

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING**

**Friday, January 16, 2015, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California**

Documents to be considered as evidence and PowerPoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Recognition of previous Commissioner, Adam Day, District 5.**
- 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:

<http://sdcounty.ca.gov/content/sdc/pds/ceqa/Soitec-Solar-EIR.html>

Regular Agenda Items**1. Soitec Solar Development (Tierra Del Sol Solar and Rugged Solar); PDS2012-3300-12-007; PDS2012-3600-12-005; PDS2012-3921-77-046-01; PDS2012-3300-12-010, & PDS2012-3910-120005 (Gungle)**

The Soitec Solar Development Program Environmental Impact Report includes the analysis of two projects (Rugged Solar and Tierra Del Sol Solar) at a project level and the analysis of two projects (LanWest and LanEast) at a program level.

The applicant proposes a Rezone, Agricultural Preserve Disestablishment and a Major Use Permit for the Tierra Del Sol Solar project and a Major Use Permit for the Rugged Solar project for the construction and operation of two solar facilities.

The 765-acre Rugged Solar project site is located north of Interstate 8, east of Ribbonwood Road and primarily west of McCain Valley Road and the 420-acre Tierra Del Sol Solar project site is located south of Interstate 8, south of Tierra Del Sol Road and adjacent to the United States-Mexico border.

The Rugged Solar and Tierra Del Sol Solar projects would utilize similar solar generation technologies, would include similar common project components, and would have similar construction, operation, and decommissioning activities. The solar generation technology for these projects includes concentrated photovoltaic (CPV) which utilize a dual-axis tracking system and are also referred to as "trackers". The entire tracker assembly measures approximately 48 feet across by 25 feet tall and is mounted on a 28-inch diameter steel mast pole. Other components of the projects include inverter stations, underground collection systems, overhead trunk lines, operations and maintenance buildings, and onsite substations.

The Rugged Solar project would deliver power to the SDG&E's Rebuilt Boulevard Substation via the 138 kV Tule gen-tie on a 69 kV undersling line. The Tierra Del Sol Solar project would deliver power to the Rebuilt Boulevard Substation via an approximately 6-mile dual circuit 138 kV gen-tie line with sections of the line occurring both overhead and underground.

The Rugged Solar site is subject to the General Plan Rural Regional Category, Rural Lands 80 (RL-80) Land Use Designation and is zoned General Rural (S92) and A72 (General Agricultural). The Tierra Del Sol Solar site is subject to the General Plan Rural Regional Category, Rural Lands 80 (RL-80) Land Use Designation and is zoned General Rural (S92) and A70 (Limited Agricultural).

Administrative Agenda Items

H. Department Report: This is an informational/nonvoting item - no deliberation or action permitted

- **Results from Board of Supervisors' Hearing(s).**
 - **January 7, BOS Meeting**
 - N/A
 - **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **January 28, BOS Meeting**
 - N/A
 - **February 4, BOS Meeting**
 - Soitec Solar Development (Tierra Del Sol and Rugged Solar) (Gungle)

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

February 20, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
March 13, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 17, 2015	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now 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, 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)

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.

PC011615AGENDA: If