

**From:** [Jimenez, Ann](#)  
**To:** [Koutoufidis, Nicholas](#)  
**Subject:** FW: JVR Energy Park  
**Date:** Monday, June 28, 2021 7:55:23 PM  
**Attachments:** [Planning Commission Items Flyer In Person Attendance 7.9.2021.pdf](#)  
[Final Agenda 7.9.21.pdf](#)

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1 of 2

Thank you,

**Ann Jimenez** | She-Her-Hers  
Planning Commission Secretary  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 310 San Diego, CA 92123  
C: (619) 517-4193

**Please note:** I will be teleworking M/Tu/Th and in-office on W/F.  
I am accessible by e-mail, cell phone. In-person, and MS Teams.  
My work hours are 7am-3:30pm M-F.

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**From:** Jimenez, Ann  
**Sent:** Monday, June 28, 2021 7:43 PM  
**To:** dan@mannixarch.com  
**Subject:** RE: JVR Energy Park

Hello Dan Mannix,

Thank you for your email. The Planning Commission website is updated 10 days before the hearings, so the information had not been posted. It is now available and you can make a [comment here](#). I have also attached the instructions on how you can take part in the hearing and the Agenda.

Thank you,

**Ann Jimenez** | She-Her-Hers  
Planning Commission Secretary  
County of San Diego, Planning & Development Services  
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**From:** [dan@mannixarch.com](mailto:dan@mannixarch.com) <[dan@mannixarch.com](mailto:dan@mannixarch.com)>

**Sent:** Monday, June 28, 2021 11:09 AM

**To:** Jimenez, Ann <[Ann.Jimenez@sdcountry.ca.gov](mailto:Ann.Jimenez@sdcountry.ca.gov)>

**Subject:** Re: JVR Energy Park

Hello Ann,

I received the Notice of Public Hearing for July 9 .

The notice instructed me to post comments on the web page.

I did not find any comment folders or agenda.

It was loaded with past meetings and boiler plate information.

I think the web page needs to provide a clear location to post comments.

**RE: JVR Energy Park,**

The proposal is a 1,356 acre for photovoltaic modules.

There were no maps showing the location.

A statement was made that it is consistent with Zoning. What? The properties are rural and not planned for a solar farm. No way.

I own 660-052-09, 660-082-01, 660-082-02.

Jacumba Hot Springs is a rural environment with natural beauty for a casual place to live. The solar farm is completely opposite and is out of place to say the least.

Recommend: No vote.

Dan Mannix

PS: I am disappointed that the County has led the applicant to think that this is a good project. What are you thinking?

There is no way this project can be justified with a EIR.

**Mannix Architecture**

[www.mannixarch.com](http://www.mannixarch.com)

Dan Mannix, AIA, LEED BD+C

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El Cajon, CA 92020

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# VOICE YOUR OPINION

## San Diego County Planning Commission How to Comment on Meeting Agenda



Here are the ways you can share your opinions!



### Submit an eComment

To voice your opinion for upcoming Planning Commission meeting agenda items, use the eComment service. You can start submitting eComments when the agenda is released, typically 10 days before the hearing. The eComments are sent to the Planning Commissioners and the Director of Planning & Development Services for their review.

Public communication eComments for non-agenda items will be read into the record at the Planning Commission Meeting. Public comments on agenda items will be available to view online after the meeting and the number of comments received on each agenda item will be stated during the meeting. All eComments will be entered into the administrative record of the meeting.

To submit your eComment, visit: [www.sandiegocounty.gov/pds/PCHearing](http://www.sandiegocounty.gov/pds/PCHearing)



### Call-In Your Comments

If you'd like to speak to the Planning Commissioners during the meeting, please follow these steps:

**Step 1:** Visit [www.sandiegocounty.gov/pds/PCTelecomments](http://www.sandiegocounty.gov/pds/PCTelecomments) to notify staff that you wish to provide testimony on an agenda item. While not a requirement, this will assist staff in facilitating the public comment portions of the meeting. **Step 2:** To provide testimony on an agenda item over the phone, please call **(619) 343-2539** and enter the conference ID associated with the item you would like to speak on. This ID can be found below. **Step 3:** You will be placed on hold until it is your turn to speak. Mute your TV or computer to avoid feedback. **Step 4:** Listen closely for instructions and when called upon to speak, state your name and begin your comments.

Friday, July 9, 2021,  
Starting at 9:00A.M.

**Item C: Public Communication**  
Conference ID number below:  
**333 879 56#**

**Item 2: Lakeside Special Care**  
Conference ID number below:  
**424 614 659#**

**Item 1: Fallbrook Hacienda MUP**  
Conference ID number below:  
**410 294 09#**

**Item 3: JVR Solar**  
Conference ID number below:  
**803 576 046#**

**Step 5:** After you have finished speaking, mute your phone and wait until your topic is over before hanging up, in case a Commissioner has follow-up questions for you.



### Attend the Meeting in Person

You can attend and make comments at the Planning Commission hearings in person. An overflow room will be available for the public to watch the meeting and wait to speak.

If you attend the Commission hearing in person, you will be required to **wear a face covering/mask at all times if you are not fully vaccinated**. If you are fully vaccinated, you are not required to wear a face covering/mask.



### Watching the Meeting

Watch the live stream online through the Planning Commission's website at:

[www.sandiegocounty.gov/pds/PCHearing](http://www.sandiegocounty.gov/pds/PCHearing)

Note that there is a 45-second or more delay when viewing the broadcast online.

## **FINAL AGENDA**

### **SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, July 9, 2021, 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@sdcounty.ca.gov](mailto:Ann.Jimenez@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](http://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 [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@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.

- 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**

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For supporting documentation of agenda item(s), please visit:  
<https://www.sandiegocounty.gov/content/sdc/pds/PC/210708-pc-hearing.html>

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**Regular Agenda Items**

- 1. **Fallbrook Hacienda Winery and Event Venue; PDS2018-MUP-18-003, PDS2018-ER-07-02-006C (A. Truong)**

The applicant requests a Major Use Permit (MUP) to authorize the operation of an existing unpermitted event venue, the construction of ancillary event facilities and a small winery and vineyard. Events will occur on Saturdays, Sundays or Holidays between mid-March and late November with a maximum of 43 events per year. Events will occur between 11 a.m. and 10 p.m. and will consist of up to 250 people in attendance. The 11.75-acre site is located at 4103 E. Mission Road within the Fallbrook Community Plan area, within unincorporated San Diego County. The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-4) Land Use Designation. Zoning for the site is Limited Agricultural (A70). The Planning Commission will determine whether to approve or deny the MUP and adopt the environmental findings which include that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum pursuant to Section 15162 of the California Environmental Quality Act Guidelines. (APNs: 108-372-05, 108-372-07)

**2. Lakeside Special Care; PDS2020-MUP-86-050W1, PDS2020-ER-20-14-012 (J. Madamba)**

The applicant requests a Major Use Permit (MUP) Modification to expand an existing skilled nursing facility which provides 24-hour care to patients suffering from chronic mental health disorders with secondary medical illnesses for an average stay of six to nine months. The expansion includes a new 17,000 square foot building, and a 1,300 square foot addition to an existing building to provide additional kitchen and food storage space. The new building will provide 58 additional licensed beds, increasing the total bed count from 94 to 152 beds. Access will continue to be provided from Woodside Avenue. The parking lot will be redesigned to accommodate the proposed building and provide additional parking spaces. The project site is located at 11962 Woodside Avenue in the Lakeside Community Plan area, within unincorporated San Diego County. The site is subject to the Village General Plan Category and General Commercial Land Use Designation. Zoning for the site is Heavy Commercial (C37). The Planning Commission will determine whether to approve or deny the MUP Modification and adopt the environmental findings which include that the previously adopted Negative Declaration (ND) is adequate with an Addendum pursuant to Section 15162 of the California Environmental Quality Act Guidelines. (APNs: 382-280-07, 382-280-11)

**3. JVR Solar; PDS2018-MUP-20-008 (N. Koutoufidis)**

The applicant requests a Major Use Permit (MUP) and Fire Protection and Mitigation Agreement for the construction, operation, maintenance, and ultimately the decommissioning of a solar energy facility with on-site battery storage for the production of 90 megawatts of electric power to be delivered to an existing San Diego Gas & Electric transmission line. The project will include photovoltaic modules mounted on support structures, inverter/transformer platforms, an on-site substation, an overhead transmission line and a battery energy storage system. The project will also include interior roads, driveways, perimeter fencing, low-level shielded lighting, fuel modification zones, six water tanks for fire protection, and associated site infrastructure to support the solar energy generation and storage facility. The Project site is located south of Interstate 8 (I-8), east of the community of Jacumba Hot Springs, and immediately north of the U.S./Mexico border. Access to the site is provided by Old Highway 80 and Carrizo Gorge Road. The project site is subject to the Village General Plan Regional Category for the majority of the 1,356-acre site area. There is also an approximately 38-acre parcel in the easternmost portion of the site that is in the Rural Lands Regional Category. Zoning for the site is primarily located on land designated as Specific Planning Area, which allows the proposed use, classified as Major Impact Services and Utilities, upon approval of an MUP pursuant to Section 2888.a. of the Zoning Ordinance. The project has been reviewed for compliance with the California

## Planning Commission Agenda

July 9, 2021

Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the MUP and Fire Services and Mitigation Agreement, and whether to adopt the EIR. (APNs: 614-100-20; 614-100-21; 614-110-04; 660-020-05; 660-020-06; 660-150-04; 660-150-07; 660-150-08; 660-150-10; 660-150-14; 660-150-17; 660-150-18; 660-170-09; 661-010-02; 661-010-15; 661-010-26; 661-010-27; 661-010-30; 661-060-12; 661-060-22; 660-140-06; 660-140-08; 660-150-21; 660-150-16)

### G. Administrative Agenda Item(s)

### H. Department Report

### I. Scheduled Meeting

August 6, 2021

Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

### J. Adjournment

## Additional Information:

This Agenda is available on the County of San Diego's Planning & Development Services web page at [www.sandiegocounty.gov/pds/PCHearing](http://www.sandiegocounty.gov/pds/PCHearing). 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

July 9, 2021

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)

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.