and amortize the facility for a period of 15 years. The project is subject to the Rural Lands (RL-40) General Plan Land Use Designation and is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to 6985A of

the Wireless Telecommunication Ordinance. Pursuant to Section 6985B of the Wireless Telecommunication Ordinance, any proposed facility on a structure currently subject to a Minor Use Permit shall obtain approval of the facility through the modification of the permit in accordance with Section 7378 for a Use Permit. The project will rely on a previously adopted Negative Declaration (ND) and addendum thereto dated May 21, 2020 on file with PDS as Environmental Review Number ER-00-02-023. The project as designed will not cause any new significant effects on the environment which require mitigation measures, as there are no new significant impacts or more severe impacts over what was analyzed in the previous ND. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and adopt the addendum (APN 110-072-19).

**3. Alpine Tavern Gas Station; PDS2018-STP-18-012, PDS2018-ER-18-14-003 (T. Tonekaboni)**

The purpose of the hearing is not to approve or deny the proposed Site Plan but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The proposed project is a Site Plan for the construction of a new convenience store (2,000 square feet), drive-thru restaurant (2,740 square feet), and two sit-down restaurants (2,400 square feet). The existing convenience store on the project site will be demolished, the existing gas station and coffee kiosk on the project site will remain and an existing storage shed will be relocated. Access would be provided by an existing driveway connecting from Tavern Road. The project would be served by imported water from the Padre Dam Municipal Water District. The project would expand the development area to the west, requiring earthwork of 22,000 cubic yards of fill, 3,000 cubic yards of cut, and 19,000 cubic yards of import with overall max cut and fill slopes of 2:1. The project is subject to the Village General Plan Regional Category and the General Commercial Land Use Designation (C-1). The project site is zoned C44, Freeway Commercial. The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

**4. KA Shell and Convenience Store; PDS2017-STP-17-028, PDS2017-BC-17-0069, PDS2017-ER-17-08-008 (S. Oberbauer)**

The purpose of the hearing is not to approve or deny the proposed Site Plan and Boundary Adjustment but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning

Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan and Boundary Adjustment pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan and Boundary Adjustment will be made by the Director of Planning & Development Services. The Site Plan would allow for the construction of a convenience store and gas station and the Boundary Adjustment would result in changes of the acreage of two existing legal lots to consist of 1.23 and 1.61 acres. The project consists of the demolition of an existing patio furniture sales structure and shed (3,430 square feet total), and the construction of a 3,500 square-foot convenience store, a 5,983 square-foot canopy with eight multi-product dispensers which would contain a total of 16 gas pumps and 19 parking spaces. Earthwork consists of 8,800 cubic yards of fill, 4,109 cubic yards of cut, and a net import of 4,691 cubic yards of fill. Of the total quantities of cut and fill, approximately 680 cubic yards of material would be hauled off site and 2,020 cubic yards of material would be removed and recompacted on-site. Water service for the project would be provided by the Valley Center Municipal Water District. The project also proposes the use of an on-site wastewater treatment system. Access to the site would be provided by a driveway connecting to North Centre City Parkway. The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

**5. Liberty Bell Plaza, PDS2017-STP-17-037, PDS2017-ER-17-08-010 (B. Sonnenburg)**

The purpose of the hearing is not to approve or deny the proposed Site Plan but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The project proposes a Site Plan to construct approximately 81,884 square feet of commercial retail within an 8.5-acre site. Included within the total 81,884 square foot of commercial retail use is a 50,097 square foot Market, a 3,558 square foot drive-through facility, a 1,215 square foot convenience market/gas station with 12 fueling pumps, a 3,000 square-foot commercial building, a 10,042 square-foot commercial building, a 3,065 square-foot commercial building, and a 10,097 square-foot commercial building. The project includes 378 parking stalls. The project is located east of the intersection of Valley Center Road and Mirar de Valle within the Valley Center Community Planning Area within unincorporated San Diego County. Access

would be provided by a driveway connecting to Valley Center Road at Mirar de Valle, a County-maintained road, as well as a secondary access to Charlan Road. Water and sewer service would be provided by Valley Center Municipal Water District. Proposed earthwork quantities for the project consist of approximately 1,720 cubic yards of cut and 25,880 cubic yards of fill for a net import of 13,794 cubic yards of fill. The site is subject to the Village Regional Category and the General Commercial Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C-36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).