

**FINAL AGENDA**  
**ZONING ADMINISTRATOR Hearing**  
**Regular Meeting**  
**August 27, 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/200827-za-hearing.html>

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, in person participation at Zoning Administrator Hearings will not be allowed. Interested parties may watch and/or listen to Zoning Administrator hearings by going to [www.sandiegocounty.gov/pds/ZAhearing](http://www.sandiegocounty.gov/pds/ZAhearing). This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony

Members of the public may submit e-comments or find instructions for participating in the hearing via teleconference by visiting the Zoning Administrator website at: [www.sandiegocounty.gov/pds/ZAhearing](http://www.sandiegocounty.gov/pds/ZAhearing). Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.ca.gov).

**Regular Agenda Items**

**1. Valley Center Energy Storage; PDS2020-STP-20-011; PDS2020-ER-20-08-005**  
**(R. Ochoa)**

The purpose of the hearing is not to approve or deny the proposed Site Plan 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 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 Site Plan will allow for the construction and operation of a battery energy storage system (BESS) facility capable of delivering 140-megawatts (MW) for a 4-hour period and associated improvements. Project improvements include a private road and utility easement, generation tie line (gen-tie line), fire hydrant, security lighting, 8-foot tall vinyl fence, and a stormwater basin. The project is located on an 8.9-acre parcel at 29523 Valley Center Road in the Valley Center Community Planning area within unincorporated San Diego County. Access would be provided via a 60-foot private road and utility easement located off Valley Center Road. Grading for the project will be balanced onsite, requiring the even cut and fill of approximately 4,470 cubic yards of material. The project will be un-manned during operations, with no buildings or parking areas. Daily operations, monitoring, and dispatching will occur remotely. The project site is subject to the Village General Plan Regional Category and the Medium Impact Industrial Land Use Designation. Zoning for the site is General Impact Industrial. 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).

**2. SD045 Helix Water District; PDS2018-ZAP-96-035W1 (B. Sonnenburg)**

The applicant requests a Minor Use Permit (ZAP) Modification for an unmanned wireless telecommunication facility for T-Mobile. The project consists of converting an existing 50-foot tall monopole into a faux monopalm to bring the facility into conformance with the County of San Diego Wireless Ordinance and extend the approval period of the facility for 15 years. The project site includes two Helix Water District Storage Tanks and is located at 13002 Hwy 8 Business within the Lakeside Community Plan Area. The project is subject to the Semi-Rural Residential (SR-4) General Plan Land Use designation, and is zoned Rural Residential (RR), which permits Wireless Telecommunication Facilities under the Tier 4 classification upon approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. Pursuant to Section 6985B of the Wireless Telecommunication Ordinance, any proposed facility on a structure currently subject to a Minor Use Permit shall obtain approval of the facility through the modification of the permit in accordance with Section 7378 for a Use Permit. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with Planning & Development Services (PDS). The Zoning Administrator will determine whether to approve or deny the ZAP modification, and whether to adopt the NOE (APN: 400-060-03).