

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
August 22, 2024, 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. CCI Highland Valley & Bandy Canyon #856665 Wireless Telecommunication Facility Minor Use Permit; PDS2023-ZAP-03-069W2; PDS2023-ER-03-08-025B; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); Spring Valley Community Plan Area (E. Scott)**

The applicant requests a Minor Use Permit (ZAP) Modification to bring an existing unmanned wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance. The applicant proposes adding concealment elements to the existing 36.9-foot-tall mono-broadleaf to minimize its visibility from the surrounding area. These concealment elements include the replacement of existing antenna covers. The footprint of the existing lease area, which is 432 square feet, will not expand, and the location of the mono-broadleaf tree will remain the same. Associated equipment is located within an existing concrete masonry unit (CMU) enclosure. The 5.91-acre parcel is located at 15260 Sky High Road within the Ramona Community Plan Area. The site is subject to the General Plan Regional Category Rural, with a Land Use Designation of Rural (RL-20). Zoning for the site is Limited Agriculture (A70). Access to the site is provided by an existing private driveway that connects to Sky High Road, a private road. The project does not include any water or sewer facilities. The facility's permit expired on April 30, 2018, in accordance with the amortization schedule in Section 6991 of the County of San Diego's Zoning Ordinance. As part of the amortization process, the facility is required to obtain a ZAP Modification to bring it into conformance with the current requirements for Wireless Telecommunication Facilities, as outlined in Sections 6980 through 6993 of the Zoning Ordinance. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operation before it needs to be re-evaluated against future technology standards. 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 the project complies with the California Environmental Quality Act (CEQA) under the Notice of Exemption (15301) (APN: 276-023-03-00).

For additional information please contact Eddie Scott at 619-323-8090 or via email at Eddie.Scott@sdcounty.ca.gov

1. CCI Kents Brom Nursery Minor Use Permit Modification; PDS2023-ZAP-00-113W2, PDS2023-ER-00-08035B; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); Bonsall Community Plan area (H. Makinster)

The applicant requests a Minor Use Permit (ZAP) Modification to renew an existing unmanned wireless telecommunication facility and rebranch the existing mono-broadleaf tower. The existing facility includes a 40-foot-tall mono-broadleaf tower and associated equipment, located behind an eight-foot-tall concrete masonry unit (CMU) wall with lattice cover, located on the site of an existing nursery. The Project will also replace/repair landscaping and irrigation that was approved by the Minor Use Permit Modification approved March 25, 2003. No trenching or grading is proposed or required for the project as no new construction is being proposed. The 2.54-acre project site is located at 2186 Bautista Avenue in the Bonsall Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Rural Residential (RR), which permits Wireless Telecommunication Facilities under the Tier 3 Classification upon the approval of a ZAP Modification for previously approved facilities pursuant to Section 6985(A) of the Zoning Ordinance. The ZAP Modification will bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and whether to find the project in conformance with the California Environmental Quality Act through the processing of a Notice of Exemption (NOE). (APN: 159-170-08-00).

For additional information please contact Hayley Makinster at (619) 629-4434 or via email at Hayley.Makinster@sdcounty.ca.gov.