

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
December 04, 2025, 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. Rainbow SD Minor Use Permit Modification; PDS2021-ZAP-96-005W1; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to Previously Adopted Negative Declaration (PDS2021-ER-96-02-001A); Rainbow Subregional Planning Area (E. Scott)

The applicant, Verizon, requests a Minor Use Permit Modification to continue operating and modernize an existing unmanned wireless telecommunication facility located at 2970 Rainbow Valley Boulevard in the Rainbow Subregional Planning Area. The project site is a 10.31-acre parcel zoned Limited Agriculture (A70) with a General Plan Land Use Designation of Semi-Rural (SR-10). The applicant, Verizon Wireless, requests a Minor Use Permit Modification to upgrade an existing unmanned wireless facility for compliance with the County's Wireless Ordinance and extend the permit for fifteen years. The project increases the facility height from 10 to 12 feet, removes existing panel antennas, and installs six new antennas, adding a faux-eucalyptus concealment structure, and a six-foot concrete masonry unit wall to enclose a new 40-kW standby generator. All upgraded equipment will remain within the existing lease area and the equipment shelter to maintain a low-profile, visually minimized design. These upgrades are intended to bring the facility into conformance with the current County Wireless Ordinance and extend the facility's operation for an additional 15 years under the Zoning Ordinance's amortization schedule.

The project was reviewed for consistency with the County Zoning Ordinance, General Plan, Rainbow Subregional Plan, and Wireless Ordinance, and was found to be compatible with the surrounding rural residential context. An Addendum to the previously adopted Negative Declaration (Log No. ER-96-02-001) has been prepared pursuant to CEQA Section 15164. The Zoning Administrator will consider approval of the requested ZAP Modification and adoption of the CEQA Addendum (APN: 102-230-69-00). For additional information, please contact Eddie Scott at (619) 323-8090 or via email at Eddie.Scott@sdcounty.ca.gov.