

**From:** [Koutoufidis, Nicholas](#)  
**To:** [Smith, Ashley](#)  
**Cc:** [Slovick, Mark](#)  
**Subject:** RE: link for JVR Energy Park  
**Date:** Wednesday, March 10, 2021 10:45:12 AM  
**Attachments:** [Doc Library User Guide Final.pdf](#)

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Hi Ash,

Here's the draft response:

The Final EIR which includes the responses to comments will be posted to the Planning & Development Services website no less than 10 days prior to the Planning Commission hearing for this project. The Planning Commission hearing is not scheduled at this time but is expected to occur early this summer.

The county determined that the project would only require a major use permit, and not a rezone or a general plan amendment, because the proposed solar facility is permitted upon approval of a major use permit without changes to the general plan designation or zoning use regulations.

I've attached instructions on how to search for public records for this project on our website.

Please let me know if you have any further questions.

Best,

**Nicholas Koutoufidis, MBA**

Land Use & Environmental Planner

County of San Diego

☎ 858.495.5329

PDS Website <http://www.sdcountry.ca.gov/pds/index.html>

PDS Mapping Service <http://gis.co.san-diego.ca.us/>

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**From:** Smith, Ashley <Ashley.Smith2@sdcounty.ca.gov>

**Sent:** Wednesday, March 10, 2021 9:45 AM

**To:** Koutoufidis, Nicholas <Nicholas.Koutoufidis@sdcounty.ca.gov>

**Cc:** Slovic, Mark <Mark.Slovick@sdcounty.ca.gov>

**Subject:** RE: link for JVR Energy Park

**Importance:** High

Nick,

Can you jump on this right away?

How about something like this for the timing question: "The final EIR which includes the responses to comments will be posted to the Planning & Development Services website no less than 10 days

prior to the Planning Commission hearing for this project. The Planning Commission hearing is not scheduled at this time but is expected to occur early this summer”.

What do you think about this for the sentence she asked about?... "The county determined that the project would only require a major use permit, and not a rezone or a general plan amendment, because the proposed solar facility is permitted upon approval of a major use permit without changes to the general plan designation of zoning use regulations ~~developer is planning on removing the structures.~~"

Then I just need the permit applications to share or instructions on how she can obtain them through our public facing system.

Thanks,

Ashley

**Ashley Smith** | Chief | Project Planning  
COUNTY OF SAN DIEGO | Planning & Development Services  
T. 619.857-8012

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**From:** Smith, Ashley  
**Sent:** Tuesday, March 9, 2021 2:58 PM  
**To:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Cc:** Slovic, Mark <[Mark.Slovick@sdcounty.ca.gov](mailto:Mark.Slovick@sdcounty.ca.gov)>  
**Subject:** RE: link for JVR Energy Park

Any follow up on this? I need to get back to LUEG today.

**Ashley Smith** | Chief | Project Planning  
COUNTY OF SAN DIEGO | Planning & Development Services  
T. 619.857-8012

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**From:** Smith, Ashley  
**Sent:** Tuesday, March 9, 2021 9:20 AM  
**To:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Cc:** Slovic, Mark <[Mark.Slovick@sdcounty.ca.gov](mailto:Mark.Slovick@sdcounty.ca.gov)>  
**Subject:** FW: link for JVR Energy Park

Nick,

A couple follow up questions on this one. Can you help me with a response on the schedule questions and also copies of the project applications?

What do you think about this for the sentence she asked about?... "The county determined that the project would only require a major use permit, and not a rezone or a general plan amendment,

because the proposed solar facility is permitted upon approval of a major use permit without changes to the general plan designation of zoning use regulations developer is planning on removing the structures."

Thanks,

Ashley

**Ashley Smith** | Chief | Project Planning  
COUNTY OF SAN DIEGO | Planning & Development Services  
T. 619.857-8012

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**From:** Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)>  
**Sent:** Tuesday, March 9, 2021 8:56 AM  
**To:** Smith, Ashley <[Ashley.Smith2@sdcounty.ca.gov](mailto:Ashley.Smith2@sdcounty.ca.gov)>; Slovic, Mark <[Mark.Slovick@sdcounty.ca.gov](mailto:Mark.Slovick@sdcounty.ca.gov)>  
**Subject:** FW: link for JVR Energy Park

Good morning! What is the timeframe for responding to comments? Also, can you check her sentence for accuracy from your viewpoint, and provide a link to the applicaiton? Thanks, D

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**From:** Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)>  
**Sent:** Tuesday, March 9, 2021 8:00 AM  
**To:** Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)>  
**Subject:** Re: link for JVR Energy Park

Thanks for this.

Do we have a time frame for the responses to the comments and the final EIR?

I want to make sure I am understanding and explaining the permit situation correctly. Would something like this be accurate: "The county determined that the project would only require a major use permit, and not a rezone or a general plan amendment, because the developer is planning on removing the structures."

I would also be interested in seeing the applications by the developer, but am a newbie to the planning department website and am not sure I am looking in the right place. Can you help?

Thank you,  
Camille

On Mon, Mar 8, 2021 at 12:25 PM Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)> wrote:

Hi Camille, I know you mentioned you may have more questions, but here are answers to your initial ones from last week. All the best, Donna

QUESTION

*What is the expected timeline for the final EIR and consideration by the Planning Commission and the Board of Supervisors?*

#### RESPONSE

The Draft Environmental Impact Report (EIR) was advertised for public review from October 8, 2020 to December 7, 2020 and responses to the comments received from the public are currently being drafted. The Project is anticipated to be heard by the Planning Commission in Summer 2021 and by the Board of Supervisors in Fall 2021.

#### QUESTION

*In a previous iteration, the project was planning to seek a General Plan Amendment and Zone Reclassification in addition to a Major Use Permit. Now it appears to be only seeking a Major Use Permit. What changed? Who initiated the change?*

#### RESPONSE

The EIR notice of preparation for the Project included a General Plan Amendment (GPA) and a Rezone, however after further review of the proposal when submitted, we determined that the project would not trigger the need for a GPA or Rezone. The applications for the GPA and Rezone were subsequently withdrawn by the Project applicant. No changes to the existing General Plan Land Use Designations or Zoning are proposed by the applicant. The Project only requires a Major Use Permit pursuant to Section 2888 of the County Zoning Ordinance, which can be found here: <https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z2000-REV-12-20.pdf>

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**From:** Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)>

**Sent:** Friday, March 5, 2021 4:15 PM

**To:** Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)>

**Subject:** Re: link for JVR Energy Park

Sounds good, thanks! I will probably have additional questions early next week.

On Fri, Mar 5, 2021 at 3:51 PM Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)> wrote:

Hi Camille, the staff I need on this one has been unavailable much of today. I can get you responses on Monday for sure. Donna

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**From:** Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)>

**Sent:** Friday, March 5, 2021 9:05 AM

**To:** Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)>

**Subject:** Re: link for JVR Energy Park

Got it thanks! I'd love something by EOD today to get a good start on this.

Thanks,  
Camille

On Thu, Mar 4, 2021 at 4:40 PM Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)> wrote:

Hi Camile, it's easier with all of the technical info if I get you something in writing. What is your deadline? Donna

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**From:** Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)>

**Sent:** Thursday, March 4, 2021 4:17 PM

**To:** Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)>

**Subject:** Re: link for JVR Energy Park

Hi Donna,

I am doing a little bit of research on the JVR Energy Park and have two preliminary questions (more to come, perhaps).

- What is the expected timeline for the final EIR and consideration by the Planning Commission and the Board of Supervisors?

- In a previous iteration, the project was planning to seek a General Plan Amendment and Zone Reclassification in addition to a Major Use Permit. Now it appears to be only seeking a Major Use Permit. What changed? Who initiated the change?

I'm happy to discuss this on the phone if it's easier for you.

Thank you for your help,

Camille

On Thu, Mar 4, 2021 at 12:40 PM Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)> wrote:

Thank you Donna!

On Thu, Mar 4, 2021 at 12:16 PM Durckel, Donna <[Donna.Durckel@sdcounty.ca.gov](mailto:Donna.Durckel@sdcounty.ca.gov)> wrote:

Hi Camille, thanks for reaching out on this. The department has fixed the link. Please try again, and let me know if you have any questions as I manage media for Planning & Development Services. All the best, Donna

**From:** Camille von Kaenel <[camillevonkaenel@inewssource.org](mailto:camillevonkaenel@inewssource.org)>

**Sent:** Monday, March 01, 2021 11:22 AM

**To:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>

**Subject:** JVR Energy Park links don't work[SUSPECTED SPAM]

Hi Nicholas,

I'm a reporter curious about the JVR Energy Park, but the links to the documents at this website: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-022/JVRAdminRecord2.html> don't work. I saw your email on the website so I thought I'd ask you for help. Can someone fix the broken links?

Thanks,

Camille

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Camille von Kaenel

inewssource reporter / Report for America corps member  
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**Donna Durckel**

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She/Her/Hers

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Countynewscenter.com

*If you work, live or play anywhere in San Diego County, there is one part of County government that you interact with every day - the Land Use and Environment Group, or LUEG*

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Camille von Kaenel  
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\* Stay in touch by signing up for brief, infrequent recaps of my work: [eepurl.com/hbXig9](http://eepurl.com/hbXig9) \*

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\* Stay in touch by signing up for brief, infrequent recaps of my work: [eepurl.com/hbXig9](http://eepurl.com/hbXig9) \*



# PLANNING & DEVELOPMENT SERVICES

## DOCUMENT LIBRARY USER GUIDE

### STEP 1:

Visit the PDS Document Library at <http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>.

### STEP 2:

Input search criteria.

#### Find Specific Documents

Record ID:

Assessor Parcel Number:

Street Number:  Street Name:

Document Category:

\*Document Subcategory:

Document Date From:  To:

\*A maximum of 5 subcategories may be included in a single search.

**Tip:** Record ID, Assessor Parcel Number and Street Name accept partial entries.

OR

#### Search Document Content

Keywords Search:

Search

Reset

### STEP 3:

Click the **Search** button.

#### Search Document Content

Keywords Search:

Search

Reset



#### STEP 4:

Click the thumbnail file icon in the **View** column to open a document from the search results.

**Find Specific Documents**

Record ID:

Assessor Parcel Number:

Street Number:  Street Name:

Document Category:

\*Document Subcategory:

Document Date From:  To:

\*A maximum of 5 subcategories may be included in a single search.

OR



**Search Document Content**

Keywords Search:

Showing 1 to 1 of 1 entries for Search Results

Refine Search Results:

Previous **1** Next

View	Record ID	Assessor Parcel Number	Document Category	Document Subcategory	Document Date
  Click to Open	PDS2016-RESALT-000001		BLDG-STREET ADDRESS	BLDG-Notice Of Invalid Address	04-05-2016

Show  entries

Tip: Sort search results alphanumerically by clicking the sorting arrows in the column headers.


Previous **1** Next

#### STEP 5:

Click the **Reset** button to clear search criteria.

**Search Document Content**

Keywords Search:



Note: Submitting a new search clears search results.

### **Find Specific Documents Appendix**

Searches submitted with criteria in the **Find Specific Documents** box only, return PDS documents with matching project and/or property information. Excepting combinations of Record ID and Assessor Parcel Number or Street Address, fields within the Find Specific Documents box can be combined to create more specific searches.

**Find Specific Documents**

Record ID:

Assessor Parcel Number:

Street Number:


Street Name:

Document Category:

\*Document Subcategory:

Document Date From:

To:



**\*A maximum of 5 subcategories may be included in a single search.**

1. *Record ID* – Specify the project's PDS Record ID in this field.
2. *Assessor Parcel Number* – Specify the property's Assessor Parcel Number in this field.
3. *Street Number* – Specify the property's Street or House Number in this field.
4. *Street Name* – Specify the property's Street Name in this field. Exclude directional prefixes, street types or street type suffixes. For example, search "Mission" instead of "N. Mission Ave".
5. *Document Category* – All categories of documents are searched by default. Refine searches by selecting a general kind of document from this drop down menu field.
6. *Document Subcategory* – All subcategories of documents are searched by default. If a Document Category is specified, searches can be further refined by selecting a specific kind of document from this dropdown menu field. Five subcategories can be included in a single search. Use the search box at the top of the dropdown to limit subcategory selections to those containing the specified text.
7. *Document Date* – Specify the date range during which a project occurred. Searches including only a From date will return documents created after that date. Searches including only a To date will return documents created before that date.

### **Search Document Content Appendix**

Searches submitted with terms in the Search Document Content box return PDS documents that contain matching text in the document itself or its properties. Not all documents function with content searches.

**Search Document Content**

Keywords Search:

- Use specific search terms for best search performance.
- Please allow up to 10 minutes for content searches due the Document Library's immense size.