



The County of San Diego

Zoning Administrator Hearing Report

Date:	October 20, 2022	Case/File No.:	Storage Tank Improvements Minor Use Permit; PDS2022-ZAP-22-002, PDS2022-ER-22-20-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Minor Use Permit for a Water Storage Tank
Time:	8:30 a.m.	Location:	Canadian Honker Road Campo, CA 91906
Agenda Item:	#1	General Plan:	Semi-Rural (SR-10)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Rural Residential (RR)
Applicant/Owner:	Wellman Simmonds	Community:	Campo/Lake Morena Community Plan Area
Environmental:	CEQA § 15302 Exemption	APN:	606-131-14, 606-131-06, 606-131-05

A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) for water storage tank improvements, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act.

B. BACKGROUND

The project site is currently developed as an existing water tank storage facility with four water storage tanks. On March 10, 2022, Wellman Simmonds applied for a Minor Use Permit (PDS2022-ZAP-22-002) to construct a new potable water storage tank to replace three of four existing tanks on an approximately 4,678 square foot property owned by the Lake Morena Views Mutual Water Company.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Minor Use Permit to construct a new potable water storage tank to replace three of four existing tanks on an approximately 4,678 square foot property owned by the Lake Morena Views Mutual Water Company (Figure 1). The existing tank to remain has an approximate capacity of 100,000 gallons, and the proposed tank will have an approximate capacity of 114,000 gallons. The 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 Semi-Rural (SR-10). Zoning for the site is Rural Residential (RR). The site currently has three water storage tanks, and access is provided by private easements connecting to Canadian Honker Road. No utilities will be required by the project. Earthwork quantities include 199 cubic yards of cut and 34 cubic yards of fill.

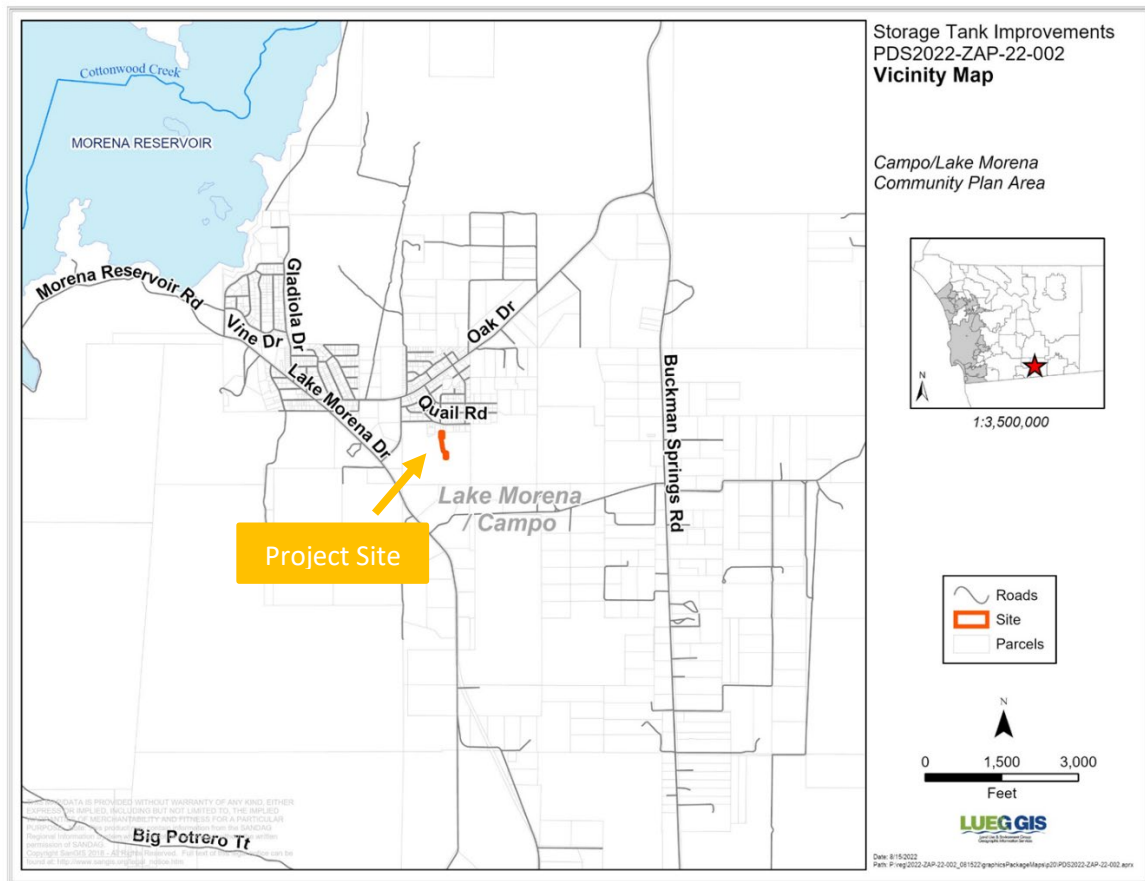


Figure 1: Vicinity Map

Subject Property and Surrounding Land Uses

The proposed water tank storage is located on an approximately 4,678 square foot property located in the Campo/Lake Morena Community Plan area (Figure 2, outlined orange). The project site is on the south side of Canadian Honker Road approximately 4/5 mile west of Buckman Springs Road, and approximately 1/4 mile east of Lake Morena Drive. The surrounding land uses can be categorized as Rural Residential and Single-Family Residential.

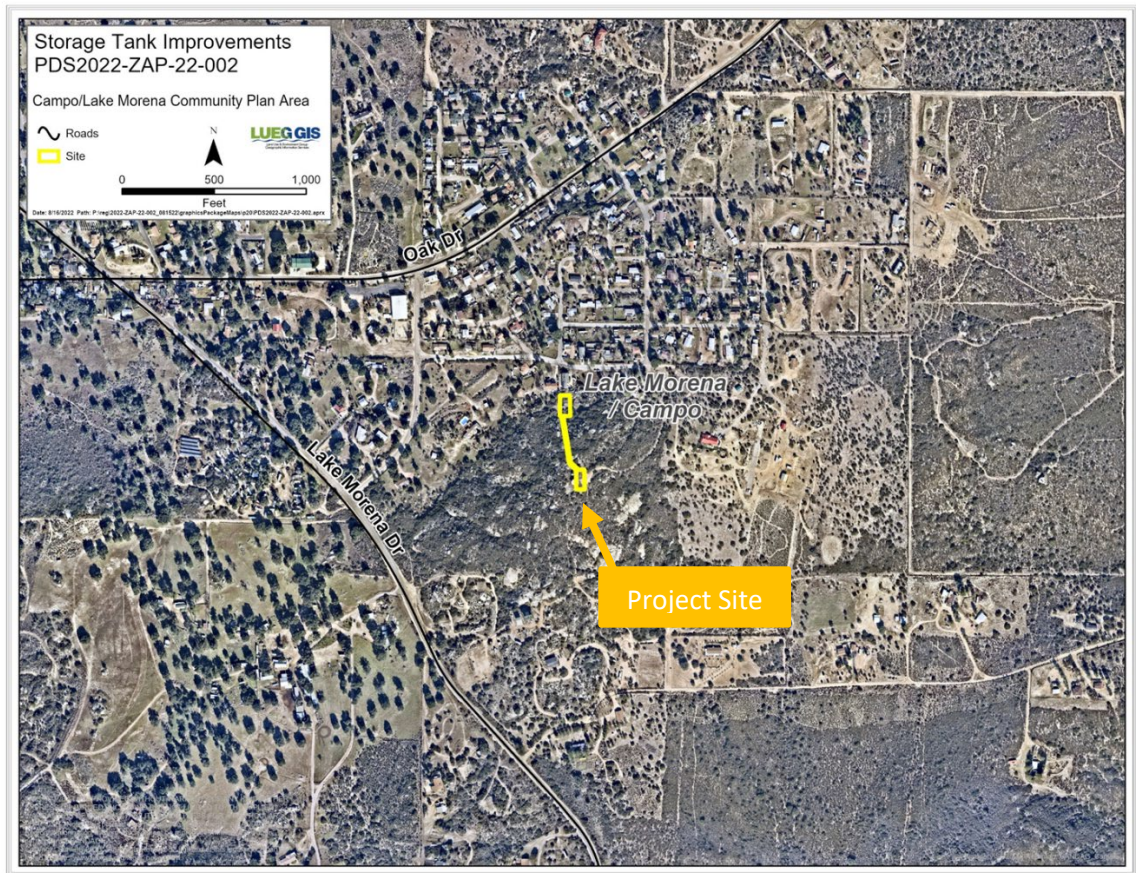


Figure 2: Aerial photograph showing proposed project site and vicinity.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-7.3)	Single-Family Residential (RS)	Canadian Honker Road	Single-Family Residential
East	Semi-Rural Residential (SR-10)	Rural Residential (RR)	N/A	Single-Family Residential
South	Semi-Rural Residential (SR-10)	Rural Residential (RR)	N/A	Single-Family Residential
West	Semi-Rural Residential (SR-10 and SR-4)	Rural Residential (RR)	N/A	Single-Family Residential

D. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Actions

The Zoning Administrator should consider the requested actions and determine if the following determinations can be made:

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Campo/Lake Morena Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Does the project comply with CEQA?

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Campo/Lake Morena Community Plan, the Zoning Ordinance, and CEQA Guidelines.

2. Project Analysis

The proposed project is located in a Rural Residential (RR) zone and the proposed water storage tank improvements are permitted with the approval of a Minor Use Permit. The proposed project includes the removal and replacement of existing water tanks on property owned by Lake Morena Views Mutual Water Company to provide adequate water supply and quality to existing customers to meet State requirements. No expansion of use is proposed as part of this application.

Community Character/Visual Impacts

The proposed water storage tank is approximately 1/4-mile east of Lake Morena Drive, a Scenic Highway identified in the County of San Diego General Plan. The proposed water tank will blend with the existing visual setting and be compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.

3. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed water storage tank will allow for continued potable water delivery throughout the area, which is essential in the event of an emergency.
LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and	The proposed project has been designed to continue providing adequate water supply to the local community by removing and replacing existing water tanks.

General Plan Policy	Explanation of Project Conformance
outdoor water conservation measures to reduce demand.	
POLICY COS 11.1 - Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	The proposed water storage tank is approximately 1/4-mile east of Lake Morena Drive, a Scenic Highway identified in the County of San Diego General Plan. The proposed water tank cannot be seen from Lake Morena Drive due to the dense vegetation abutting the road and the intervening topography. Therefore, it is compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.
POLICY COS 11.3 - Development Siting and Design. Require development within virtually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.	The proposed water tank will blend with the existing visual setting and be compatible with the existing community character.

4. Community Plan Consistency

The proposed project is consistent with the Campo/Lake Morena Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Policy LU 4.2.7 Maintain a small, rural village that meets some of the needs of local residents and travelers and does not serve as a catalyst for large-scale or leapfrog growth.	The proposed project has been designed to continue providing adequate water supply to the local community by removing and replacing existing water tanks. No expansion of use is proposed. Therefore, the proposed water storage improvements meet the needs of local residents and does not serve as a catalyst for large-scale or leapfrog growth.
Policy LU 5.4.1 Upgrade delivery and purification systems to ensure adequate supplies of clean water for present and future residents.	The proposed project has been designed to continue providing adequate water supply to the local community by removing and replacing existing water tanks.

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of Minor Use Permit
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	1-Acre	N/A
Building Type:	C	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	B	Yes, upon approval of Minor Use Permit
Open Space:	-	N/A
Special Area Regulations:	C	Yes

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposed water tank is 16'-1" in height, which complies with the height regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "B" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The property is not large enough to accommodate the required 60' setback from the proposed water tank to the property line. However, this proposed ZAP would grant an exception to the setback requirements to allow continued operation and replacement of the water tanks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and the proposed project qualifies for a categorical exemption under CEQA Section 15302. Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial

change in the significance of a historical resource; and would not result in damage to a scenic highway.

E. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. No comments were received as a result of the noticing.

Notice of today's hearing was sent to 22 property owners, which includes all property owners within 800 feet of the project site. Notice of the Project was also posted at the site.

F. COMMUNITY PLANNING GROUP

On June 23, 2022, the Campo/Lake Morena Community Planning Group recommended approval of the project by a vote of 5-0-1-0 (Ayes – 5; Noes – 0; Abstain – 1; Absent - 0) without conditions. The Campo/Lake Morena Community Planning Group Recommendation Form is found in Attachment E, Public Documentation.

G. STAFF RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant Minor Use Permit PDS2022-ZAP-22-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

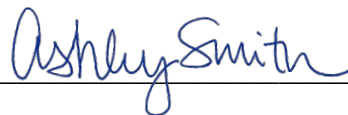
Report Prepared By:

Jae Roland-Chase, Project Manager
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jae.rolandchase@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962
dahvia.lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



ASHLEY SMITH, CHIEF

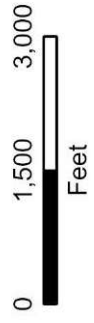
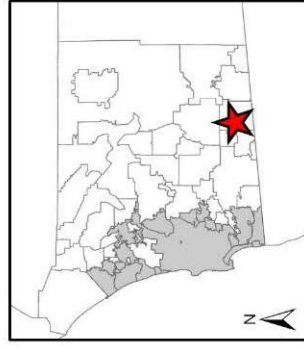
ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2022-ZAP-22-002
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

Storage Tank Improvements
PDS2022-ZAP-22-002
Vicinity Map

Campo/Lake Morena
Community Plan Area

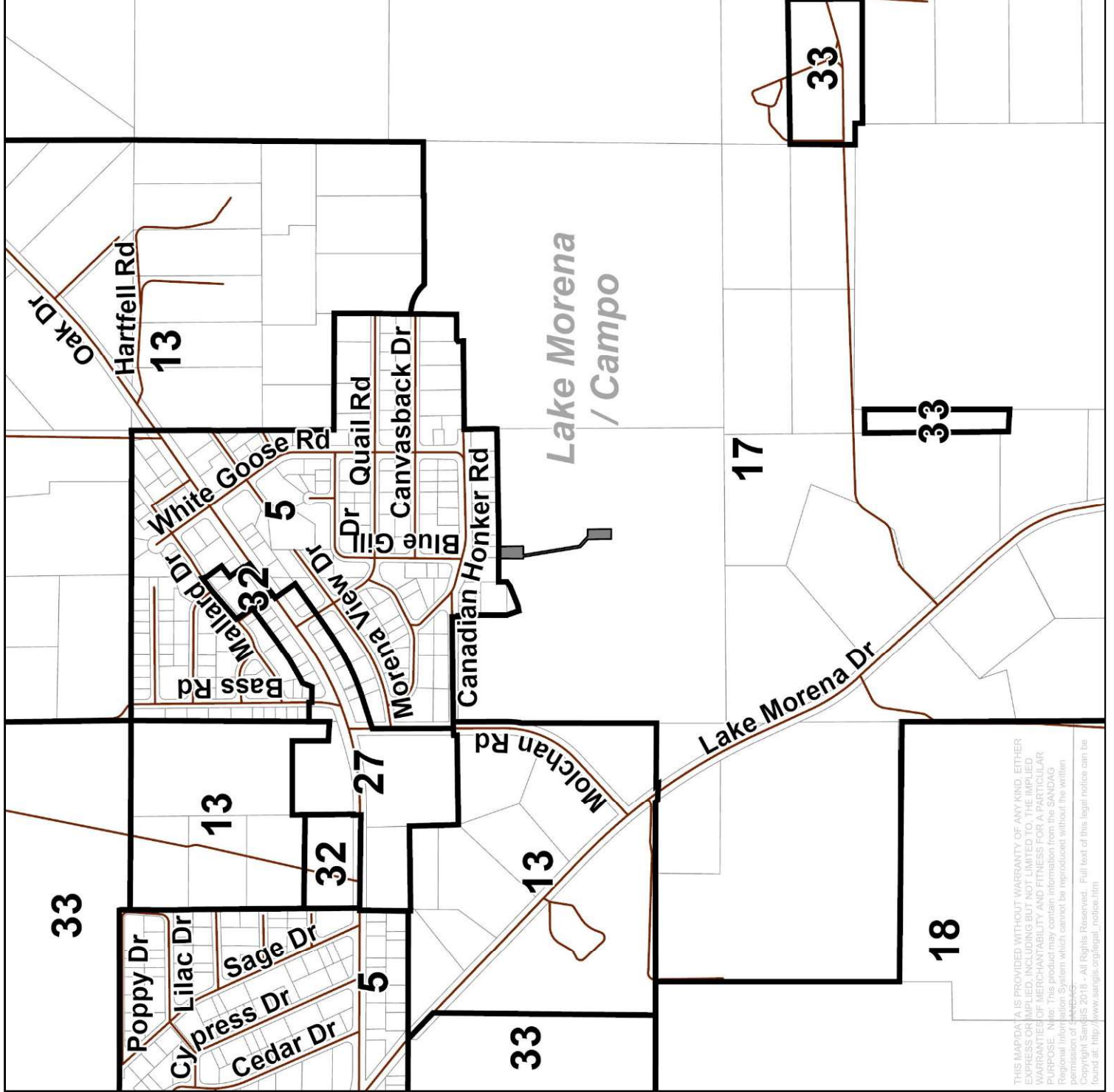
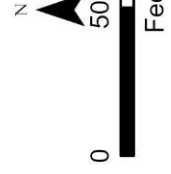
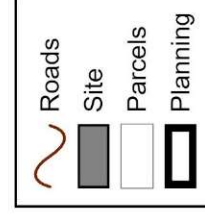


Storage Tank Improvements
PDS2022-ZAP-22-002
General Plan

*Campo/Lake Morena
Community Plan Area*

- (5) Village Residential (VR-7.3)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands

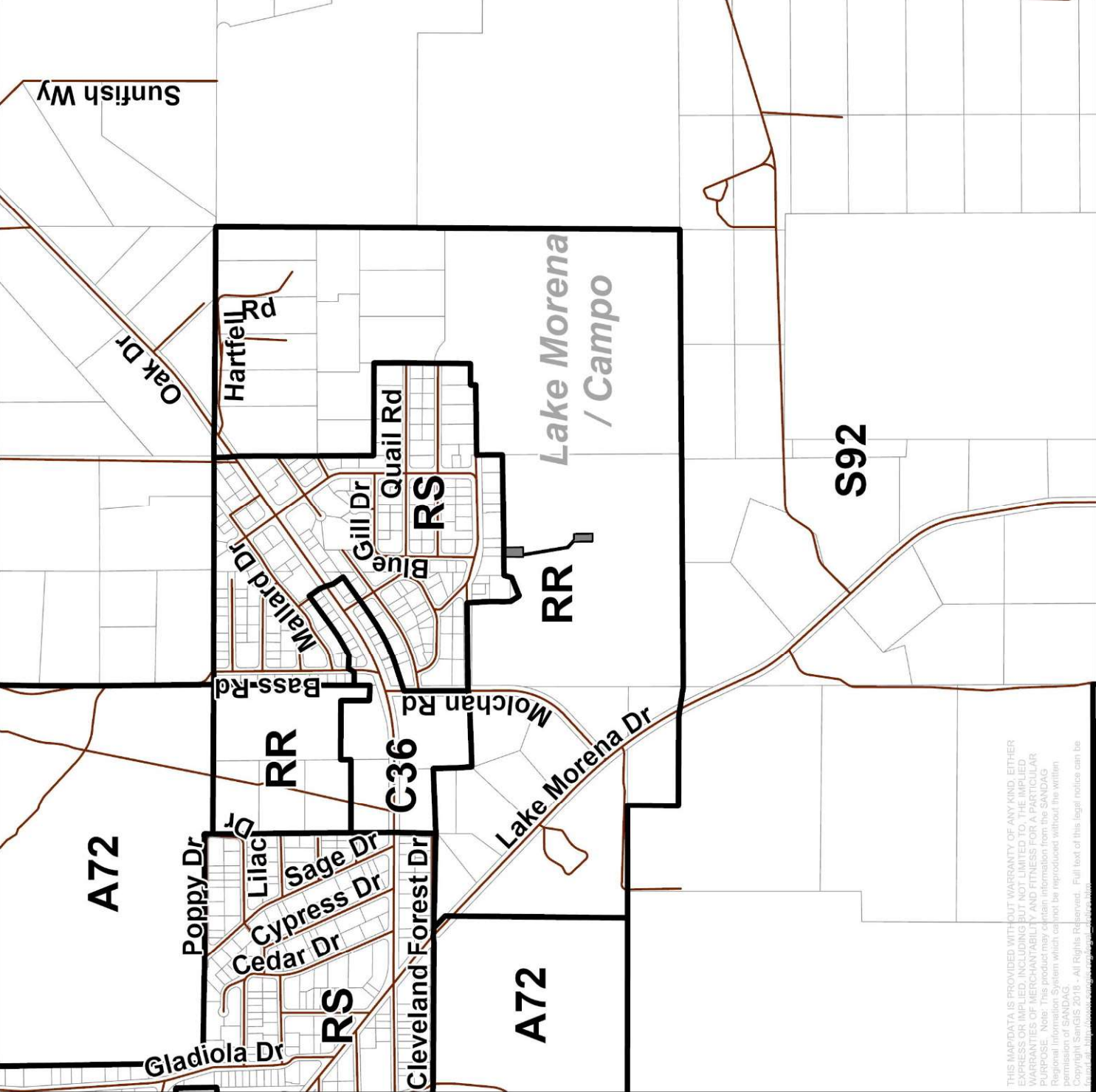
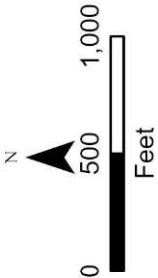
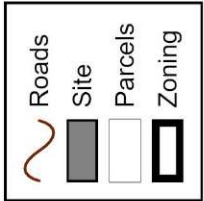
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Storage Tank Improvements PDS2022-ZAP-22-002 Zoning

Campo/Lake Morena
Community Plan Area

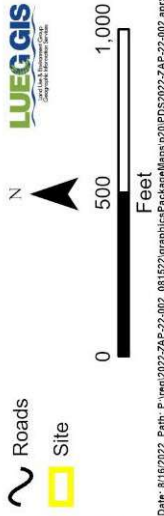
- A72 - General Agricultural
- C36 - General Commercial
- RR - Rural Residential
- RS - Single Family Residential
- S92 - General Rural



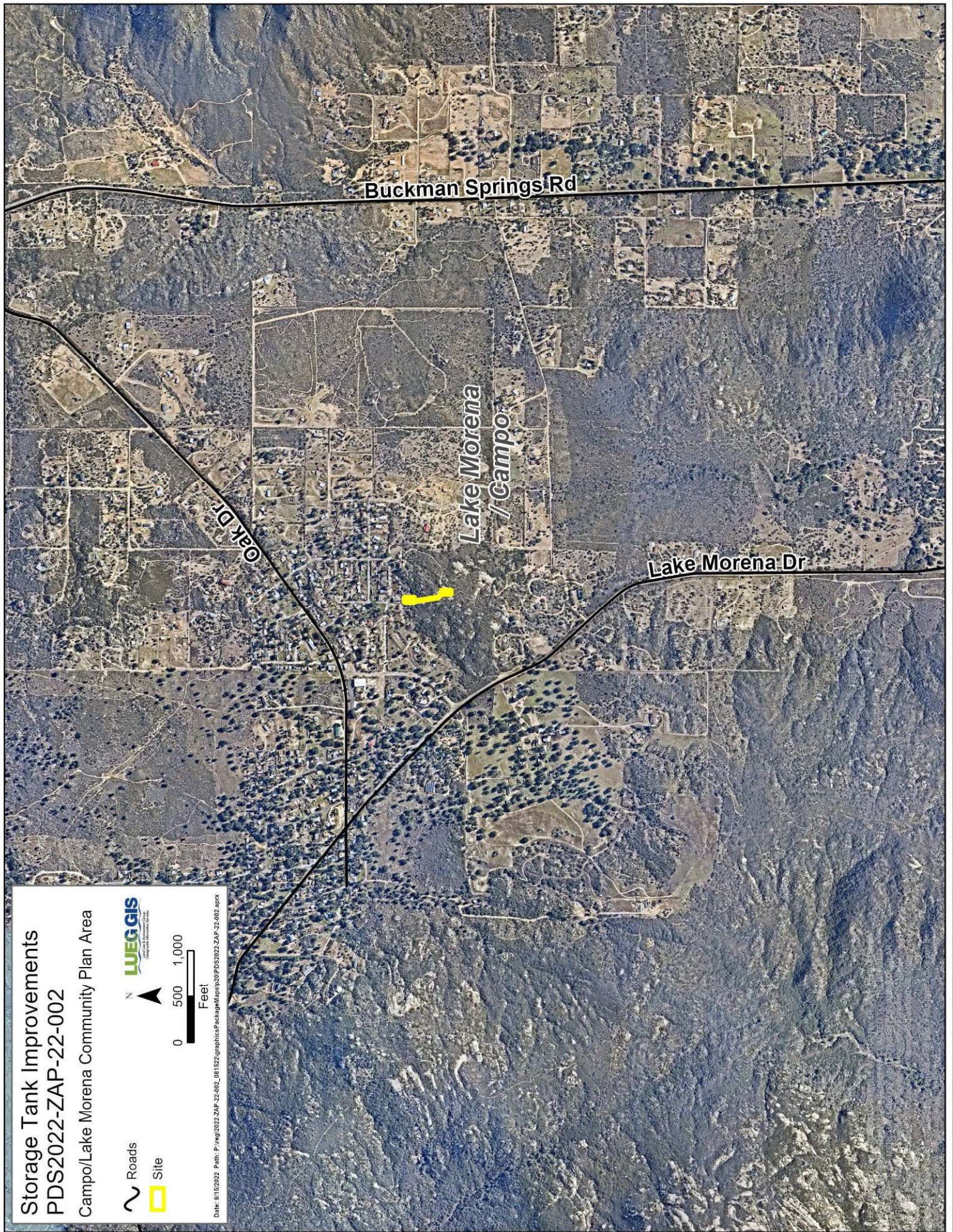
THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The user assumes all responsibility for the use of the information provided herein. The user agrees to hold the provider harmless from any and all claims, damages, losses, or expenses, including reasonable attorneys' fees, which may be incurred by the user in connection with the use of the information provided herein. Full text of this legal notice can be found at <http://www.sandag.org/legalservices/legalservices.htm>

Storage Tank Improvements
PDS2022-ZAP-22-002

Campo/Lake Morena Community Plan Area



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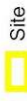
Storage Tank Improvements PDS2022-ZAP-22-002

2 Mile Radius

Campo/Lake Morena Community Plan Area



Cell Site



Site



2 Mile Radius



Feet

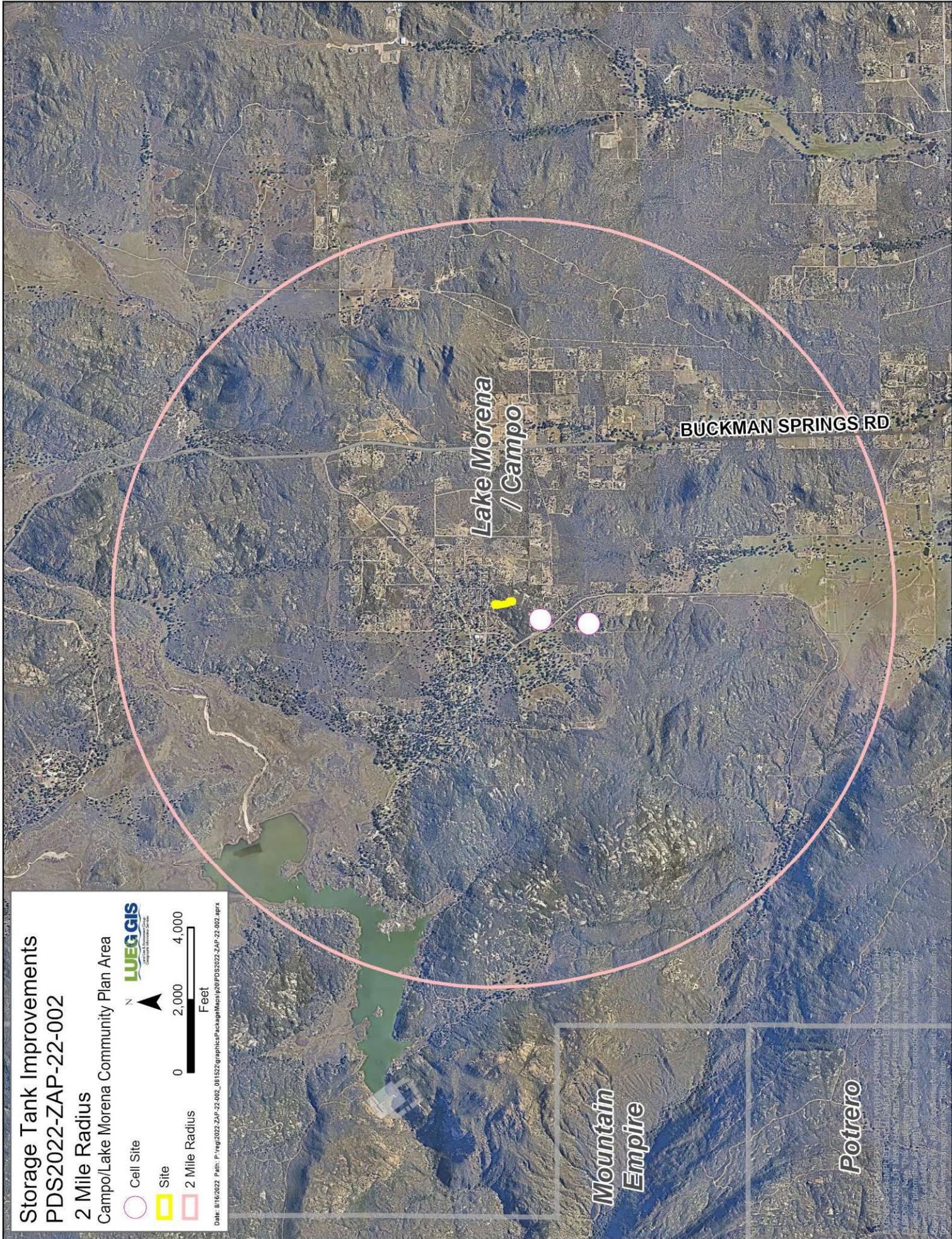
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Lake Morena
/ Campo

BUCKMAN SPRINGS RD

Mountain
Empire

Potrero



1. CONTRACTOR TO LOCATE AND EXPOSE EXISTING FACILITIES AT THE LOCATIONS INDICATED TO DETERMINE LOCATION, MATERIAL, DIAMETER, ORIENTATION, AND TOP OF PIPE ELEVATION OR ABSENCE OF EXISTING UTILITIES. CONTRACTOR SHALL CONFER WITH THE ENGINEER TO CONFIRM CONSTRUCTION SEQUENCING, METHOD OF TANK ISOLATION, SYSTEM OPERATION CONTINUITY, AND TEMPORARY AND PERMANENT SITE PIPING CONFIGURATIONS. SEE GENERAL NOTE 2.

- ### DEMOLITION NOTES
1. THE SCOPE OF DEMOLITION WORK SHALL NOT BE LIMITED TO THOSE ITEMS DEFINED ON THE DRAWING, BUT SHALL ALSO INCLUDE FIXTURES, CONDUITS, WIRING, MECHANICAL EQUIPMENT, MISCELLANEOUS CONCRETE, RUBBISH, THE REMOVAL AND RECYCLING, TANK REMOVAL AND RECYCLING, GRAVEL RETENTION, AND ANY OTHER ITEMS OR MATERIAL NECESSARY FOR THE PERFORMANCE OF THIS CONTRACT.
 2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE TASK NO. 1 AND ANY OTHER PIPING OR EQUIPMENT NOT SUBJECT TO REMOVAL OR REQUIRED TO CONTINUE OPERATION.

ALL ITEMS TO BE SALVAGED SHALL BE IDENTIFIED HEREIN. ITEMS TO BE SALVAGED SHALL BE DISCONNECTED, HANDLED WITH CARE SO AS TO AVOID DAMAGE, AND TRANSPORTED TO A LOCATION SPECIFIED BY LUMVAC. STORAGE AREA SHALL BE IDENTIFIED PRIOR TO BEGINNING SALVAGE OPERATIONS. DAMAGE TO ITEMS TO BE SALVAGED THAT IS DIRECTLY ATTRIBUTED TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

4. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE HIS DEMOLITION WORK WITH THE OPERATION OF THE EXISTING TANKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS COORDINATION. THE DEMOLITION WORK FOR THIS PROJECT SHALL ALSO INCLUDE THE REMOVAL AND OFF-SITE DISPOSAL, RECYCLING, SALVAGE, OR RELOCATION OF CONCRETE, SIGNAGE, PIPING, EQUIPMENT, AND OTHER NON-NATIVE MATERIALS FOR THE CONSTRUCTION OF THE PROPOSED TANKS.

1. CONTRACTOR SHALL REFER TO CONSTRUCTION SEQUENCING REQUIREMENTS OUTLINED IN SPECIFICATION SECTION 01040

- [illegible]

TANK NO. 1- TO REMAIN, APPROXIMATELY 100,000 GALLON BOLTED STEEL TANK WITH AN APPROXIMATE HEIGHT OF 18 FEET. GRAVEL FOUNDATION WITH STEEL RETAINER.

- TANK B— TO BE REMOVED. APPROXIMATELY 15 FT DIAMETER, BOLTED GALVANIZED STEEL TANK WITH AN APPROXIMATE HEIGHT OF 16 FEET. GRAVEL FOUNDATION WITH REUSED AS BASE MATERIAL AROUND PROPOSED TANK.

1 LMMWC INSTRUMENT RIGHT OF WAY - AUG 05, 2014 - DOC 2014-0333651



STORAGE

10% SUBMITTAL - NOT FOR CONSTRUCTION
SCALE: 1"=5'

[illegible]

2. CONTRACTOR SHALL NOT EXCAVATE WITHIN 5.0' OF THE EXISTING TANK NO. 1.

1 LNVWVC INSTRUMENT RIGHT OF WAY - AUG 05, 2014 - DOC 2014-0333651

- | VALVE NO. | TYPE/SIZE | NORMAL OPERATION | ONLY TANK 1 IN SERVICE | ONLY TANK 2 IN SERVICE |
|-----------|-----------|------------------|------------------------|------------------------|
| V1 | (1) | OPEN | CLOSED | OPEN |
| V2 | (1) | OPEN | OPEN | CLOSED |
| V3 | (6) | OPEN | OPEN | CLOSED |
| V4 | (6) | CLOSED | OPEN | OPEN |
| V5 | (6) | OPEN | CLOSED | OPEN |
| V6 | (6) | OPEN | CLOSED | OPEN |
| V7 | (6) | CLOSED | OPEN | CLOSED |

④ TANK NO. 2 OUTLET PIPING

- | | | | | | |
|--------|-------|------------|-----|----|------|
| 2/2/22 | TIME: | 4:56:40 PM | NO. | BY | DATE |
|--------|-------|------------|-----|----|------|

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	DESIGNER	JTW	PROL MOD: JED

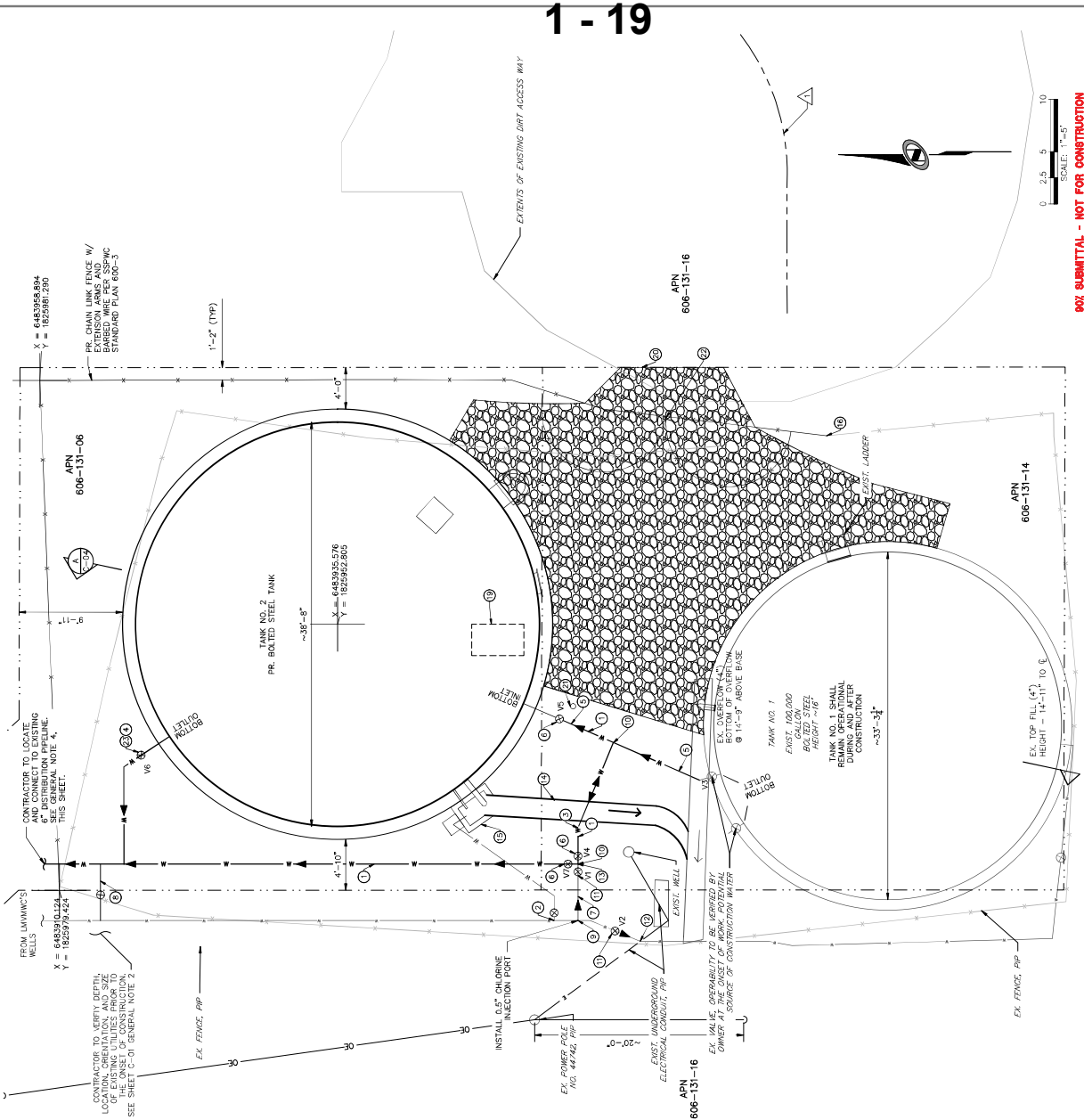


5022 AVENUE OF SCIENCE, SUITE 200
SAN DIEGO, CA 92128
619.395.0500 TEL
619.395.0400 FAX
WWW.NVS.COM

STORAGE TANK IMPROVEMENTS PROPOSED SITE PLAN AND YARD PIPING

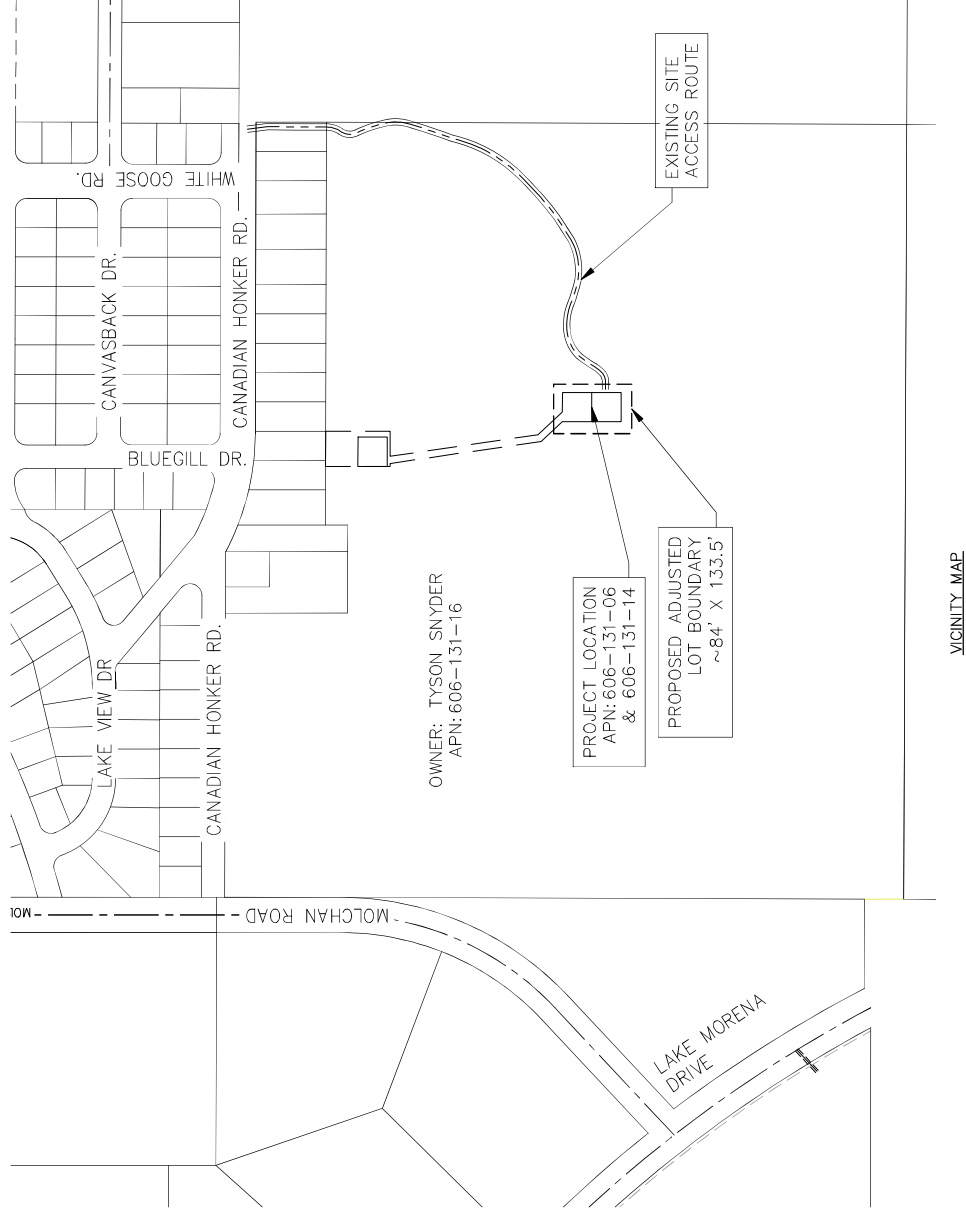
PREPARED FOR: LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DATE SUBMITTED: AUG 2022



LAKE MORENA VIEWS MUTUAL WATER COMPANY

STORAGE TANK IMPROVEMENTS



VICINITY MAP
SCALE: 1"=100'

90% SUBMITTAL - NOT FOR CONSTRUCTION

STORAGE TANK IMPROVEMENTS

TITLE SHEET

NVS
15002 AVENUE OF SCIENCE, SUITE 200
SAN DIEGO, CA 92128
858.385.0000 TEL
858.385.0400 FAX
WWW.NVS.COM



CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PREPARED FOR: LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DATE SUBMITTED: FEB 2022	JOB NUMBER 227521-0001070.01
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**Attachment B – Form of Decision
Approving PDS2022-ZAP-22-002**



County of San Diego

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123

(858) 505-6445 General • (858) 694-2705 Codes

(858) 565-5920 Building Services

www.SDCPDS.org

DAHVIA LYNCH
DIRECTOR

October 20, 2022

MINOR USE PERMIT PDS2022-ZAP-22-002 FORM OF DECISION

PERMITTEE: LAKE MORENA VIEWS MUTUAL WATER COMPANY
MINOR USE PERMIT: PDS2022-ZAP-22-002
E.R. NUMBER: PDS2022-ER-22-20-001
PROPERTY: CANADIAN HONKER ROAD, CAMPO, CA, 91906
APN(s): 606-131-14, 606-131-06, 606-131-05

DECISION OF THE ZONING ADMINISTRATOR

Grant in substantial conformance with the plot plan and elevations, dated March 01, 2022, consisting of two (2) sheets, a Minor Use Permit pursuant to Sections 1355, 2184(a), and 7352(b) of the Zoning Ordinance to allow the construction of new potable water storage tank to replace three of four existing tanks on an approximately 4,678 square foot property owned by the Lake Morena Views Mutual Water Company.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on October 20, 2024 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. PLN#3–BOUNDARY ADJUSTMENT

INTENT: In order to comply with the approved project design, a Boundary Adjustment is required. **DESCRIPTION OF REQUIREMENT:** Since the existing tank No. 1 crosses property lines, a boundary adjustment application shall be submitted within 180 days of approval of the Minor Use Permit. **DOCUMENTATION:** The applicant shall submit a Boundary Adjustment application. **TIMING:** Within 180 days of approval of the Minor Use Permit. **MONITORING:** The [PDS, PPD] is responsible for enforcement of this permit.

GRADING PERMIT: (Prior to or at the time approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).

4. NOISE#1 TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b. Turn off equipment when not in use.

- c. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d. Use equipment with effective mufflers.
- e. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h. Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i. Radios and other noise-generating "personal equipment" shall be prohibited.
- j. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

5. PLN#1–FAA NOTIFICATION

INTENT: In order to comply with the Naval Air Station North Island [Airport Land Use Compatibility Plan](#), FAA Notification is required at least 45 days prior to construction.

DESCRIPTION OF REQUIREMENT: The following condition shall be implemented and indicated on the building plans and made conditions of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes has been placed on all sets of the building plans and made conditions of its issuance.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

6. PLN#2–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved PDS2022-ZAP-22-002 plot plan and the building plans. This includes, but is not limited to: improving all parking areas, trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. No expansion of use is proposed as part of this Minor Use Permit application. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

7. PLN#4–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

MINOR USE PERMIT FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Minor Use Permit are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:*

1. *Harmony in scale, bulk, coverage, and density*

Scale and Bulk:

The subject property is developed with existing potable water storage tanks. The project consists of constructing a new potable water storage tank to replace three of four existing tanks on an approximately 4,678 square foot property owned by the Lake Morena Views Mutual Water Company. The existing tank to remain has an approximate capacity of 100,000 gallons, and the proposed tank will have an approximate capacity of 114,000 gallons.

The proposed water tank will blend in with the existing water storage tank facility. The surrounding area consists of rural residential and single-family residential uses. The project is compatible with adjacent uses in terms of scale and bulk because of the existing elements onsite. Therefore, the project would not substantially increase the scale and bulk of the existing structures and result in negative impacts to the surrounding areas.

Coverage:

The proposed water storage tank is located atop an existing water tank storage facility on an approximately 4,678 square foot property located in the Campo/Lake Morena Community Plan area. The surrounding land uses can be categorized as rural residential and single-family residential with parcel sizes ranging from approximately 6,000 square feet to 38 acres in size. The water tank storage facility is existing and would not increase the existing lot coverage of the site. Therefore, the project is compatible with consideration to coverage.

Density:

The proposed project does not have a residential component and would therefore not result in any change to density.

2. *The availability of public facilities, services, and utilities*

The project is located within the San Diego County Fire District. The project does not require water or sewer services. All required utilities are therefore available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project would not adversely affect the desirable neighborhood character because the applicant to construct a new potable water storage tank to replace three of four existing tanks. Proposed 6-foot chain link fencing would match the existing fence and gate height. The overall height of the water tank is proposed to be sixteen-feet-one-inch tall. Photographs on file illustrate that the proposed water tank would blend in as an architectural feature to the existing water tank facility.

The water existing water tanks cannot be seen from Lake Morena Drive due to the dense vegetation abutting the road and the intervening topography. Therefore, the project would not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The traffic generated would utilize private easements connecting to Canadian Honker Road for access. The use associated with this Minor Use Permit is compatible with the existing rural residential use of the site and the number of trips would not substantially alter the expected traffic or physical character of the surrounding streets.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The proposed facility is located on a 4,678 square foot property that is developed with an existing water storage tank facility with access and no proposed use of utility services to serve the proposed use. The installation of the proposed water storage tank would not require significant alteration of the existing landform. The site is suitable for the proposed project because it utilizes the existing water tank area. Therefore, the proposed water storage tank facility is compatible with existing uses.

6. *Any other relevant impact of the proposed use:*

None identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The project is subject to the General Plan designation Semi-Rural and the Campo/Lake Morena Community Plan. The project proposes to construct a new potable water storage tank to replace three of four existing tanks on an approximately 4,678 square foot property owned by the Lake Morena Views Mutual Water Company. The proposed facility complies with the General Plan because minor impact utility uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) of the Safety Element and Land Use Element Policy 13.1 (Adequacy of Water Supply) of the County General Plan, because allow for continued potable water delivery throughout the area, which is essential in the event of an emergency. Finally, the project would be consistent with the General Plan Conservation and Open Space Element Policy 11.3 (Development Siting and Design) because the siting and design of the proposed facility would blend in with the existing visual setting and be compatible with the existing community character and would not result in impacts to the natural environment.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

Pursuant to Section 15302 of the State CEQA Guidelines, the project is exempt from CEQA because it consists of the Replacement or Reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

.....

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpps/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC

Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Zoning Administrator, this decision may be appealed to the County Planning Commission in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Zoning Administrator until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH, DIRECTOR

By:

Conor McGee, Zoning Administrator
Planning & Development Services

cc:

Wellman Simmonds; PO Box 396, Campo, CA 91906

email cc:

Regina Ochoa, Planning Manager, Project Planning, PDS
Jae Roland-Chase, Project Manager, Project Planning, PDS
Ed Sinsay, Team Leader, Land Development, PDS

Attachment C – Environmental Documentation



2020060007

Notice of Exemption

To: State Clearinghouse
Email: state.clearinghouse@opr.ca.gov

From: San Diego County Water Authority
4677 Overland Avenue
San Diego, CA 92123-1233

To comply with EXECUTIVE ORDER N-57-20
also posted online at:
<https://www.sdcwa.org/documents-public-comment>

Project Title: Lake Morena Views MWC Well, Water Storage Tank, and Nitrate Treatment in Campo

Project Location - Specific: 29856 Mallard Drive, Campo, CA 91906

Project Location - City: Unincorporated-Campo **Project Location - County:** San Diego

Description of Nature, Purpose, and Beneficiaries of Project: Drinking water system is out of compliance for exceeding MCL for uranium and Nitrate. Project includes:

- 1) installation of potable water pipeline and pressure reducing stations;
- 2) storage tank replacement;
- 3) nitrate treatment system replacement; and
- 4) well improvements/pump station/treatment facility modifications. Project benefits 360 residents that receive water from system.

Name of Public Agency Approving Project: San Diego County Water Authority

Name of Person or Agency Carrying Out Project: Lake Morena Views Mutual Water Company,
29856 Mallard Drive, Campo, CA 91906

Exempt Status:

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. Class 1 Existing Facilities (Sec. 15301):
- ☐ Statutory Exemption. *State code number:* PRC 21080(b)(8)

Reasons why project is exempt: The work activities consist of the repair, maintenance and minor alteration of existing public or private structures, facilities, mechanical equipment, and topographical features involving negligible or no expansion of existing or former use, consistent with State CEQA Guidelines §15301.

Lead Agency Loisa Burton, Sr. Management

Contact Person: Analyst

Telephone: 858-522-6739

Signature:

Jeremy Crutchfield

Date: 05/27/2020

Title: Water Resources Manager
Governor's Office of Planning & Research

MAY 29 2020

Attachment D – Environmental Findings

**STORAGE TANK IMPROVEMENTS
MINOR USE PERMIT
PDS2022-ZAP-22-002
ENVIRONMENTAL LOG NO. PDS2022-ER-22-20-001**

ENVIRONMENTAL FINDINGS

October 20, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.
2. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:

Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: _____

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group ☐ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- ☐ Approve without conditions
 - ☐ Approve with recommended conditions
 - ☐ Deny
 - ☐ Continue

VOTE: _____ Yes _____ No _____ Abstain _____ Vacant / Absent

C. Recommended conditions of approval:

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>

Attachment F – Ownership Disclosure



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County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) 606-131-14, 606-131-06, 606-131-05

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Lake Morena Views Mutual Water Company

_____	_____
_____	_____
_____	_____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

_____	_____
_____	_____
_____	_____

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____
_____	_____

NOTE: Section 1127 of The Zoning Ordinance defines *Person* as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Wellman Simmonds - President of the Board

Print Name

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov

<http://www.sdcounty.ca.gov/pds>

