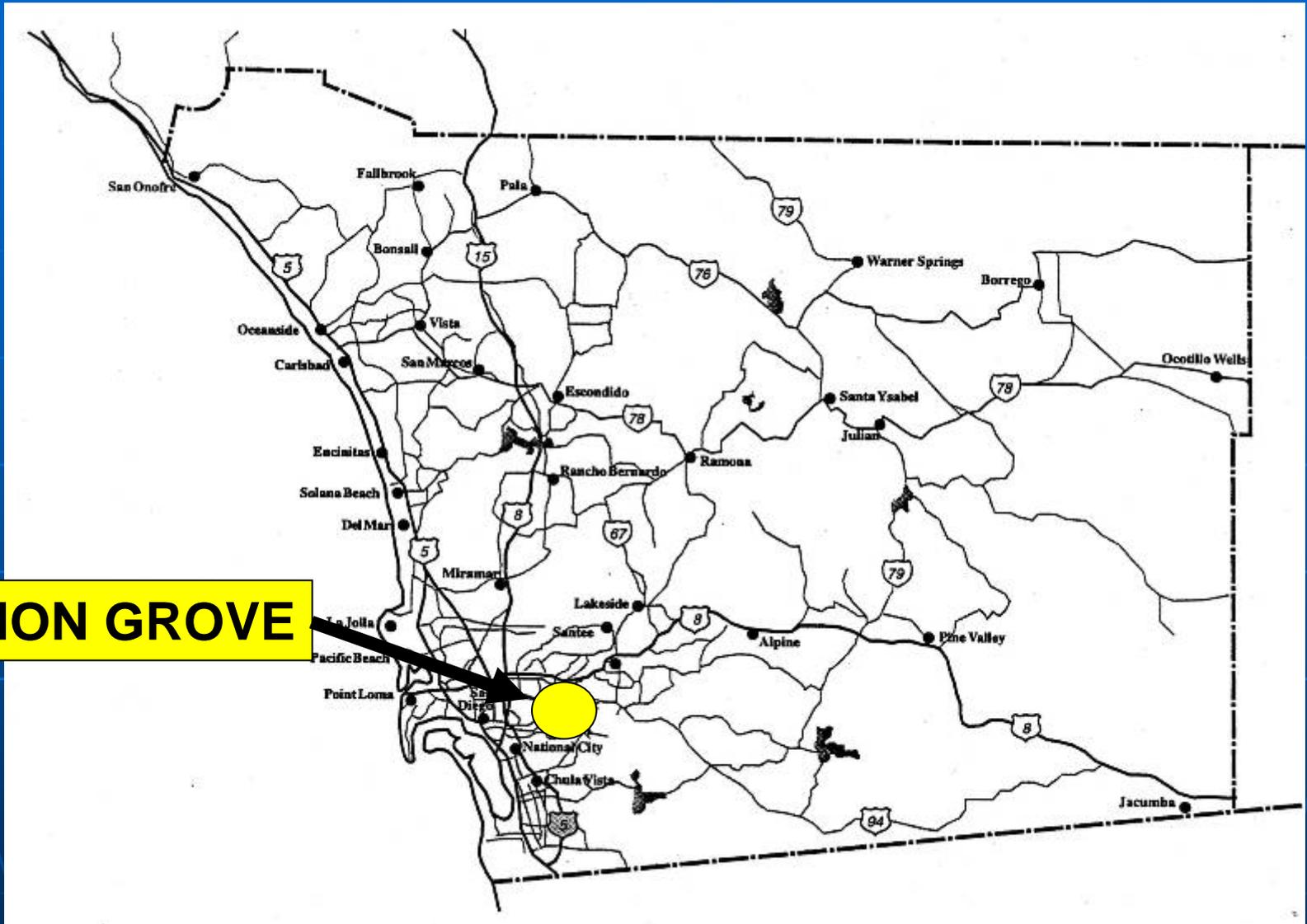


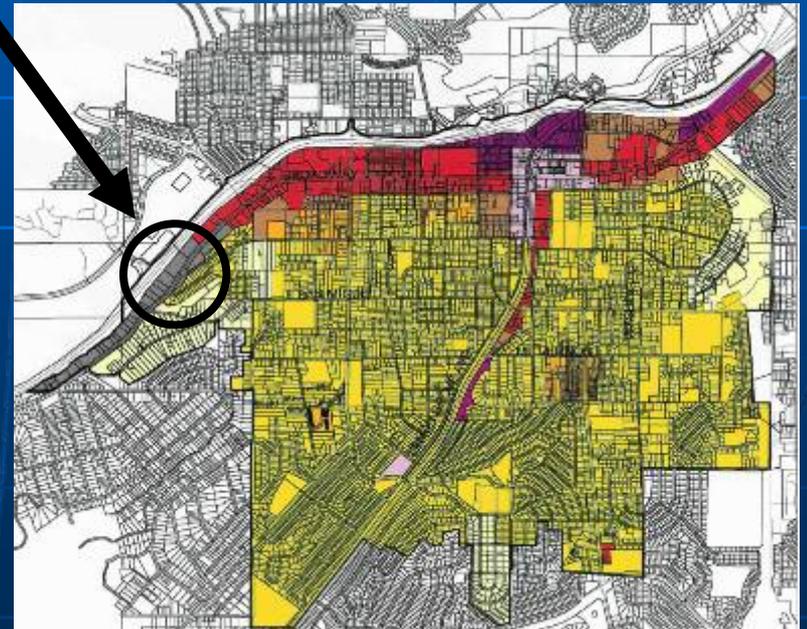
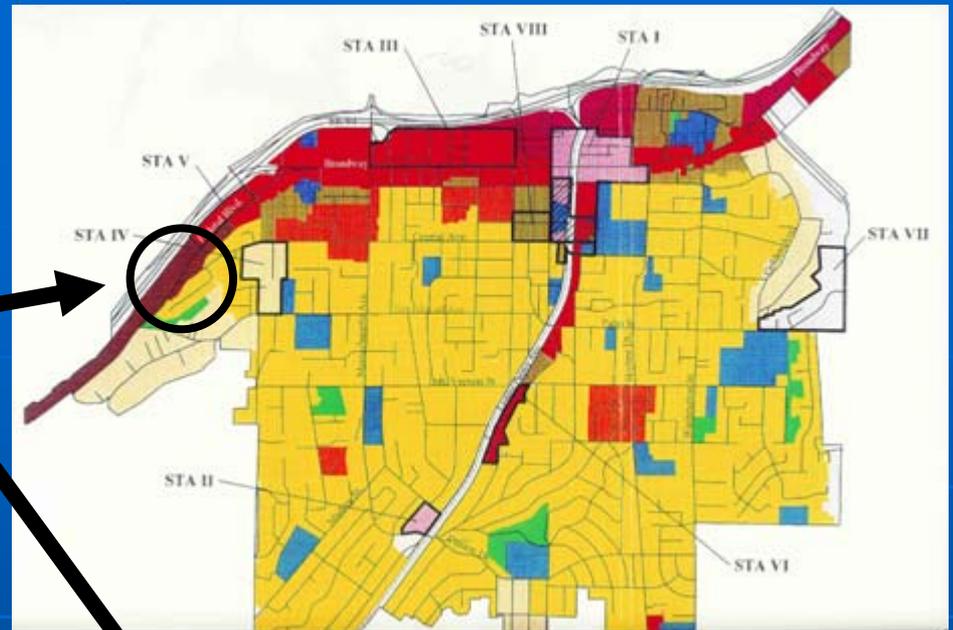
**LEMON GROVE**



**SANCO  
CONSTRUCTION  
DEMOLITION  
AND INERT MATERIALS  
(CDI) PROCESSING FACILITY**

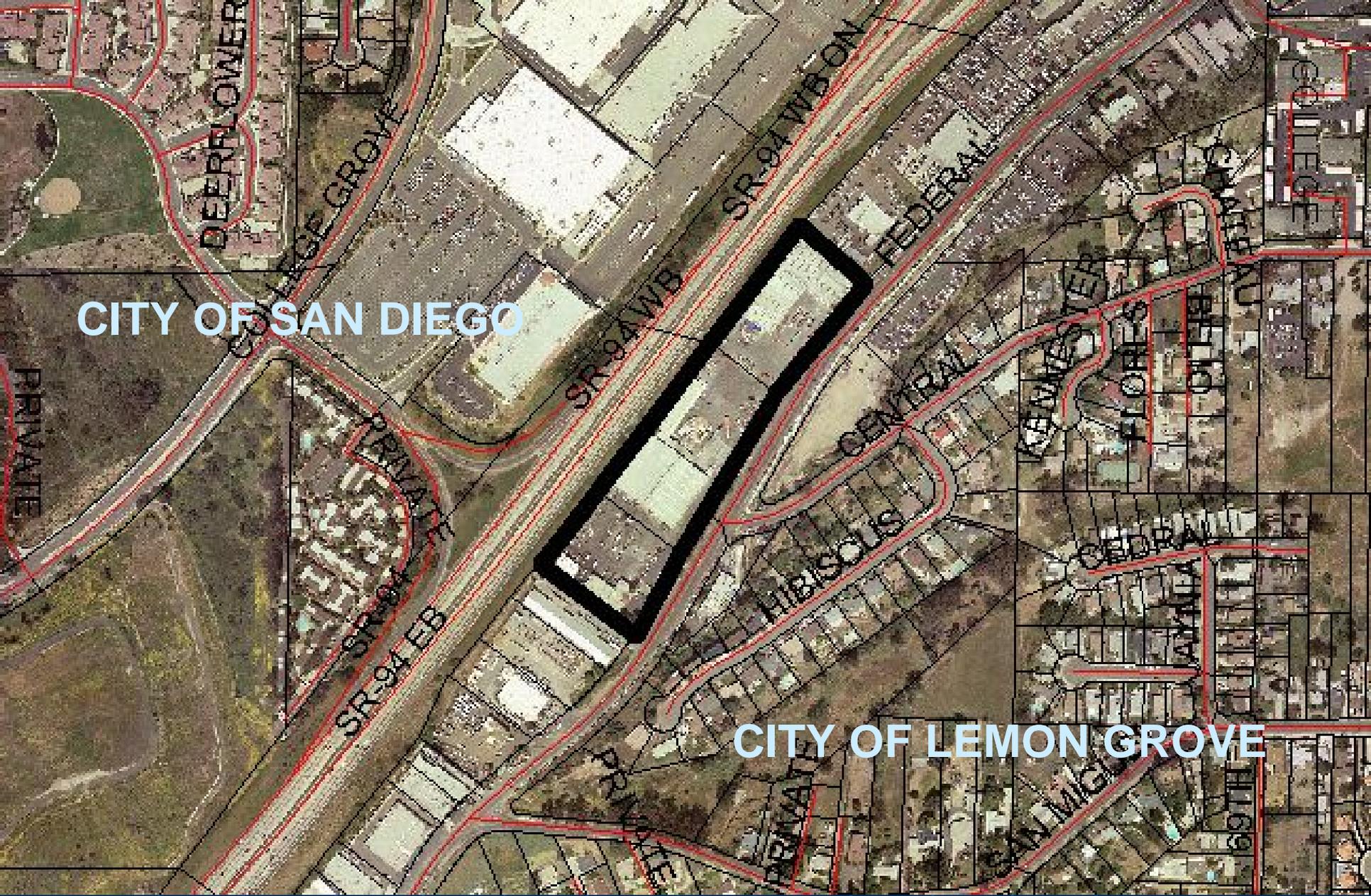
**Industrial Land Use Designation  
LAND USE MAP**

**Light Industrial Zone  
ZONING MAP**



CITY OF SAN DIEGO

CITY OF LEMON GROVE



# CITY OF LEMON GROVE

## DISCRETIONARY & BUILDING PERMIT PROCESS

- Preliminary discussions
- Formal Submittal including Technical Studies
- Environmental Review
- Deem Application complete
- Schedule public hearing
- Mail and publish notices
- Generate staff report and draft resolution of approval
- Planning Commission conducts public hearing
- Planning Commission takes action
- Applicant submits construction documents for building permit after the expiration of the 15-day appeal period.



# Development Standards and Staff Recommended Conditions of Approval

- **No change to landscape, screening, off-street parking.**
- **Requires dedication and street improvements including drainage.**
- **Waiver of immediate undergrounding of overhead utilities.**
- **Conform to applicable Building and Fire Codes.**
- **Provide noise attenuation, traffic, and dust control. Comply with water quality standards.**

# **DISCRETIONARY PERMIT ACTION**

**Planning Commission held the Public Hearing and voted to approve the Resolution of Approval which included:**

- 1. Findings of fact required by Section 17.28.030D of the Development Code.**
- 2. Waiver of the requirement for immediate undergrounding of overhead utilities provided a covenant agreeing not to oppose a future assessment district is recorded**
- 3. Adoption of the Negative Declaration ND05-04 for this project**
- 4. Approval Planned Development Permit Modification (PDP99-02M) subject to the conditions enumerated in the Resolution of Approval.**

# Status

- Construction permits issued and inspected.
- Project did not implement all features shown in the submittal and process allows for construction at a future date provided conditions are met.
- On-going monitoring of the project.
- Street improvements to be implemented within two-years of occupancy.