

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, June 14, 2024, 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, Filipino (Tagalog), 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 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. **Roll Call**
- C. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- 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/sop/240614-pc-hearing.html>

Regular Agenda Items

1. **Otay Majestic - Specific Plan Amendment, Vesting Tentative Map, Site Plan; PDS2022-SPA-22-001, PDS2023-VTM 5651, PDS2023-STP-23-007 & PDS2022-ER-98-19-013I; Proposed conformance with California Environmental Quality Act (CEQA) – EIR Addendum; Otay Subregional Plan Area (G. Mattson)**

The applicant requests a Specific Plan Amendment (SPA), Vesting Tentative Map (VTM) and Site Plan (STP) for the development of a light industrial warehouse campus. The Specific Plan Amendment (SPA) to the East Otay Mesa Business Park Specific Plan would establish a light industrial uses on approximately 253 gross acres in the East Otay Mesa area within the unincorporated area of San Diego County. The Proposed Project includes the construction of up to 2,850,000 square feet of industrial warehouse buildings, 145,000 square feet of flex office space to support the business operations of the tenants 145,000 square feet of flex office space to support the business operations of the tenants, and roads spread out over five phases. The Project would include approximately 51.3 acres of permanently conserved biological open space. The Site Plan will be submitted and approved by the County of San Diego conforming to the appropriate guidelines in the modified Specific Plan text. The VTM subdivides 187-acres into 12 buildable parcels for industrial uses and Parcels A through D are permanently conserved for open space and

manufactured slopes. Access would be provided via Otay Mesa Road and the proposed three northerly extensions of Harvest Road, Sunroad Boulevard and Vann Centre Road. The Project would be served by Otay Water District for the supply of potable water, sewer services by San Diego County Sanitation District, and gas and electric service would be provided by San Diego Gas & Electric. Police protection services would be provided by the County of San Diego Sheriff's Department and fire protection services would be provided by the San Diego County Fire Protection District which works in collaboration with the California Department of Forestry and Fire Protection (CalFire). School Service will be provided by Sweetwater Union High School District and the San Ysidro Elementary School District. Earthwork will consist of approximately 2,401,945 cubic yards (CY) of cut, 2,445,422 CY of fill, with approximately 43,477 CY of material being exported. An EIR Addendum was prepared relying on previously approved environmental documents pursuant to the California Environmental Quality Act (CEQA) Sections 15162 through 15164 and is on file with PDS as Environmental Review Number PDS2022-ER-98-19-013I. The Planning Commission will provide a recommendation to the Board of Supervisors on whether to approve or deny the SPA, VTM, STP and whether to find the project in conformance with CEQA and adopt the EIR Addendum. (APN's 646-310-17, 646-080-26 thru 29, 646-080-240-31 thru 33 and 646-240-30)

2. Summit Estates Tentative Map Time Extension; PDS2024-TM-5635TE, PDS2024-ER-19-08-004A; Proposed conformance with California Environmental Quality Act (CEQA)-15061(b)(3) Exemption; North County Metropolitan Subregional Plan Area (C. Jacobs)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map with 20 single-family residential lots and 5 non-residential lots for drainage detention and private roads, located at 2510 Summit Drive in the North County Metropolitan Subregional Plan Area, within the unincorporated San Diego County. The Tentative Map was approved by the Board of Supervisors on February 10, 2021, and the applicant is requesting a six-year Tentative Map Time Extension. The new expiration date would be February 10, 2030. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS (APN: 237-090-05-00).

3. County of San Diego Climate Action Plan Update and General Plan Amendment; PDS2020-POD-20-016; PDS2020-GPA-004; PDS2020-ER-20-00-002; Countywide (M. Kelly)

This is a request for the Planning Commission to consider the Climate Action Plan (CAP) Update and related information and the Final Supplemental Environmental Impact Report (SEIR). The CAP Update fulfills the requirements of Mitigation Measure CC-1.2 under the County's 2011 General Plan Program Environmental Impact Report (2011 General Plan PEIR) and reduces greenhouse gas (GHG) emissions impacts associated with existing and new development anticipated to occur within the unincorporated area of the county (community). The CAP Update is a programmatic planning document that contains strategies, policies, and actions the County will take to reduce GHG emissions from current and future activities in the community and emissions generated by County facilities and operations (County operations) to meet 2030 and 2045 GHG emission reduction targets.

The CAP Update SEIR analyzes the environmental impacts of the proposed CAP Update and associated actions and augments the previous environmental analysis included in the 2011 General Plan PEIR, since it did not consider the impacts of the CAP measures themselves on the environment. The CAP Update SEIR also evaluates alternatives to the CAP that would reduce significant impacts from implementing the CAP Update measures. As part of the alternatives analysis, the SEIR includes evaluation of smart growth alternatives that propose and consider comparative land development patterns to the 2011 General Plan land use map that intended to significantly reduce vehicle miles traveled (VMT). The analysis of smart growth alternatives provides information for decisionmakers and the public regarding supplemental actions that could be taken to reduce VMT, in addition to VMT reductions from the implementation of CAP measures, to help further reduce GHG emissions. The CAP Update and CAP Update SEIR have been completed in response to the Board of Supervisors' January 13, 2021, approval of policy guidelines to develop a comprehensive and legally enforceable CAP. Upon adoption of the CAP Update, new discretionary development projects that are consistent with the 2011 General Plan, as amended, and the CAP are eligible to streamline the analysis of project specific GHG emissions under CEQA.

H. Administrative Agenda Items

I. Department Report

Planning Commission Requested Update Regarding Projects Moving Forward to Board of Supervisors

J. Scheduled Meetings

July 26, 2024	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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K. Adjournment

Additional Information

This Agenda is available on the County of San Diego's Planning & Development Services web page at http://www.sdcountry.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, 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)
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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.