

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, June 26, 2020, 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.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. 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.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/200626-pc-hearing.html>

Regular Agenda Items

1. Trevi Hills Winery Expansion and Private Park; PDS2018-MUP-77-141W2, Lakeside Community Plan Area (S. Oberbauer)

The applicant is proposing a Major Use Permit (MUP) Modification to expand an existing Boutique Winery, plant additional vineyards, construct a Homeowners Association (HOA) maintained parking and storage lot, and construct a private park. The proposed project is located on four parcels within the Trevi Hills development. The winery and private park will host weddings and other events with a maximum capacity of 150 guests. Approximately 1.64 acres of vineyards will be located surrounding the expanded winery as well as 4 acres of vineyards on a separate parcel. The project site is subject to the General Plan Regional Category Semi-Rural and General Plan Land Use Designations Semi-Rural (SR-10) and Specific Plan Area (SPA). Zoning for the parcels are Rural Residential (RR) and General Agriculture (A72) Land Use Regulations which permit wineries with commercial kitchens, event centers, accessory residential parking lots, and private parks through the processing of a Major Use Permit. The project is located south of the San Vicente Reservoir and Muth Valley Road within the Lakeside Community Planning Area within the unincorporated area of San Diego County. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and an addendum to the previously certified Environmental Impact Report was prepared and is on file with PDS as Environmental Review Number PDS2018-ER-08-14-003A. The Planning Commission will determine whether to approve, approve with modifications, or deny the MUP Modification and adopt the addendum. (APNs: 389-091-36-00, 3890-061-57-00, 389-071-18-00, 389-061-12-00)

2. Fallbrook Battery Energy Storage Minor Use Permit Appeal; PDS2019-ZAP-19-001; PDS2019-ER-19-02-001 (N. Koutoufidis)

This is a request for the Planning Commission to evaluate an Appeal by a private citizen of the Zoning Administrator's approval of a Minor Use Permit for a battery storage energy project. The applicant requests a Minor Use Permit (ZAP) to construct 40 megawatts (MW) of battery energy storage on approximately 14.88 acres. The project site is located off East Mission Road within the northeastern portion of the Fallbrook Community Planning Area, within unincorporated San Diego County. The project would provide electrical service for the local electric utility, San Diego Gas & Electric (SDG&E). The project would be delivered to SDG&E through a Build-Own-Transfer contract. The project is designed to be in operation for 20 years. After completion of 20 years of operation, most of the project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Access to the site would be provided by a

private asphalt concrete driveway off East Mission Rd. The project is subject to the Limited Impact Industrial (I-1) Land Use Designation and is zoned Limited Impact Industrial (M52) which is intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. The proposed project requires a Minor Use Permit to establish and operate a battery energy storage operation within a M52 zone. (APN 105-410-19)

G. Administrative Agenda Items

None at this time

H. Scheduled Meeting

July 31, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 18, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

I. 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:

Planning Commission Agenda

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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.