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Subject: Notice of Public Hearing - JVR Energy Park - July 9, 2021 (PDS2018-MUP-18-022)
Date: Tuesday, June 29, 2021 3:25:54 PM
Attachments: [Planning Commission Items Flyer In Person Attendance 7.9.2021.pdf](#)
[PDS2018-MUP-18-022-Notice of Public Hearing.pdf](#)

Hello,

Please see the attached Notice of Public Hearing for the JVR Energy Park project on July 9, 2021

(PDS2018-MUP-18-022).

Instructions on how to submit comments, call into the hearing, and/or attend in person are also attached to this email.

The Final Environmental Impact Report is available at the link below:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-022.html>

A link to the Planning Commission Hearing Report is available at the link below:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/PC/210709-pc-hearing/03%20-%20JVR%20Solar.pdf>

Thank you,

Nicholas Koutoufidis, MBA

Land Use & Environmental Planner

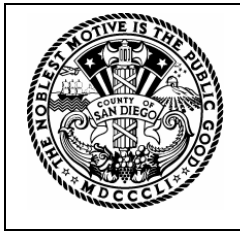
County of San Diego

 **619-323-7905 (NEW phone number)**

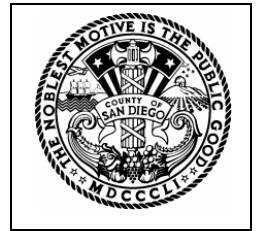
 ~~858.495.5329~~

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

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



NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Planning Commission of the County of San Diego will conduct a public hearing on a Major Use Permit as follows:

HEARING INFORMATION:

Date: July 9, 2021

Time: 9:00 a.m.

Location: COC Campus Center Chambers, 5520 Overland Avenue, San Diego, CA 92123

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. Those wishing to participate in the meeting and/or comment should visit the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. If you have any questions, please contact the Planning Commission Secretary at Ann.Jimenez@sdcounty.ca.gov.

APPLICANT: JVR Energy Park, LLC

PROJECT/CASE NUMBER(S): JVR Energy Park; PDS2018-MUP-18-022; PDS2018-ER-18-22-001

PROJECT DESCRIPTION: This is a request for the Planning Commission to evaluate the JVR Energy Park Project which consists of a Major Use Permit 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 internal access, site access 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. Grading is expected to be balanced on site, with approximately 280,000 cubic yards of cut redistributed across the site. Access to the Project site is provided by Old Highway 80 and Carrizo Gorge Road. The Project site consists of 24 parcels and includes right-of-way easements for Old Highway 80, SDG&E easements, and an easement for the San Diego and Arizona Eastern Railway. The project site is subject to the Village General Plan Regional Category for the majority of the 1,356-acre site area. The Project development footprint will be located primarily on land designated as Specific Plan Area. The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan.

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 Environmental Impact Report (EIR) in accordance with CEQA.

LOCATION: Carrizo Gorge Road, South of Interstate 8, within the Jacumba Subregional Group Area of the Mountain Empire Subregional Plan Area. (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)

ENVIRONMENTAL STATUS: The project has been reviewed in compliance with CEQA. An Environmental Impact Report was prepared for the project and was available for public review from October 8, 2020, through December 7, 2020 (59 days).

ASSISTANCE FOR PERSONS WITH DISABILITIES: Agendas and records are available in alternative formats upon request. Contact the hearing secretary at (619) 517-4193 with questions or to request a disability-related accommodation. Individuals requiring sign language interpreters should contact the Countywide ADA Title II Coordinator at (619) 531-4908. To the extent reasonably possible, requests for accommodation or assistance should be submitted at least 72 hours in advance of the meeting so that arrangements may be made. An area in the front of the hearing chambers may be designated for individuals requiring the use of wheelchair or other accessible devices.

NOTE: If you challenge the action which may be taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the above public hearing, or in written correspondence delivered to the Hearing Body at or before the hearing. Rules of the Hearing Body may limit or impose requirements upon the submittal of such written correspondence.

For additional information regarding this proposal, please contact Nicholas Koutoufidis at (619) 323-7905 or by email at nicholas.koutoufidis@sdcounty.ca.gov



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



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 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

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