

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
MARCH 22, 2018, 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/180322-Supporting-Documents.html>

1. White Tentative Parcel Map and Site Plan; 15183 CEQA Hearing; PDS2017-TPM-21257, PDS2017-STP-17-026: Fallbrook Community Plan Area (Smith. M)

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 minor subdivision Tentative Parcel Map to subdivide a 1.98-acre property into two commercial parcels and a Site Plan to demonstrate conformance with the Fallbrook Design Guidelines. The project is located at 2380 Via Monserate, in the Fallbrook Community Plan Area, within the unincorporated San Diego County. The site is developed, and the existing structures would remain. Pala Road (State Route 76) is located to the south. Access to each parcel is provided by individual private driveways which would connect to Via Monserate. Water and sewer are provided by Rainbow Municipal Water District. No earthwork is proposed since the parcels are developed and no new structures are anticipated. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Commercial (C-1). Zoning for the site is General Commercial (C36). The project is consistent with the density and lot size requirements of the General Plan and Zoning Ordinance. The Zoning Administrator will determine to adopt or deny the environmental findings for the project (APN 124-140-51).

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)

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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