

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
MONDAY, MAY 16, 2011 - 6:30 PM

CALL TO ORDER

At 6:30 p.m. Vice-Chairman Schaible reconvened the meeting from the plant tour.

PLEDGE OF ALLEGIANCE

Commissioner Wedge led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: Jacoby, Jones, Maas, Minnery, Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: None.

ABSENT: Kildoo, Nelson

Also present were: Planning Division Director, Jerry Backoff; Associate Planner, Susan Vandrew Rodriguez; Principal Civil Engineer, Peter Kuey; Planning Secretary, Lisa Kiss; Deputy City Attorney, Avneet Sidhu

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. **Case No:** CUP 88-22 (10M)

Application of: San Marcos Energy LLC

Request: A Conditional Use Permit to continue to operate a gas to energy conversion facility and to replace the turbine equipment with gas equipment.

Location of Property: 1615 San Elijo Road, more particularly described as: A portion of Section 33, Township 12 South Range 3 West, Bernardino Base and

Meridian; County of San Diego. Assessor's Parcel No.: 223-080-36 & 223-082-07.

Staff Presentation (Susan Vandrew Rodriguez):

Described request and location. PowerPoint presentation shown. CUP Modification to replace turbine with two gas engines and continue operation of a methane to energy conversion facility. Landfill stopped trash receipt in 1997, planted native vegetation in 2006 and formally closed in 2007. Northwest of site is a vacant industrial building previously used by landfill operation and adjacent to applicant's site is the County Flare to burn excess methane gas for the closed landfill. Site & floor plan shown. Staff provided an overview of questions raised by an adjacent resident which included noise level and air pollution. Applicant provided documentation, including a noise analysis that shows 25 dBA to nearest receptor and air pollution resulting in lower emissions with the new equipment. Currently have an existing APCD permit with no violations. A new APCD permit is required which requires initial/annual testing and a maintenance log. They're also subject to compliance with SWRCB and County of San Diego Department of Environmental Health. Staff recommends approval.

Schaible: Clarification on reso. C.1.c.: Believe intent on plan is to show that LLC "is separate" from County equipment? Okay to add word?

Vandrew: Yes.

Schabile: Asked applicant if they had questions or wanted to speak?

OPEN PUBLIC HEARING

Norris: Inquired if turbines are louder?

Matt Nourot, P.E., Fortistar Methane Group/Applicant: Turbines and engines have similar noise levels; however, the current gas compression equipment has been replaced by a blower system which will be quieter.

Norris: Asked if power is tied into San Elijo Hills?

Nourot: Replied that the power from plant goes into a distribution system to SDG&E to dispense as they wish.

Norris: Curious if San Elijo could benefit from green power?

Nourot: Not sure, you'd need to get clearance from SDG&E.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CUP 88-22 (10M) AS SET FORTH IN RESOLUTION PC 11-4228; SECONDED BY COMMISSIONER WEDGE

Backoff: Clarified motion that includes earlier edit by Commissioner Jacoby.

Jacoby: Yes, amend to include C.1.c. change.

Wedge: Seconded to include modification.

Action:

... PC 11-4228 WITH MODIFICATION: C.1.c. The site plan shall indicate the San Marcos Energy LLC facility equipment **is separate** from any on-site County of San Diego flares and equipment.; SECONDED BY COMMISSIONER WEDGE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, JONES, MAAS, MINNERY, NORRIS, SCHABLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

None.

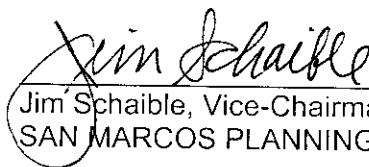
PLANNING COMMISSIONERS COMMENTS

Jacoby: Asked why no minutes from last meeting?

Backoff: Indicated this was a special meeting and they'll be included in the next meeting's packet.

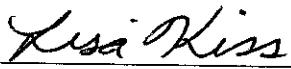
ADJOURNMENT

At 6:44 p.m. Commissioner Schaible adjourned the meeting.



Jim Schaible, Vice-Chairman
SAN MARCOS PLANNING COMMISSION

ATTEST:



Lisa Kiss, Secretary
SAN MARCOS PLANNING COMMISSION