

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, June 13, 2025, 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 the Planning Commission Secretary, at PDS.PlanningCommission@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or 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 PDS.PlanningCommission@sdcounty.ca.gov

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.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently

defined as Spanish, Tagalog (incl. Filipino), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at PDS.PlanningCommission@sdcounty.ca.gov no later than 72 hours prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Appointment of New Commissioner:** New Commissioner Colton Sudberry, District 5
- C. Roll Call**
- D. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- E. 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.
- F. Announcement of Handout Materials Related to Today's Agenda Items**
- G. Requests for Continuance**
- H. Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/250613-pc-hearing.html>

Regular Agenda Items**1. Alpine Carwash Major Use Permit; PDS2022-MUP-22-008; PDS2022-ER-22-03-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Alpine Community Plan Area (A. Pulley)**

The applicant requests a Major Use Permit (MUP) to construct and operate a new 3,000 square foot express car wash facility. The 0.6-acre subject property is located at 1250 Tavern Road in the Alpine Community Plan area. The subject parcel is subject to the General Commercial (C-1) General Plan Designation and is zoned General Commercial (C36), which permits Automotive and Equipment Cleaning uses upon approval of a MUP pursuant to Sections 1430.a, 2365.c, and 7358 of the Zoning Ordinance. Access to the site is provided by Tavern Road, a County maintained road. The MUP has been reviewed in accordance with the finding requirements outlined in Zoning Ordinance Section 7358, which this MUP seeks to accomplish. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and whether to adopt the NOE. (APN: 403-390-27-00)

2. Namoo Residence Variance Permit; PDS2024-VAR-24-086; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15305); Valle De Oro Community Plan Area (E. Scott)

The applicant requests a Standard Variance to reduce the required front yard setback from 40 feet to 20 feet to allow construction of a new 4,000-square-foot two-story single-family residence with associated site improvements on a 0.50-acre parcel located at 894 Bernita Road in the Valle de Oro Community Plan Area. The site is zoned Limited Agriculture (A70) and designated Semi-Rural Residential (SR-1) under the County General Plan. Due to the presence of a 20-foot-wide private road easement that bisects the front portion of the lot, the buildable area is significantly constrained, necessitating the variance. Site improvements include a 600-square-foot swimming pool, a septic system, and a permeable driveway. The parcel is currently vacant and surrounded by similar residential development.

The project was reviewed for consistency with the County Zoning Ordinance, General Plan, and Valle de Oro Community Plan and was found to be compatible in scale, design, and character with the surrounding neighborhood. A Notice of Exemption (NOE) has been prepared pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the Standard Variance and whether to adopt the NOE. (APN: 493-400-39-00)

3. Cottonwood Sand Mine Project; PDS2018-MUP-18-023, PDS2018-RP-18-001, PDS2018-ER-18-19-007; Proposed conformance with California Environmental Quality Act (CEQA) – Environmental Impact Report (if approved), Not subject to CEQA pursuant to CEQA Section 21080(b)(5) (if disapproved); Valle De Oro Community Plan Area (C. Jacobs)

The applicant requests a Major Use Permit (MUP) and Reclamation Plan (RP) for the conversion of the existing Cottonwood Golf Club golf courses to a ten-year sand mining operation with an additional two-year reclamation period. Approximately 214.4 acres of the approximately 280-acre site is proposed for extractive use and restoration which would occur in a total of four phases. The extraction process would occur in three phases over the span of ten years and the cleanup, equipment removal, and final reclamation would occur in the fourth phase over two years. The Project's mining operations would extract, process, and transport aggregate consisting primarily of sand suitable for Portland cement concrete. Approximately 4.3 million cubic yards (cy) (6.40 million tons) of material are proposed to be extracted, with approximately 3.8 million cy (5.7 million tons) produced for market use. Those materials undesirable for processing (approximately 427,000 cy) would be retained on site and utilized for backfilling. In addition, approximately 2.5 million cy would be imported to the site to meet the sites overall backfill requirements. Sand excavation and processing would occur Monday through Friday, between the hours of 7:00 a.m. and 5:00 p.m. Trucking operations for material sales and backfill import would occur Monday through Friday from 9:00 a.m. to 3:30 p.m.. There would be no processing of materials or trucking from the site on Saturdays, Sundays, and major holidays. Reclamation of the site would include the removal of all artificial structures, grading to achieve final landforms, incorporation of accumulated wash fines, salvaged topsoil, and imported backfill materials, as well as revegetation and monitoring. The project site is located at 3121 Willow Glen Drive in the Valle De Oro Community Plan Area. The project is subject to the Semi-Rural General Plan Regional Category, and Open Space-Recreation (OS-R) Land Use Designation. Zoning for the site is Open Space (S80), Specific Plan (S88) and Holding Area (S90).

The Planning Commission will determine whether to approve or deny the Major Use Permit (MUP) and Reclamation Plan (RP). The Planning Commission will also determine whether to certify the Final Environmental Impact Report (EIR), which is on file with Planning & Development Services (PDS) and can be reviewed on the County website at <https://www.sandiegocounty.gov/pds/ceqa/MUP-18-023.html>. If the Planning Commission does not approve the Project, the California Environmental Quality Act (CEQA) does not apply pursuant to CEQA Section 21080(b)(5). APNs: 506-021-19; 506-020-52; 518-012-13, 14; 518-030-05, 06, 07, 08, 10, 12; 518-030-13, 15, 21, 22; 519-010-15, 17, 20, 21; 519-010-33, 34, 37; 519-011-07.

I. Administrative Agenda Items

J. Department Report

K. Scheduled Meeting: July 25, 2025 Regular Meeting, 9:00 a.m., COC
Conference Center Hearing Room

L. Adjournment

Additional Information:

This Agenda is available on the County of San Diego's Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. 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 (PDS), within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:

Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, Gov. Code §66452.5)

Environmental Determinations*

Filed in office of Planning Commission (PDS) within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

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: Planning & Development Services, 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.