

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**September 24, 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/150924-Supporting-Documents.html>

**1. Brook Forest Mitigation Bank: 15183 Hearing CEQA; PDS2014-LDGRMJ-00003, PDS2015-LPR-15-004, LOG NO. PDS2015-ER-15-08-015: Valley Center Community Plan Area (Ehsan)**

The project is the creation of a mitigation bank known as the Brook Forest Mitigation Bank (BFMB) on approximately 226 acres of vacant land located in the Valley Center Community Plan Area of unincorporated San Diego County, south of Betsworth Road. The BFMB will be approved by the Army Corps of Engineers and the California Department of Fish & Wildlife. After excluding roads and easements, the BFMB will protect 224.2 acres, including the preservation of approximately 190.1 acres of sensitive and protected upland and riparian habitat and the creation of approximately 26.4 acres of wetlands. The site is currently vacant. Once established, there would be no public access to the site and only minimal monitoring visits. The irrigation would be provided by groundwater from an on-site well. The wetlands will be created on site by lowering the ground level within the Moosa Canyon Creek floodplain on-site an average of one to three feet and up to six feet resulting in ground elevations that are 12 to 18 inches from the water table. No work will be done in the Moosa Canyon Creek floodway. Approximately 80,000 cubic yards of soil will be excavated from the Moosa Canyon Creek floodplain adjacent to the streambed to achieve the wetlands establishment area. There will be no import or export of fill. Excavated soils will be loaded and transported to a 7.3 acre dirt disposal site within the BFMB Property. The 7.3 acre dirt disposal site is located approximately 500 feet south of Moosa Canyon Creek in an area previously disturbed by existing dirt roads. Following completion of the dirt disposal, this 7.3 acre area will be reseeded with native species associated with coastal sage scrub and mixed chaparral (APN: 186-210-70, 185-274-08, 186-061-01, 186-061-02, 186-061-03, 186-210-02 and 186-210-18).

**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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