

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**June 25, 2020, 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/ZA/200625-za-hearing.html>

**1. VZW Briarwood; PDS2020-ZAP-20-002 (R. Lindebrekke)**

The applicant proposes a Minor Use Permit (ZAP) to construct, operate and maintain an unmanned wireless telecommunications facility. The proposed wireless telecommunication facility is to be installed on an existing multi-tenant commercial building, to a maximum height of 41-feet tall, behind Fiber-Reinforced Polymer (FRP) screens which will match the existing building's façade. A height exemption in accordance with Section 4622 of the Zoning Ordinance is required to authorize the additional height for the facility. The project also proposes associated equipment to be installed within an adjacent concrete masonry unit (CMU) block wall equipment enclosure. Approximately 45 linear feet of trenching is proposed from the existing commercial building to the proposed equipment enclosure. The project site is located at 5120 Robinwood Road in the Sweetwater Planning area, within unincorporated San Diego County. The site is subject to the General Commercial General Plan Land Use Designation and is zoned General Commercial (C36) 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 Zoning Administrator will determine whether to approve or deny the ZAP, and whether to adopt the NOE (APN 589-230-20-00).

**2. Westhill TPM; PDS2016-TPM-21238; PDS2016-ER-16-14-004 (J. Leavitt)**

The purpose of the hearing is not to approve or deny the proposed Tentative Parcel Map 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 Tentative Parcel Map pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Tentative Parcel Map will be made by the Director of Planning & Development Services. The proposed project is a minor residential subdivision of a 5.68-acre property into four parcels. Access to each parcel would be provided by individual private driveways connecting to a new a private road which will connect to

Westhill Terrace. Water would be provided by the Lakeside Water District and sewer services would be provided by the San Diego County Sanitation District. Earthwork will consist of 400 cubic yards of balanced cut and fill. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agriculture (A70). The proposed project is consistent with the development density 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).

### **3. North County Environmental Resources; PDS2008-3500-08-015 (R. Ochoa)**

The purpose of the hearing is not to approve or deny the proposed Site Plan and Boundary Adjustment 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 and Boundary Adjustment pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan and Boundary Adjustment will be made by the Director of Planning & Development Services. The proposed project is a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris (“C&D wood”); and the recycling of concrete, asphalt, and inert material from demolition projects (“CDI debris”). Only pre-sorted, non-contaminated tree trimmings, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. The proposed project consists of a 12,000-square foot steel recycling processing building, 100,000-gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to buffer residential property to the south. Combined, the project site consists of six parcels totaling 139.5 gross acres (135.6 net acres). The proposed North County Environmental Resources recycling facilities would be constructed on the adjusted acreage (18 acres) of parcel 187-100-37 in the southeast portion of the site. Proposed earthwork quantities for the project consist of 95,710 cubic yards of cut and 182,430 cubic yards of fill with approximately 72,360 cubic yards of imported soil required. An existing security trailer, patio cover, septic system, and concrete pad would be removed during the site development and construction phase. Access to the proposed recycling facilities would be provided by an improved private road easement connecting to Mesa Rock Road, approximately 400 feet north of where Mesa Rock Road curves east and intersects with Centre City Parkway. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation High Impact Industrial (I-3) and Semi-Rural Residential (SR-4). Zoning for the site is General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70). The proposed uses are 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).