

**MINUTES /SUMMARY OF BOULEVARD PLANNING GROUP (BPG)  
MEETING HELD ON AUGUST 2, 2012**

**1. Meeting was called to order at 7:16 PM**

**2. Roll Cal:** Members present: Rett Lawrence, Chris Noland, Donna Tisdale, Tammy Daubach, and Jeffrey McKernan. Seats 2 & 6 currently vacant.

**3. July 12, 2012 MINUTES/SUMMARY APPROVED:** *M/S: McKernan/Noland: approve July 12 minutes with correction in Border Patrol update from I-8 to Old Hwy 80 checkpoint: Passed: 5-0-0.*

**4. CORRESPONDENCE:**

- The Chair distributed copies of the July 17<sup>th</sup> letter received from Campo Chairman Goff responding positively to BPG's request for a meeting to discuss adverse health impacts related to the siting of industrial wind turbines and related infrastructure too close to occupied structures and distributed renewable energy project alternatives. The Chair stated that she will respond to Chairman Goff request for more details prior to setting meeting date.
- **PUBLIC SAFETY ANNOUNCEMENT:** Copper thefts and other property thefts were reported with alerts to be on the lookout for an older white flat bed truck, a late 80's white Ford F150 short bed, and a white 4-door Geo Prism.

**5. NEW BUSINESS/ACTION ITEMS:**

**A. SOITEC'S 80 MW RUGGED SOLAR LLC: COUNTY SCOPING LETTER; PROJECT ISSUE CHECKLIST; PLOT PLANS; GRADING PLANS :**

- Comment letter issues were carried forward from July meeting.
- Previous BPG June 14 vote to deny this project has been registered with the County.
- Rich Geisler, V.P. of J. Whalen Associates, Inc., was present in the absence of Jim Whalen for applicant.
- Applicant is waiting for County response on Soitec's resubmittal
- Project issues concerns/ comments raised by Planners McKernan, Tisdale, Noland, Daubach included the following:
- Chair reported calculations that just 2 of the 4 Soitec solar projects represent over 7,000,000 square feet of tracking module panel space/density (25 x 48= 1,200 sq ft) = 39 Walmart Supercenters that average 185,000 sq ft each.
- Non-compliance with General Plan Update, Community Plan, community character, density, bulk, scale, land use; visual resources transformed from open rural to industrial dominant landscape; groundwater drawdown with impacts to private wells, riparian habitat, and springs used by wildlife; issues with project Checklist, overhead lines, conflicting maximum pole heights (50, 75, 125, 150, 175); omission of project pull site locations, cumulative impact projects including at least 13 projects (wind turbine projects, Power Purchase Agreements for additional solar projects, new Border Patrol and Boulevard Fire stations); no 24/7 Boulevard Fire service—some dark days with no staff on-site; project goal to change 4 Boulevard Plan policies and goals; Rough Acres non-transient water district issues; heat island effect that can change storm/ weather patterns especially near mountains as reportedly documented in Atlanta and China ; heat radiation/dissipation of average panel temperature of 104 degrees in winter and 149-158 degrees in summer; military has raised issues with heat seeking missiles being drawn to large sources of heat; Border Patrol heat imaging surveillance equipment may also be adversely impacted reducing abilities to identify bodies from other solar facility generated heat sources; increased

lightning strikes attracted to large-scale energy generation facilities; industrial 10-12' tall security fencing topped with barbed wire around entire project when prison camp next door does not have any security fencing, just 3 stands of barbed wire; grading; location of 2-20,000 gallon water tanks; what are the emission levels of electrical / noise / pollution and vibrations from project and related infrastructure including inverters, switches, transformers, substations, power lines, and wireless communication towers?

- Plot Plan shows 776,160 cubic yards total soil excavation, 760,670 cubic yards of fill and 15,490 cubic yards of soil export. At average 20 yards per truck = 7,745 truck loads just to move soil out—not counting 2-way truck trips or moving fill dirt around project site.
- Cumulative project adverse impacts to microclimate from multiple industrial solar with significant and concentrated increased heat radiation and turbine projects with changes in air flow and turbine wake effects altering weather patterns , storms, rainfall, groundwater recharge.
- Impacted Ribbonwood Road resident, Linda Shannon, raised concerns with noise, well impacts, traffic
- Planners recommended that private well owners get their own independent well monitoring, reports, and documentation.
- Geisler responses included the following: Geisler stated was only filling in for Whalen and does not know all the project details; contact Peter Neubauer at the County regarding the transient water district (858) 694-3113); a 20% grade can be accommodated; 34.5kv poles are generally 75 feet tall and 69kV lines are generally 125' tall; the County is not recommending undergrounding lines ; interior collector line placement is up to project developer; a groundwater engineer will model the well production, impacts, and water levels that will need to be monitored.
- **M/S: Noland/Lawrence: Submit comment letter to County: Passed 5-0-0.**

**B. SOITEC'S 45-60 MW TIERRA DEL SOL SOLAR FARM LLC: MUP Pre-App. 3992: 11-022 FINAL SCOPING LETTER:**

- Rich Geisler was present for Jim Whalen / applicant.
- Planner Noland calculated that the Tierra Del Sol Solar project's 3,132,000 square feet of panel space=71 Acres or 17 Walmart Supercenters (avg. 185,000 sq ft)
- Impacted resident Bob Maupin provided a copy of his comment letter sent in to the County.
- His property abuts the project site and prevailing breeze blows his way.
- His wife developed cancer after SDG&E installed and started operating the Southwest Powerlink across his property in the 80's.
- No one would buy their property for reasonable price even if they wanted to move.
- The "A" designation has not yet been removed. His property is included in the Williamson Act designation for the project. He will not release it.
- Allegations were made that fraudulent signatures were involved in a prior unauthorized attempt to remove the "A" Designator on ag easement that he successfully overturned.
- Project well drillers reported to Maupin that they were having trouble finding water and asked if he would sell water to the project.
- Two different drilling crews drilled two different wells 100 feet apart and about 2,000 feet deep.
- A request for gen-tie / transmission line easement was also declined by Maupin.
- Maupin well production has dropped from previous 60 gpm down to current 15gpm
- Crews asked Maupin to watch their equipment to prevent theft due to proximity of US/Mexico border
- Project Noise study was requested
- In response to co-location of gen-tie with SDG&E easement, Cameron Durckel confirmed that SDG&E does not share their ROWs.
- Gen-ties can be co-located overhead but not underground due to need for heat related separation.

- Planner Lawrence recommended using many of the same Rugged Solar comments and includes adverse impacts on habitat from water table drawdown.
- Dennis Berglund recommended impacted well owners to start measuring groundwater levels now. One tool costs about \$150 for well sounding device. Need to establish long-term baseline average prior to project groundwater use and drawdown.
- Planner Noland (professional geologist) recommending buying a transducer for wells that will convert data automatically over a 2-year period. He offered his help.
- Tisdale suggested adding wells to existing County groundwater monitoring network with funding from project.
- **Geisler responses:** He would relay Noise Study request to Whalen; does not really know about tracker 'noise' wave pressures; one Soitec module is up and running at UCSD; did not know about gen-tie route or interconnection with Boulevard Substation.
- **M/S: Noland/Lawrence: Send comment letter denying Tierra Del Sol Solar LLC using same reasons stated for opposition to Rugged Solar LLC and LanWest Solar LLC; add Homeland Security and military air traffic and other issues /impacts: Passed: 5-0-0.**

**C. PARK LAND DEDICATION ORDINANCE (PDLO) PROJECT PRIORITY LIST & RECREATION PROGRAMMING RECREATION LIST:**

- Carried forward from July meeting pending August 1 revitalization meeting with Supervisor Jacob.
- Planner Daubach reported meeting with Supervisor Jacob at her El Cajon office with staffer Adam Wilson, Mark Ostrander, SDCFA, Park & Rec, 2 from General Services, Sheriff Gore (Mark has full list of attendees).
- Sheriff Gore was understood as stating they do not intend to give up the current Fire Station property and will not allow continued community center/fire training room unless they get paid for that use.
- This was not received well based on previous County and CalFire promises, when the Community Center / kitchen area was converted to fire fighter quarters, that Boulevard would be provided a new Community Center in the old Fire Station property once the new Fire Station was built.
- Supervisor Jacob reportedly stated that Boulevard will not get a library. No interest had been shown and no one had asked.
- The Supervisor seemed unaware of BPG's numerous previous requests for a multi-use community center / library complex. Her staffer, Adam Wilson, seemed more aware of those facts.
- Staff was also unaware of small piece of new Fire Station property that is located East of Ribbonwood Road that has been recommended as a pocket park, despite inclusion of that information in previous BPG comments.
- Staff will research and respond.
- BPG's previous PDLO list focused on the vacant 18-acre site that the County is now using for the new Boulevard Fire Station—despite BPG's recommendation of alternate site at Ribbonwood and I-8.
- At a recent meeting in Jacumba, it was reported that money is available for 5-year Active recreation list projects, tied to "Better Health" that is supported by Supervisor Jacob.
- Discussion was held on priority projects with best chance of getting funded.
- Linda Shannon complained that Sunrise Powerlink and Tule Wind project had blocked old horse trail into Carrizo Gorge area. It was determined that the trail likely crossed private Hamann in holdings were previous public access was blocked.
- **M/S: Daubach/Tisdale: Request PLDO funds for : 1) Map and signs for Boulevard recreation/ equestrian trail (using Boulevard trails map); 2) Boulevard community garden project at old County-owned waste transfer bin site; 3) Pocket Park across from new Boulevard Fire Station. Passed 5-0-0.**

**D. AUGUST 8: THE TULE WIND MUP HEARING AT THE BOARD OF SUPERVISORS:**

- Chair reported that the Board will be voting on the Planning Commission’s recommendations for the Tule Wind Major Use Permit and project components under County authority, including wind turbines on private Hamann family land, new project access road, 5 acre substation, 5 acre O& M building, and use of on-site groundwater for construction and operation:  
[www.sdcounty.ca.gov/cob/docs/notices/080812TuleWindEnergy.doc](http://www.sdcounty.ca.gov/cob/docs/notices/080812TuleWindEnergy.doc).
- The Planning Commission and Board of Supervisors seem to be focusing potential wind energy projects north of I-8 in the McCain Valley, Ribbonwood Road area, due to high parcelization of areas south of I-8.
- The public was encouraged to send in comments, especially on impacts from fire, noise, public health and safety, wildlife.

**E. AUGUST 8: ENERGIA SIERRA JUAREZ (ESJ) GEN-TIE MUP APPEAL HEARING AT THE BOARD OF SUPERVISORS:**

- Chair reported that the Board of Supervisors will take action on appeals filed by the Planning Group and Backcountry Against Dumps challenging the Planning Commission’s previous approval of the MUP for Sempra’s 500kV cross-border transmission line meant to serve their 1,250 MW Energia Sierra Juarez Wind project immediately south of the US/Mexico border.
- The Chair stated that the ESJ line was approved for 1,250 MW—more than the full capacity of either the 500kV Southwest Powerlink or the 500kV Sunrise Powerlink
- The public was encouraged to send in comments.

**F. ADDRESS FILLING VACANT SEATS #2 & 6:**

- The filling of vacant seats 2 and 6 either before or after the November 2012 elections was discussed.
- It was agreed that filling them sooner rather than later was preferred.
- **M/S: Noland/McKernan: Advertise the 2 vacant as soon as possible: Passed: 5-0-0**

**Action will be taken on the resignation of Manuel Rivera from Seat # 6:**

- Manuel Rivera’s sudden move out of the area, stated reason due to expected adverse impacts from Soitec’s LanWest Solar project, his missing more than 3 consecutive meetings, and informal resignation were discussed.
- **M/S: McKernan/Lawrence: Formally accept Manuel Rivera’s in formal /verbal resignation. Passed: 5-0-0**

**6. UPDATES / POTENTIAL ACTION ITEMS:**

**A. US BORDER PATROL COMMUNITY UPDATE:** No report

**B. SDG&E’S SUNRISE POWERLINK /COMMUNITY UPDATE:**

- Cameron Durckel wanted to clarify that SDG&E did not necessarily support all of the comments made at the Suncrest Substation/Sunrise Powerlink celebration ceremony. He said he cringed at some of the comments made about protestors and impacted residents.
- SDG&E must comply with Federal goals and state mandate of 33% renewable energy.
- Questions were raised on the SDG&E 69kV line work along Old Hwy 80 near Buckman Springs Road, including the Diversified Utility Services construction yard at that intersection, spools of new cable, and upgrading for increased transmission capacity. He will look into it and respond.
- In response to questions about additional transmission lines for additional wind and solar projects, and maxed out transmission lines, Durckel stated that SDG&E is not interested in spending another 8 years in permitting and expanding their two 500kV lines.
- SWPL was built in 1981 and Sunrise in 2012.
- Energy conservation and self generation is up and power demand is down.

- Resident Dennis Berglund challenged Cameron on why SDG&E told him they did not need to ground anything on his property related to proximity and operation of the Sunrise Powerlink, and then he found they had installed 3 grounds on his fencing, but they won't provide grounding specs ; Sunrise mitigation requires La Posta Truck Trail maintenance, but SDG&E won't provide a maintenance plan; the Sunrise towers were not supposed to be shiny within the Forest lands; Forest Service made SDG&E oxidize the towers, but all the bases are still shiny; SDG&E does not answer questions; the public needs to establish a record of SDG&E actions and inactions.

**C. BOULEVARD /JACUMBA /LA POSTA FIRE SAFE COUNCIL REPORT:**

- Next meeting : 7 PM August 27 at the Boulevard Fire Training Room
- September 8<sup>th</sup> : free chipping in Jacumba
- Campo and Lake Morena are joining the Boulevard/Jacumba/LaPosta Fire Safe Council
- 3 suspicious ultra light aircraft were reported to authorities

**D. BOULEVARD /JACUMBA REVITALIZATION REPORT:**

- Additional discussion of meeting with Supervisor Jacob.
- New Boulevard Fire Station will be 15,000 square feet—with plenty of room to co-locate new Sheriff Substation facilities.
- CalFire is reportedly willing to co-locate with Sheriff Dept.
- Old Community Center now going to the Sheriff's Dept despite previous repeated promises to the community and BPG.
- Discussion and consensus on historic sites deserving of recognition, designation, protections (requiring willing owners): McCain ranch house in McCain Valley on state conservation camp land; Wisteria Candy Cottage; Old Court House / Fire station building dedicated in 1968; Manzanita Diner.
- **M/S: Noland/McKernan: Send letter to Supervisor Jacob reinforcing previous requests for a Boulevard library; new community center; use of existing fire station/community center property option; place action item on next agenda requesting co-location of Sheriff substation/ Boulevard Fire station. Passed 4-0-0. ( Lawrence left prior to vote at 9:30 PM)**

**E. JULY 20 PLANNING COMMISSION WIND ENERGY ORDINANCE & PLAN AMENDMENT DEIR HEARING:**

- The Chair reported on Planning Commission's disappointing actions taken at July 20 hearing, supporting a wind energy focus area north of I-8 in the McCain Valley / Ribbonwood Road area, that will require Plan Amendments and other significant changes.
- Planning Commission hearing videos and documents are posted here: [http://www.sdcounty.ca.gov/dplu/PC/sop/PChearing\\_stream.html](http://www.sdcounty.ca.gov/dplu/PC/sop/PChearing_stream.html)
- October 31 Board of Supervisors hearing.

**F. ECO SUBSTATION (CPUC APP A.09.08.003):**

- Cameron Durckel reported that ECO Substation construction was awaiting BLM Record of Decision and other permits.

**G. ODD-NUMBERED SEATS UP FOR ELECTION IN NOVEMBER 2012:**

- Candidates must be 18, registered to vote and reside in the Boulevard Planning Area.
- Applications are due at Registrar of Voters between July 16th and August 10th.

**H. SOITEC 5.4-6.5 MW LANWEST SOLAR LLC MAJOR USE PERMIT (PROJECT #P12-002):** Group voted to oppose this project at May 3rd meeting.

**I. TULE WIND MUP: AUG 8 TENTATIVE BOARD OF SUPERVISORS HEARING DATE:**

- The County Board of Supervisors will hold a hearing on the Tule Wind MUP and project components

located on land under their jurisdiction, mostly on Rough Acres Ranch between McCain Valley Road and Ribbonwood Road. In June, Planning Commissioners denied the wind turbines proposed on Rough Acres Ranch but approved the 5 acre Tule Wind substation, 5 acre O&M Building, use of groundwater for construction and operation, new access road, underground gen-tie line to Boulevard Substation.

**J. SOLFOCUS SOLAR PROJECT APPLICATIONS FOR BOULEVARD/CRESTWOOD:**

- No information
- The five Boulevard / Crestwood locations are not yet disclosed.
- The CPUC has issued a resolution approving SDG&E Power Purchase Agreement that discloses a new \$13 million cap on network upgrade costs that can be passed on to rate payers:  
[https://www.pge.com/regulation/RenewablePortfolioStdsOIR-IV/Draft-  
Decisions/CPUC/2012/RenewablePortfolioStdsOIR-IV\\_Draft-Dec\\_CPUC\\_20120313\\_231456.DOC](https://www.pge.com/regulation/RenewablePortfolioStdsOIR-IV/Draft-Decisions/CPUC/2012/RenewablePortfolioStdsOIR-IV_Draft-Dec_CPUC_20120313_231456.DOC)

**K. CAMPO NATION/INVENERGY/SDG&E'S 160-250 MW SHU'LUUK WIND PROJECT:**

- The Draft EIS is expected to be released this summer. <http://www.gpo.gov/fdsys/pkg/FR-2011-05-20/html/2011-12416.htm> ; <http://shuluukwind.com>

**L. M. ENEL'S 158 MW JEWEL VALLEY WIND & 10 MW SOLAR:**

- Nothing new: <http://www.jewelvalleyproject.com/> .

**M. ROUGH ACRES RANCH CAMPGROUND MUP CASE #3992-11-002; MCCAIN VALLEY ROAD: APN #'S 611-060-03; 611-070-01; 611-070-03 AND 611-030-01 KIVA #11-0138043;**

- Nothing new.

**N. AMONIX JACUMBA SOLAR POWER: Major Use Permit (MPA) 11-1014:**

- Nothing new other than reports of Amonix cutting back and shutting down.

**O. BP SOLAR NORTH AMERICA LLC: 20 MW JACUMBA SOLAR / MAJOR USE PRE-APP 3992-11-023:**

- Nothing new.

**7. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**8. MEETING ADJOURNED AT 10 PM:**

- Planner Lawrence had left the meeting at 9:30 PM (work related)

Minutes approved by BPG at meeting held on: 9-6-12

Donna Tisdale, Chair: \_\_\_\_\_