

FINAL AGENDA

OFFICE OF THE ZONING ADMINISTRATOR

Regular Meeting

July 18, 2019, 8:30 A.M.

COC Conference Center Hearing Rooms

5520 Overland Avenue, San Diego, California 92123

For additional documentation on this item, please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/ZA/190718-zoning-administrator-hearing.html>

1. Crown Castle Burke Residence (Cell Site); PDS2018-ZAP-96-054W1; Fallbrook Community Plan Area (B. Sonnenburg)

The applicant proposes a Minor Use Permit Modification to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of the conversion of an existing 15-foot tall monopole into a 16-foot faux monobroadleaf tree and relocation of the facility within the existing fenced lease area. The site is located at 2251 Aqua Hill Road, in the Fallbrook Community Plan Area, within unincorporated San Diego County. The project is subject to the Village General Plan Land Use Designation, and is zoned Village Residential (VR-2) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance, and a modification to the existing Minor Use Permit is allowed per Section 6985B. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the ZAP Modification, and whether to adopt the NOE (APN 123-110-75).

2. Julian Relo CAL02708 (Cell Site); PDS2018-ZAP-18-008; Julian Community Plan Area (B. Sonnenburg)

The applicant proposes a Minor Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of 60-foot tall faux monopine and associated equipment will be located within an adjacent CMU equipment enclosure. The site is located at 3582 Highway 78, in the Julian Community Plan Area, within unincorporated San Diego County. The project is subject to the Medium Impact Industrial General Plan Land Use Designation and is zoned General Impact Industrial (M-54) 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 this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the ZAP, and whether to adopt the NOE (APN 248-190-22).

3. Paradise Reservoir; PDS2018-ZAP-03-011W3 Valley Center (S. Oberbauer)

The applicant requests a Minor Use Permit (ZAP) Modification for the conversion of two existing approximately 40-foot monopoles into a faux cross-arm utility pole and a faux mono-eucalyptus tree in the Valley Center Community Planning Area. The monopole on the southern portion of the property will be converted to a 41.5-foot tall faux mono-

eucalyptus tree and the monopole on the northern portion of the property will be converted to a 41.5-foot tall faux utility pole. Supporting equipment for the site is located within two concrete masonry unit (CMU) enclosures. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosures. The project is located at 27225 Kiavo Drive in the Valley Center Community Planning Area, within unincorporated San Diego County. The project is subject to the Public/Semi-Public Facilities (P/SP) Land Use Designation and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities with the approval of a ZAP Modification for a facility authorized by a previously approved Minor Use Permit pursuant to Section 6985B of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and whether to adopt the NOE. (APN: 189-290-02-00)

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."