

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**JANUARY 25, 2018, 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/180125-Supporting-Documents.html>

**1. AT&T Downtown Ramona; PDS2017-ZAP-17-005: Ramona Community Plan Area (Russell)**

The project is a Minor Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility for AT&T Mobility in the Ramona Community Plan area. The proposed facility consists of a 60-foot tall faux monopole and associated equipment, including twelve panel antennas, twenty-four remote radio units (RRUs) and four surge suppressors. Access is provided by an existing driveway connecting to Maple Street, a public road. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation High Impact Industrial. Zoning for the site is General Impact Industrial (M54). The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 3 Classification with the approval of a Minor Use Permit pursuant to Section 6985.A 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 281-121-28).

**2. T-Mobile Old Julian Highway; PDS2017-ZAP-03-012W2: Ramona Community Plan Area (Russell)**

The project is a Minor Use Permit Modification to authorize the alteration of an existing wireless telecommunication facility on an existing residential property in the Ramona Community Plan Area. The proposed project will increase the height of an existing monopole from 34' to 49', as well as install three new panel antennas and three new remote radio units (RRUs) on the new antenna pole mounts, and two new equipment cabinets on a new twelve-foot by six-foot concrete pad behind an existing equipment shelter. Access is provided by an existing driveway connecting to Highway 78, a public road. The project site is subject to the Rural General Plan Regional Category, Land Use Designation Rural Lands (RL-40). Zoning for the site is A72, General Agriculture. The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 3 Classification with the approval of a Minor Use Permit pursuant to Section 6985.A 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 the ZAP Modification, and whether to adopt the NOE (APN 286-111-44).

3. **Gildred Tentative Parcel Map; 15183 CEQA Hearing; PDS2010-3200-21176: Ramona Community Plan Area (Brown)**

The purpose of the hearing is to make a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183, but is not to approve the project. The project is a minor subdivision to divide a 53.11 acre property into four lots, with 33.9 acres dedicated to biological open space. The project site is located at 1264 Highland Valley Road in the Ramona Community Plan Area. The site contains an existing avocado orchard that would be retained. Access to the site would be provided by driveways connecting to Highland Valley Road (Parcels 1 and 2) and Highland Trails Drive (Parcels 3 and 4). The project would be served by on-site wastewater treatment system and imported water from the Ramona Municipal Water District. Proposed grading will consist of 51,400 cubic yards of cut and fill. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural (SR-10). Zoning for the site is General Agriculture (A72). The project is consistent with the density and lot size requirements of the General Plan and Zoning Ordinance. The Zoning Administrator will determine to adopt or deny the environmental findings for the project (APN 276-100-40).

**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).**

4. **Gopher Creek Wireless Telecommunication Facility Minor Use Permit Modification; PDS2016-ZAP-00-012W<sup>3</sup>; Bonsall Community Plan Area (M. Smith)**

The applicant proposes a Minor Use Permit Modification of an existing unmanned wireless telecommunication facility on a site that is developed with a single-family residence. Verizon proposes to remove the existing and previously approved faux chimney and replace it with three new faux chimneys, which would be located on an existing single family residence. The new faux chimneys would house a total of six panel antennas and six remote radio units. The upgrade would also require the installation of an exhaust fan in the attic. Additional ancillary equipment includes one new electrical cabinet would be added within the existing equipment enclosure. The equipment enclosure would not increase in size or height. Cable and power lines would be routed through an existing trenched line. The site is located at 29505 Hoxie Ranch Road in the Bonsall Community Plan area within the unincorporated County of San Diego (APN 170-191-15).

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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