

AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting, September 30, 2008
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room – 8:30 a.m.

NEW BUSINESS

1. **[Wild Animal Park Cell Site Generator, ZAP95-024W¹, North County Metro \(Lubich\)](#)**

This is a request for a Minor Use Permit Modification to authorize the installation and operation of 30kw emergency backup generator inside a 9'10"x 11'2" sound attenuated equipment enclosure mounted on a 10'2"x 11'6" concrete pad located at a previously approved unmanned wireless facility. The project will occupy 84 additional square-feet of the 2.55 acre parcel. The project site is located at 20875 Viento Valle, and is subject to the Regional Category Estate Development Area (EDA) and General Plan Land Use Designation (19) Intensive Agriculture. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunications Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. However, this project is a Modification to the existing Minor Use Permit, ZAP 95-024, which was approved prior to the implementation of the Tier structure for wireless telecommunication facility permit types.

2. **[Highway 94/Potrero Cell Site Generator; ZAP00-079W¹, Potrero Community Plan Area \(Lubich\)](#)**

This is a request for a Minor Use Permit Modification to authorize the installation and operation of 40kw emergency backup generator with a 120 gallon diesel fuel tank mounted on a 7' x 3' concrete pad surrounded by a 21' x 11" x 9' CMU block wall enclosure located within a previously approved unmanned wireless facility. The project site is located at 24961 Highway 94, and is subject to the Regional Land Use Element Policy Rural Development Area (RDA) and General Plan Land Use Designation (18) Multiple Rural Use. It is zoned General Rural Use (S92), which permits Wireless Telecommunications Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. However, this project is a Modification to the existing Minor Use Permit, ZAP 95-024, which was approved prior to the implementation of the Tier structure for wireless telecommunication facility permit types.

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".