

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
May 13, 2021 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. Casa Del Zorro Solar; PDS2019-AD-19-028; PDS2019-ER-19-11-003 (R. Ochoa)

The purpose of the hearing is not to approve or deny the proposed Administrative Permit 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 Administrative Permit pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Administrative Permit will be made by the Director of Planning & Development Services. The Administrative Permit will allow for the construction of a 750kw photovoltaic solar energy systems for off-site use. The project site is located at 3845 Yaqui Pass Road in the Borrego Springs Community Plan area, within unincorporated San Diego County. The Project will be located on a 6.72-acre parcel at the intersection of Yaqui Pass Road, Borrego Springs Road and Deep Well Trail. Access to the site will be provided by Deep Well Trail. The Project will require balanced cut and full of 182 cubic yards of material. The Project consists of a solar array utilizing single axis trackers with 2,322 395-watt (w) panels, six (6) 125kw inverters, and related electrical equipment. The solar facility will be surrounded by a 6-foot-high chain link fence with neutral beige-colored slats. The proposed fencing will be setback a minimum of 50 feet from the edge of the existing roadway. The Project intends to provide service to the La Casa Del Zorro Resort located to the east of the Project site, on the other side of Yaqui Pass Road. The project site is subject to the General Plan Regional Category Village, Land Use Designation Rural Commercial. Zoning for the site is Visitor-Serving Commercial (C42). The proposed use is 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 Regina Ochoa at (858) 495-5386 or via email at Regina.Ochoa@sdcounty.ca.gov.

2. **Spring Valley Shopping Center; PDS2019-STP-97-050W3, PDS2020-AD-20-002, PDS2020-BC-20-0026, PDS2019-ER-19-18-006 (J. Leavitt)**

The purpose of the hearing is not to approve or deny the proposed Site Plan Modification, Administrative Permit and Boundary Adjustment project 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 Modification, Administrative Permit and Boundary Adjustment project pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan Modification, Administrative Permit and Boundary Adjustment will be made by the Director of Planning & Development Services. The project is a Site Plan Modification, Administrative Permit for a Shared Parking Reduction and a Boundary Adjustment. The 12.71-acre project site (APNs: 584-511-16-00, 584-511-18-00, 584-511-19-00, 584-511-20-00) is located at 935 Sweetwater Road in the Spring Valley Community Plan area, within unincorporated San Diego County. The project site contains an existing shopping center with a 94,749 square-foot building with three retail tenants, a 37,800 square-foot building with a single retail tenant, a 3,185 square-foot storage building, a 740-square foot building with a single drive-through restaurant tenant, three freestanding signs and 700 parking spaces. For the proposed project the 3,185 square-foot storage building will be demolished and a new 17,400 square-foot structure for a single tenant with drive-through pharmacy window will be constructed, as well as a new 4,500 square-foot structure for multiple tenants, including one drive-through restaurant tenant, and a new 4,490 square-foot structure for a single drive-through restaurant tenant. Tenant improvements are proposed for the existing 37,800 square-foot building for a new sub-tenant within the building, and the project also proposes four new trash enclosures, signage for the new tenants and a reduction in onsite parking from 700 parking spaces to 645 parking spaces. Access to the project site will continue to be provided by existing commercial driveways connected to Sweetwater Road, Jamacha Road and Saint George Street. Water will continue to be imported from the Helix Water District and sewer services will continue to be provided by the San Diego County Sanitation District. Proposed earthwork quantities for the project consist of 970 cubic yards of cut with 530 cubic yards of fill. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the site is General Commercial (C36) with a "B" Special Area Designator for Community Design Review. The proposed use is consistent with the Zoning and the 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 John Leavitt at (858) 495-5448 or via email at John.Leavitt@sdcounty.ca.gov.