

AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
April 04, 2013, 8:30AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123

1. **Chandler; BC12-0009 (TPM) 21193; Pendleton/De Luz Community Plan Area (Chan)**

The project is a minor subdivision (four parcels and remainder) and a Boundary Adjustment (four parcels) and pursuant to Section 15183(e)(2) of the California Environmental Quality Act (CEQA), the purpose of this hearing is to make the findings that project will undertake feasible mitigation measures specified in the General Plan Update Environmental Impact Report (GPU EIR). As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through compliance with existing County ordinances and policies. The Boundary Adjustment (BA12-0009) would reconfigure four existing parcels, and the proposed minor subdivision would create four residential parcels and a remainder parcel on the southern portion of the subject property (i.e. Parcel "D" in BA12-0009 Boundary Adjustment Plat). The project site currently consists of an avocado grove and several farm operation buildings and farm worker housing units, and the site is transected by a narrow drainage containing wetland-associated vegetation. The topography of the site and adjacent land is characterized by steep slopes. The surrounding is mostly developed with agriculture and low-density residential properties. The project would implement the following mitigation measures for impacts to biological resources pursuant to GPU EIR mitigation measures Bio 1.6 and Bio 1.7: preservation of 3.47 acres of southern coast live oak riparian forest, 0.17 acre of coast live oak woodland, 0.07 acre of freshwater marsh, 2.33 acres of unvegetated wetland and 0.38 acre of Diegan coastal sage scrub and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and July 15.

The project is located on Conquistador Road, a portion of the site is located in the Pendleton/De Luz Community Plan Area, and the remaining area is located in the Fallbrook Community Plan Area. Access to the site would be provided by Conquistador Road. The subject property would utilize an on-site septic system and water would be provided by Fallbrook Public Utility District (APNs: 102-102-08, 09, 10, 11 & 102-084-14, 15, 16).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/CEQA15183/TPM21193/TPM21193.html>

2. **Verizon Julian Downtown Generator Addition; ZAP00-044W¹; Julian Community Plan Area (Chan)**

The applicant requests a Minor Use Permit Modification to install an emergency back-up generator for the existing wireless telecommunication facility operated by Verizon Wireless. The proposed modification is to allow the installation of a 30 Kilowatt (kW)

emergency back-up generator with an internal 150-gallon diesel fuel tank placed within a new 10.5' by 11.6' sound attenuated equipment enclosure. The exterior of the enclosure would be clad with wood siding, shingle pitched roof, and painted to match the adjacent buildings. The project site is located at 2505 Washington Street in the Julian Community Plan Area (APN: 250-090-39-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/130404-Supporting-Documents/ZAP00-044W1/ZAP00-044W1.html>

3. **SDG&E Field Office Minor Use Permit; ZAP-12-003; Alpine Community Plan Area (Kraft)**

The applicant requests a Minor Use Permit to authorize the conversion of five temporary trailer coach uses (totaling 21,456 square feet) to permanent uses. Site grading, storm-water and drainage facilities, parking improvements, outdoor lighting, one emergency generator, and landscaping were installed and completed as part of the temporary building permit issued by the Department of Planning and Land Use – Building Division, on July 26, 2010. These facilities are being maintained pursuant to the temporary building permit. The project site is located at 1010 Tavern Road, Alpine, within unincorporated San Diego County. The project site is subject to the General Commercial General Plan Designation and Zoning for the Site is C44 (Freeway Commercial). The project site is currently developed with five temporary office trailer uses and an emergency generator (APN: 403-380-61 & 82).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/130404-Supporting-Documents/ZAP12-003/ZAP-12-003.html>

4. **Borrego Fire Wireless Telecommunication Facility Minor Use Permit Modification; ZAP-89-025W7; Borrego Springs (Desert) Sub-regional Plan Area (Smith)**

The applicant proposes a modification to an existing unmanned telecommunication facility, which would replace four existing panel antennas on the existing 100-foot multi-use communications lattice tower with four new panel antennas. Four Remote Radio Heads (RRH's) would also be mounted behind each new antenna. No changes or alterations are proposed to the existing equipment cabinet. No new trenching is required, nor would there be any changes to the equipment shelter. The project is located at 2324 Stirrup Road, within unincorporated San Diego County. The site is subject to the Public/Semi Public Facilities General Plan Designation and zoning for the site is C38 (Service Commercial). The project site is currently developed with a fire station and associated structures (APN: 141-193-48-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/130404-Supporting-Documents/ZAP89-025W7/ZAP89-025W7.html>

5. **Sweetwater Reservoir Wireless Telecommunication Facility Minor Use Permit Modification; ZAP-00-155W¹; Sweetwater Community Plan Area (Smith)**

The applicant proposes a modification to an existing unmanned telecommunication facility. The original project approval was granted for nine antennas, but only six were built upon the existing 42-foot tall mono-palm. The proposed project would consist of the removal of six panel antennas and installation of nine new 6-foot tall panel antennas, along with additions within the equipment enclosure. To accommodate for the added antenna length, the applicant would add new faux palm fronds to provide additional buffering and screening. No expansion of the facility would be involved, and no new trenching is required. The project is located at 7152 San Miguel Avenue, within unincorporated San Diego County. The site is subject to the Semi-Rural Residential General Plan Designation (SR-2) and zoning for the site is Rural Residential (RR). The project site is currently developed with a single family residence (APN: 585-120-24-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/130404-Supporting-Documents/ZAP00-155W1/ZAP00-155W1.html>

6. **Swycaffer Wireless Telecommunication Facility Minor Use Permit Modification; ZAP-03-012W¹; Ramona Community Plan Area (Smith)**

The applicant proposes a modification to an existing unmanned telecommunication facility, which would replace the existing 35-foot tall wood utility pole and antennas with a new, 35-foot tall steel faux utility pole. The new utility pole will contain a total of 6 panel antennas and would be painted brown. The existing equipment shelter and fence would be replaced with a new CMU enclosure. The enlarged equipment shelter would contain a total of twelve (12) RRU's (Remote Radio Units) mounted to the interior wall. Two new 24" box trees will be planted to replace the two existing trees that will be removed to accommodate the new, larger enclosure. The project is located at 26975 Old Julian Highway, within the unincorporated San Diego County. The site is subject to the Rural Lands General Plan, and zoning on the site is General Agricultural (A72). The project site is currently developed with a dwelling unit and a separate wireless facility (APN: 286-111-44-00).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ZA/130404-Supporting-Documents/ZAP03-012W1/ZAP03-012W1.html>

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