

**FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
June 26, 2014, 8:30AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123**

1. Rua Michelle Minor Subdivision; 15183 Hearing CEQA; PDS2012-3200-21192; North County Metropolitan Subregional Plan Area (Smith)

The applicant proposes a Tentative Parcel Map to subdivide a 5.7-acre property into four residential lots. Access to all parcels would be individual driveways connecting to Rua Michelle, a private road. Water would be provided by the Valley Center Municipal Water District, and each parcel would have individual onsite septic systems. While no earthwork would be proposed at the mapping stage, future grading would consist of 7,130 cubic yards of balanced cut and fill for pads and driveway, with no export. The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site is Rural Residential (RR). The project site is located south of Rua Michelle, in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County (APN 187-520-11).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/2014-Zoning-Information/140626-Supporting-Documents/PDS2012-3200-21192/PDS2012-3200-21192.html>

2. Alpine Heights Wireless Telecommunication Facility Minor Use Permit Modification; PDS2013-ZAP-00-041W¹; Alpine Community Plan Area (Smith)

The applicant proposes a Minor Use Permit Modification to co-locate a Verizon unmanned wireless telecommunication facility onto an existing 34-foot tall Crown Castle wireless facility. The modification proposal is to extend the height of the existing faux mono-pine wireless facility to 48 feet, four inches and add 12 panel antennas above the existing Sprint antennas. The applicant also proposes to construct a 253-square foot concrete masonry unit equipment enclosure. A 30kW emergency back-up generator would also be located within a 152-square foot concrete masonry unit enclosure. The height of the enclosures would range from nine feet to over 15 feet, depending on topography. The 5.2 acre residential site contains a home, second dwelling unit, and two other cellular facilities (Cricket and T-Mobile). The site is subject to the General Plan Designation Semi-Rural, and Zoning for the site is Limited Agricultural (A70). The project site is located at 3547 E. Victoria Drive, Alpine, within unincorporated San Diego County (APN 404-013-82).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/2014-Zoning-Information/140626-Supporting-Documents/PDS2014-ZAP-00-041W1/PDS2014-ZAP-00-041W1.html>

3. **Downtown Ramona Wireless Telecommunication Facility Minor Use Permit; PDS2014-ZAP-14-001; Ramona Community Plan Area (Smith)**

The applicant proposes a Minor Use Permit for an AT&T unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted upon a 68-foot tall faux pine tree. The applicant also proposes to construct a 230-square foot, 9-foot high equipment enclosure to house the associated equipment and cabinets. The 50kW emergency generator would be surrounded by an 8-foot tall “L-shaped” noise wall. An exception to the height requirement is also requested to allow the faux tree to be a height of 68 feet where 35 feet is the maximum. The site is subject to the General Plan Designation High Impact Industrial, and Zoning for the site is General Impact Industrial (M54). The project site is located at 516 Maple Street, Ramona, within unincorporated San Diego County (APN 281-121-28).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/2014-Zoning-Information/140626-Supporting-Documents/PDS2014-ZAP-14-001/PDS2014-ZAP-14-001.html>

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