

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**APRIL 26, 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/180426-Supporting-Documents.html>

**1. Steeve Tentative Parcel Map; 15183 CEQA Hearing; PDS2015-TPM 21225; North County Metropolitan Subregional Plan Area (Chan, M.)**

The purpose of this hearing is not to approve the project, but rather to find that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183. The proposed project is a minor subdivision to subdivide a 4.6-acre property into four residential lots. Access would be provided by a private driveway and easement connecting both to Bear Valley Parkway and Birch Avenue. The proposed project would be served by on-site septic systems and imported water from the City of Escondido Water District. Earthwork will consist of 850 cubic yards of cut and 3,050 cubic yards of fill, which will include 2,200 cubic yards of imported fill. The project site is located at the corner of Bear Valley Parkway and Birch Avenue in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The project site is subject to the Semi-Rural General Plan regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the project site is Limited Agricultural (A70). The Zoning Administrator will determine to adopt or deny the environmental findings for the project (APN 234-120-66).

**The decision on this Site Plan is within 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. Valley Center Rite Aid Site Plan; 15183 CEQA Hearing; PDS2015-STP-15-022: Valley Center Community Plan Area (Mills, B.)**

The purpose of this hearing is not to approve the project, but rather to find that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183. The proposed project is a Site Plan for a Rite Aid Pharmacy. The project consists of an 11,872 square foot commercial building and parking lot with 47 spaces. The project proposes landscaping, including a 20-foot to 25-foot landscaping buffer along Valley Center Road and Cole Grade Road. Access will be provided by Valley Center Road and Cole Grade Road. Earthwork will consist of 1,275 cubic yards of cut and 739 cubic yards of fill, resulting in an export of 536 cubic yards. The site is developed with an operating restaurant with a drive-through. Water and sewer will be provided by the Valley Center Municipal Water District. The proposed project is located at the intersection of Valley Center Road and Cole Grade Road in the Valley Center Community Planning Area, within unincorporated San Diego County. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the project site is General Commercial (C36) with a B Special Area Designator (Design Review). The Zoning Administrator will determine to adopt or deny the environmental findings for the project (APN 188-250-19).

**The decision on this Site Plan is within 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).**

**3. T-Mobile Union Auto Minor Use Permit; PDS2016-ZAP-16-001; North County Metropolitan Subregional Plan Area (Oberbauer, S.)**

The applicant requests a Minor Use Permit (ZAP) to authorize the modification, operation, and maintenance of an existing unmanned wireless telecommunication facility. The project consists of a height exception for a 37-foot tall mono-pole with associated equipment enclosure, relocation of six (6) existing antennas with antenna socks, installation of a three (3) new antennas with antenna socks mounted on T-arms, installation of three (3) remote radio units on an H-frame and the installation ancillary equipment within an existing equipment cabinet. The site is developed with an existing auto sales building and parking lot and the subject telecommunication facility. Access is provided by an existing driveway connecting to South Santa Fe Avenue, a public road. The project is subject to the Village General Plan Regional Category, General Commercial Land Use Designation (C-1), and is zoned General Commercial (C36) which permits Wireless Telecommunication Facilities under the Tier 3 Classification with the approval of a Minor Use Permit pursuant to Section 6985A of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for the project pursuant to the California Environmental Quality Act and is on file with Planning and Development Services. The Zoning Administrator will determine whether to approve the ZAP, and whether to adopt the NOE (APN 183-073-01)

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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