

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
July 27, 2017, 8:30 A.M.
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/170727-Supporting-Documents.html>

1. Shellstrom Tentative Parcel Map: 15183 CEQA Hearing; PDS2015-TPM-21218: Jamul/Dulzura Subregional Plan Area (Chan)

The project is minor subdivision of an 8.7-acre property into two residential parcels and designate 3.2 acres of the site as an open space. The project site is located along Lyons Valley Road in the Jamul/Dulzura Subregional Plan Area within unincorporated San Diego County. Access to the site would be provided by a private road connecting to Lyons Valley Road. The project would rely on on-site septic systems and water would be provided by the Otay Water District. Earthwork would be balanced on site, consisting of approximately 20 cubic yards of cuts and 20 cubic years of fill. The site is subject to the Semi-Rural General Plan Regional Category, Semi-Rural (SR-2) Land Use Designation, and Rural Resident (RR) zoning regulations (APN: 519-200-05-00).

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(e)(2).

2. Honey Hill Ranch Road Site Plan; 15183 CEQA Hearing; PDS2015-STP-15-013: Alpine Community Plan Area (A. Smith)

The project is a Site Plan for 17 single family residential homes (on one lot held in common ownership) on a 4.16-acre property. The project site is located at 3087 Honey Hill Ranch Road in the Alpine Community Plan Area within unincorporated San Diego County. Access to the site would be provided by Honey Hill Ranch Road. The site is served by imported water from the Padre Dam Municipal Water District and sewer service is provided by the County Sanitation District. Zoning for the site is C34 (General Commercial-Residential). The site is subject to the General Plan Village Regional Category and General Commercial Land Use Designation (APN: 404-032-73).

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(e)(2).

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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