

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
August 14, 2025, 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. Balazs Residential Major Grading Plan; PDS2022-LDGRMJ-30446; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); San Dieguito Community Plan Area (J. Mikhail-Fox)

The proposed project includes site grading and construction of a two-story 8,979-square-foot (sf) single-family residence with a basement, attached garage, and associated improvements on an approximately 2.41-acre project site. The project would also include a swimming pool, sport court, retaining walls, and associated hardscape/landscape improvements. In addition, the project would include a 603-sf lower-level garage and a 565-sf ground level garage, 270-sf of storage space, a 494-sf first floor deck, and a 508-sf second floor deck. Construction of the project would include site grading and excavation for foundations and utilities, building construction, paving, and architectural coating. The project would require approximately 1,700 cubic yards (cy) of cut, 4,100 cy of fill, and 2,600 cy of import. Project construction would occur over a period of approximately 12 months. The project would be served by the Olivenhain Municipal Water District for sewer and water. Fire service would be provided by the Rancho Santa Fe Fire Protection District. The Project site is located at 16785 Artesian Breeze Way in the San Dieguito Community Planning Area within unincorporated San Diego County. The site is within the Semi-Rural General Plan Regional Category and the Semi-Rural Residential (SR-2) Land Use Designation. Zoning for the site is Rural Residential (RR). APN 267-147-06-00