

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, February 5, 2021, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence from the public shall be filed with the Secretary of the Planning Commission no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation. If a member of the public intends to provide an electronic presentation at the hearing, please contact Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcountry.ca.gov, or the Project Manager for the item as listed on the Agenda.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, in person participation at Planning Commission hearings is not allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to www.sandiegocounty.gov/pds/PCHearing. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony

Members of the public may submit e-comments or find instructions for participating in the hearing via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at Ann.Jimenez@sdcountry.ca.gov.

- A. **Statement of Planning Commission's Proceedings**
- B. **Appointment of New Commissioner- Ginger Hitzke**
- C. **Roll Call**
- D. **Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction, but not an item on today's Agenda.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/210205-pc-hearing.html>

Regular Agenda Items

1. **Appeals of the North County Environmental Resources Project; PDS2008-3500-08-015, PDS2013-BC-13-0019, PDS2008-3910-0808012** (R. Ochoa)

This is a request for the Planning Commission to evaluate appeals of the Director's decision of approval and CEQA 15183 determination of the North County Environmental Resources Project (Project) which consists of a Site Plan and a Boundary Adjustment with a Certificate of Compliance. The Site Plan will allow for the construction of a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris; and the recycling of concrete, asphalt, and inert material from demolition projects. The Project also includes a Boundary Adjustment between two parcels: APNs 187-100-35 and 187-100-37. The Project consists of a 12,000-square foot steel recycling processing building, 100,000-gallon water tank, a security

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trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. Earthwork consists of approximately 168,000 cubic yards of onsite grading and will include the import of 72,306 cubic yards of material. Access to the proposed recycling facilities will be provided by an improved private road easement connecting to Mesa Rock Road, a public road, approximately 400 feet north of where Mesa Rock Road curves east and intersects with Centre City Parkway. The 139.5-acre Project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation High Impact Industrial (I-3) and Semi-Rural Residential (SR-4). Zoning for the site is General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan. On June 25, 2020, the Zoning Administrator found the project in conformance with Section 15183 of CEQA because the proposed use is consistent with the Zoning Use Regulations and no significant impacts not already identified in the General Plan Environmental Impact Report (EIR) (i.e., peculiar impacts) would result from implementation of the Project.

H. Administrative Agenda Items

None at this time

I. Department Report

J. Scheduled Meeting

February 19, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

March 19, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at www.sandiegocounty.gov/pds/PCHearing. Click on the “Upcoming” tab and click “Title”. The Agenda will open and will appear on the right. To access staff reports, click the PDF icon.

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

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No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5510 Overland Avenue, Ste. 110, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$1000.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.