

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
January 23, 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. Pala Mesa Commercial 15183 Environmental Findings; PDS2020-STP-20-021, PDS2020-ER-20-02-003; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Fallbrook Community Plan Area (S. Oberbauer)

The purpose of the hearing is not to approve or deny the proposed Site Plan Modification 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 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 consists of the expansion and remodeling of an existing commercial plaza. The Project site contains an existing market with attached businesses consisting of restaurants and personal services such as financial and insurance companies. The Project site also contains an existing hamburger restaurant as well as a parking lot. The existing market building with attached businesses will be remodeled with architectural changes resulting in an approximately 9,075 square foot structure. The existing hamburger restaurant will be retained. Additionally, a new gas station with 12 fueling stations and an approximately 4,980 square foot convenience store as well as two new approximately 6,000 square foot retail buildings are proposed. The existing parking lot will be expanded and re-designed to include a total of 134 parking spaces. The Project also includes proposed landscaping as well as signage for the commercial tenants of the site. Access to the site would be provided by two commercial driveways connecting to Old Highway 395. Water and Sewer service would be provided by the Rainbow Municipal Water District. The existing road on the northern portion of the Project site known as Via Belmonte will be widened with a half width improvement of 14 feet and a graded half width of twenty feet along the south side of Via Belmonte. The existing Project frontage along Old Highway 395 will be improved and include restriping of Old Highway 395 in order to accommodate a left-turn lane into the Project while retaining the two existing commercial driveway access points. The proposed Project is located at 3233 Old Highway 395 in the Fallbrook Community Planning Area in the unincorporated County

September 19, 2024

Zoning Administrator Meeting

of San Diego. The Project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation General Commercial (C-1). The Zoning Use Regulation for the site is General Commercial (C36). The site is also subject to a "B" Special Area Designator for community design review which requires the processing of a Site Plan permit. 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). (APN: 125-050-54-00)

For additional information please contact Sean Oberbauer at (619) 323-5287 or via email at sean.oberbauer@sdcounty.ca.gov