

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
April 15, 2020 8:30 A.M.
County Operations Center
5520 Overland Avenue, San Diego, CA 92123

For additional documentation on this item, please visit:
<https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

1. Valley Center ARCO; PDS2015-STP-15-012; PDS2015-ER-15-08-018 (S. Oberbauer)

The purpose of the hearing is not to approve or deny the proposed Site Plan but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The project is a Site Plan to construct a 3,666 square foot convenience store with attached storage and a gasoline sales station consisting of 12 gas pumps. The project site is located at the southwestern corner of the Valley Center Road and Cole Grade Road Intersection (APN: 188-260-31-00), in the Valley Center Community Planning area, within unincorporated San Diego County. The site is subject to the Village Regional Category and the General Commercial (C-1) Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C-36) with a "B" Special Area Designator. Access to the site would be provided by two commercial driveways connecting to Valley Center Road and Cole Grade Road. Water and Sewer service would be provided by the Valley Center Municipal Water District. Proposed earthwork quantities for the project consist of approximately 165 cubic yards of cut and 3,800 cubic yards of fill for a net import of 3,635 cubic yards of fill. The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

For additional information please contact Sean Oberbauer at (858) 495-5747 or via email at Sean.Oberbauer@sdcounty.ca.gov.