

## AGENDA

OFFICE OF THE ZONING ADMINISTRATOR  
Regular Meeting  
June 25, 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/150625-Supporting-Documents.html>

1. **Top of The Pines TPM: 15183 Hearing CEQA; PDS2005-3200-20951; PDS2005-3910-05-15-002 (ER); Pine Valley Central Mountain Subregional Plan Area (Mills)**

Pursuant to CEQA Guidelines Section 15183, the purpose of this item is to make a finding at a public hearing when significant impacts have been identified that could be mitigated by undertaking 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 minor subdivision of a 17.4 acre property into four residential parcels. The project includes the following mitigation measures: preservation of 4.6 acres of on-site habitat, open space fencing and the off-site purchase of 3.6 acres of big sagebrush scrub and granitic northern mixed chaparral. Impacts to nesting birds shall be avoided through breeding avoidance between February 15th and August 31st. The GPU EIR identified these mitigation measures as Bio 1.5, Bio 1.6 and Bio 1.7. Access to the project site would be provided by a private drive connecting to Top of the Pines Lane. Water would be provided from on-site groundwater wells and sewer would be provided by on-site individual septic systems. The project site is subject to General Plan Designator VR-2 (Village Residential). Zoning for the site is RR (Rural Residential). The project site is located at the intersection of Pine Valley Road and Top of the Pines Lane within the Central Mountain Subregional Planning Area in the community of Pine Valley, within unincorporated San Diego County (APN: 410-030-17).

**The decision on the Tentative Parcel Map 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.**

2. **Randy Lane Tentative Parcel Map: 15183 Hearing CEQA; PDS2013-TPM-21197, Log No PDS2013-ER-13-18-001; Sweetwater Community Plan Area (Brown)**

Pursuant to CEQA Guidelines Section 15183, the purpose of this item is to make a finding at a public hearing when significant impacts have been identified that could be mitigated by undertaking 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 minor subdivision of a 2.7-acre property into four residential parcels. The project includes the following mitigation measures: paleontological monitoring, a geotechnical report, preservation of 0.57 acre of Diegan coastal sage scrub habitat, a dedicated open space easement, a 100-foot Limited Building Zone easement, permanent opening space fencing and signs, a 30-foot Limited Building Zone and a 6-foot concrete masonry wall on the east side of proposed parcel 4. Impacts to nesting birds shall be avoided through breeding avoidance between February 15th and August

31st. The GPU EIR identified these mitigation measures as Bio 1.6, Bio 1.7, Cul 3.1 and Geo 2.6.7.1. The property has an existing residence that will be removed. Access to all parcels would be provided by driveways connecting to Randy Lane, a public road. Water would be provided from the South Bay Irrigation District, Sweetwater Authority and sewer would be provided by the County of San Diego Sanitation District. While no earthwork would be proposed at the mapping stage, future grading would consist of 3,070 cubic yards of balanced cut and fill for pads, driveways, with no export. The project site is subject to General Plan Designator VR-4.3 (Village Residential). Zoning for the site is RS (Single Family Residential). The project site is located along Randy Lane, south of Bonita Road, in the Sweetwater Community Plan Area, within unincorporated San Diego County (APN: 592-141-33).

**The decision on the Tentative Parcel Map 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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