

AGENDA

OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
October 23, 2014, 8:30AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123

1.  [←Nelson Grading Plan/Jerry Gaughn & Valley Center CPG; PDS2008-2700-15413; Valley Center Community Plan Area \(Aquino\)](#)

The purpose of the hearing is to make a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183, but is not to approve the project. The project is a major grading plan for the placement of excess fill of materials. This would result in the creation of two pads located south of the Valley Center Road and Miller Road intersection within the Valley Center Community Plan area. Access to the property would be from Indian Creek Road to the east. The site is currently vacant and earthwork would consist of a cut of 9 cubic yards, fill of 62,018 cubic yards, and import of 62,009 cubic yards of materials. The fill material would be imported from an adjacent site located immediately to the north, under an approved grading plan, file number PDS2012-2700-15688. Grading and infill at the project site would take approximately 10 weeks to complete with a maximum daily intensity of 2,500 cubic yards per day.

In accordance with CEQA Guidelines section 15183(e) (2), the lead agency is required to make. The purpose of the hearing is to make a finding under section 15183(e) (2) for the proposed project. As the project decision is under the jurisdiction of the County Engineer, the decision on the project will not be made at the hearing and testimony will be limited to the finding required by CEQA Guidelines 15183(e)(2). The project includes a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183. The project site is subject to the Village General Plan, General Commercial (C-1) Land Use Designation. Zoning for the site is General Commercial (C36). The project is consistent with lot size requirements of the General Plan and Zoning Ordinance as the project is a grading plan for the placement of excess fill materials with no proposed structures. The project is consistent with the development density 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) (APN 188-260-49 and -50 Portion). **The Zoning Administrator made a finding that feasible mitigation measures will be undertaken as per CEQA Guidelines Section 15183.**

For additional documentation on this item, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/ZA/2014-Zoning-Information/Supporting-Documents0.html>

This Agenda is now available on the County of San Diego's Planning & Development Services web page at www.sdcountry.ca.gov/pds; click "Public Hearing Information" then click, Watch Zoning Administrator Meetings/Find Agendas.

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