

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
October 20, 2022, 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/zanext.html>

1. Storage Tank Improvements Minor Use Permit; PDS2022-ZAP-22-002, PDS2022-ER-22-20-001; Campo/Lake Morena Community Plan Area (J. Roland-Chase)

The applicant requests a Minor Use Permit (ZAP) to construct a new potable water storage tank to replace three of four existing tanks.. The 4,678 square foot project site is located at the eastern terminus of Canadian Honker Road in the Campo/Lake Morena Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category, Semi-Rural, Land Use Designation Rural Lands (SR-10). The property is zoned Rural Residential (RR). A Notice of Exemption was prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Zoning Administrator will determine whether to approve, approve with modifications, or deny the ZAP and whether to find the project in conformance with CEQA through the processing of an exemption. (APN: 606-131-14, 606-131-06, 606-131-05).

For additional information please contact Jae Roland-Chase at (619) 380-3130 or via email at Jae.RolandChase@sdcounty.ca.gov.

2. Pankey Farm Minor Use Permit Modification; PDS2020-ZAP-99-024W1, PDS2020-ER-99-02-037A; Fallbrook Community Plan Area (M. Kieser)

The applicant requests a Minor Use Permit (ZAP) Modification to revise and continue operating an existing wireless telecommunication facility. The Applicant proposes to remove and replace antennas and RRUs (remote radio unit) and rebranch the 12 existing, 15-foottall monopipes. All antennas will have “socks” installed over them for camouflage and RRUs and equipment will be painted dark green to match the mono-broadleaf foliage. The adjacent equipment enclosure is 11-feet and three inches high and is tucked within the hillside, limiting the visibility of the existing equipment cabinet. The project does not propose to expand the footprint of the lease area. The 62.47-acre parcel is located at 4881 Highway 76 in the Fallbrook Community Plan Area,

within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-10) General Plan Land Use Designation and is zoned Specific Plan (S88) which permits Wireless Telecommunication Facilities under the Tier 3 Classification upon the approval of a ZAP Modification pursuant to Section 6985(A) of the Zoning Ordinance. Pursuant to the County of San Diego's Zoning Ordinance, monopipes facilities are defined as "high-visibility" and the project site is located in a non-preferred zone. Therefore, the original ZAP was granted for a period of 15 years and expired on January 23, 2016. Pursuant to the amortization schedule in Zoning Ordinance Section 6991, the Applicant is required to obtain a modified ZAP to bring the facility into compliance with the Zoning Ordinance and renew the facility for an additional 10 years. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and whether to find the project in conformance with the California Environmental Quality Act through the processing of an exemption. (APN: 125-063-09, 125-063-10)

For additional information please contact Mark Kieser at (619) 323-7619 or via email at Mark.Kieser@sdcounty.ca.gov.

3. Crown Castle Fisher Property Minor Use Permit Modification; PDS2018- ZAP-98-001W1, PDS2018-ER-98-14-001A; Lakeside Community Plan Area (P. Mitcheom)

The applicant requests a Minor Use Permit (ZAP) Modification for an existing unmanned wireless telecommunication facility. The project consists of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole on the northern portion of the property. Supporting equipment for the site includes an existing standby generator that was authorized by a previously approved Minor Use Permit Minor Deviation on December 31, 2020. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. The 2.5-acre project site is located at 17012 Rio Maria Road in the Lakeside Community Plan area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-10) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities under the Tier 3 Classification upon the approval of a ZAP Modification pursuant to Section 6985(A) of the Zoning Ordinance. The existing wireless telecommunication facility is required to be brought into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this ZAP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and whether to find

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the project in conformance with the California Environmental Quality Act through the processing of an addendum to the previously adopted Negative Declaration. (APN: 324-010-73).

For additional information please contact Polina Mitcheom at (619) 942-1376 or via email at Polina.Mitcheom@sdcounty.ca.gov.