

AGENDA

**OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
October 22, 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/151022-Supporting-Documents.html>

1. Rancho Guejito Rockwood Village Agricultural Grading Plan: 15183 Hearing CEQA; PDS2015-LDGRMJ-30016: North County Metropolitan Subregional Plan Area (Aquino)

The project is an agricultural grading permit application to create private eight foot wide grove roads and prepare for the planting of agricultural crops. The project covers 279.1 acres and the property to be planted consists of two distinct areas. The most northerly planting area (approximately 221.3 acres) is located north and east of the San Diego Safari Park. The southerly planting area (approximately 57.8 acres) is located on steep slopes forming the western edge of Rockwood Canyon and will be an extension of existing groves. The southern planting area would be accessed via a combination of existing private dirt roads from State Route (SR-78) and existing grove roads within the existing grove. Access to the northern planting area is via a private road, West Zoo Road/Rockwood Road. The proposed grading is designed to be a balanced cut and fill operation and would move approximately 33,250 cubic yards of dirt to create new eight foot wide grove roads. These grove roads would be used to access the new groves for planting, maintenance and harvest of the trees and crop. The project site is subject to the Rural General Plan Regional Category, Land Use Designation Rural Lands (RL-40). Zoning for the site is A70, Limited Agricultural Use. The project is consistent with density and lot size requirements of the General Plan, Zoning Ordinance, and Community Plan (APN: 242-070-09, -12, -3, & -14, 242-010-71 & -72, and 242-030-38).

2. Valley Park Apartments Site Plan: 15183 Hearing CEQA; PDS2014-STP-14-034, LOG NO. PDS2014-ER06-09-006A: Ramona Community Plan Area (Smith)

The project is a 62-unit apartment complex located in the downtown Ramona area. The parcel was rezoned within the recently adopted Ramona Form Based Code (RFBC). Twenty-four of the 62 units are one-bedroom units, and the remaining 38 are two-bedroom units. Three different architectural/building designs are proposed. All buildings would be two stories. The RFBC parking requirements would only necessitate 62 spaces; however, the applicant proposes 96. Eight of these 96 spaces would be located along 16th Street, to accommodate Building #2. The project would include a single, 30-foot wide driveway entering the property off of 16th Street. In addition, amenities would include a pool, spa, and an outdoor recreational area. The Ramona Municipal Water District (MWD) would provide water, sewer, and fire protection, and the site is within the Ramona Unified School District. The site is subject to the Village Residential General Plan, Regional Category Village. Zoning for the site is Ramona Village Center 5 (RM-V5). The project is consistent with density requirements of the General Plan, Zoning Ordinance, and Community Plan (APN: 282-262-75).

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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