

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
NOVEMBER 16, 2017, 8:30 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123

For additional documentation on this item, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/ZA/171116-zoning-administrator-hearing.html>

1. Ramona Drive Tentative Parcel Map: 15183 CEQA Hearing; PDS2016-TPM-21233: Fallbrook Community Plan Area (J. Leavitt)

The project is a minor residential subdivision of a 6.36-acre property into three parcels. The project site is located at 4342 Ramona Drive in the Fallbrook Community Plan Area within unincorporated San Diego County. Access to each parcel would be provided by individual private driveways connecting to Ramona Drive, a public road. Water would be provided by the Rainbow Municipal Water District and sewer services would be provided by on-site private septic systems. Earthwork will consist of 3,800 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-2). Zoning for the site is Limited Agriculture (A70) (APN: 123-310-55-00).

The decision on the Tentative Parcel Map is under the jurisdiction of the Director of Planning & Development Services; therefore, hearing testimony will be limited to the finding required by CEQA Guidelines section 15183(e)(2).

2. Mauzy Flagpole Minor Use Permit; PDS2017-ZAP-17-001: Lakeside Community Plan Area (L. Radcliffe-Meyers)

The project is a Minor Use Permit (ZAP) to allow for an oversized flagpole. The project consists of the installation of a 120 foot flagpole on a 0.85 acre parcel with an existing two-story industrial building. The project site is located at 9411 Bond Avenue in the Lakeside Community Plan Area within unincorporated San Diego County. The site is developed with an existing two-story industrial building that would be retained. Access would be provided by a private driveway connecting to Bond Avenue. A Site Plan is required to demonstrate conformance with the Lakeside Design Review Board Guidelines and the Site Plan is incorporated into the Minor Use Permit. The site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial. Zoning for the site is (M52) (APN 395-240-055).

3. AT&T 67 & Bradley Minor Use Permit; PDS2017-ZAP-17-004: Lakeside Community Plan Area (M. Smith)

The project is a minor to construct, operate and maintain an unmanned wireless telecommunication facility for AT&T, consisting of a 60-foot tall faux mono-eucalyptus tree and associated equipment in the Lakeside Community Plan Area within unincorporated San Diego County. The facility would include 12 panel antennas and 24 remote radio units (RRU's). The site is developed with a commercial office. The equipment would be contained within a ten-foot tall equipment enclosure. A 15kW emergency generator enclosure would be located to the side of the equipment enclosure. A Global Positioning System (GPS) antenna would be mounted to the top of the equipment enclosure. Additionally, the project will include approximately 80-foot long trench for electrical power.

The trenching will be completely within disturbed areas of the property and would not require mitigation or monitoring. The project site is subject to the Village General Plan Regional Category, Land Use Designation Medium Impact Industrial. Zoning for the site is General Impact Industrial (M54) (APN: 387-130-32-00).

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."

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