

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**November 3, 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. Ridge Canyon Wireless Telecommunication Facility Minor Use Permit Modification; PDS2018- ZAP-99-019W2; Valley Center Community Plan Area (P. Mitcheom)**

The applicant requests a Minor Use Permit Modification (ZAP Modification) for an existing unmanned wireless telecommunication facility. The project consists of replacing an existing 45-foot-high monopole with a new 67-foot-high faux mono-elm with two sets of antennas. The project includes a height exception for the new 67-foot-high mono-elm and will also allow collocation with another carrier. The project will also remove approximately one-third of the existing garage for the proposed AT&T equipment enclosure and utilize the existing equipment enclosure for T-Mobile. Access is provided by a private driveway connecting to Valley Center Road, a public road. The site is subject to General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural 4 (SR-4). Zoning for the site is A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 3 Classification upon the approval of a ZAP Modification pursuant to Section 6985(B) of the Zoning Ordinance. 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. A Notice of Exemption (NOE) has been prepared for the project pursuant to the California Environmental Quality Act and is on file with Planning and Development Services. The Zoning Administrator will determine whether to approve the ZAP Modification, and whether to adopt the NOE. (APN: 189-121-43-00)

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