

## BOULEVARD PLANNING GROUP (BPG) MINUTES/SUMMARY FINAL

FOR MEETING HELD ON DECEMBER 13, 2012

### **1. MEETING CALLED TO ORDER AT 7:00 PM**

**2. MEMBERS PRESENT (2)** Melody Ponchot **3)** Chris Noland **4)** Donna Tisdale **5)** Tammy Daubach  
**7)** Jeffrey McKernan **SEATS 1 AND 6: VACANT**

### **3. NOVEMBER MINUTES WERE NOT AVAILABLE:**

### **4. CORRESPONDENCE:**

- The Chair hand out the Registrar of Voter Election Certificates to Chris Noland, Bob Maupin and Jeff McKernan, with congratulations, and expressed loss of having Tammy Daubach as a valuable member. Daubach received a note of appreciation signed by members.

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

- Chair noted the addition of 2 emergency action items received after agenda was posted:

#### **1. RESPOND TO COUNTY REQUEST FOR COMMENT LETTERS:**

- Draft template comment letter provided by County staff for consideration for Draft San Diego Region Municipal Stormwater Permit.
- Chair and Noland reported seeing County presentation on this issue to the Jamul Dulzura Community Planning Group.
- The Regional Water Board is attempting to control run off.
- There was a discussion on the unfunded costs that could reach into the billions at the public's expense.
- Consultant Jim Whalen expressed pleasant surprise at the County's actions.
- ***M/S: Noland/McKernan: Adopt and submit the draft letter: Passed 5-0-0.***

#### **2. NOTICE OF PROGRAMMATIC EIR FOR 4 SOITEC SOLAR PROJECTS TOTALING 1,473 ACRES AND 168.5 MW OF CONCENTRATING PV SOLAR:**

- Rugged Solar land owner representative, John Gibson, and consultant Jim Whalen were both present.
- Tierra Del Sol Solar and Rugged Solar to be evaluated at a project-specific level and LanWest and LanEast to be evaluated at a program level.
- General Plan Amendment, Rezone, Major Use Permits and the Disestablishment of an Agricultural Preserve.
- Comments must be received no later than **January 7, 2013 at 4:00 p.m.**
- County contact: Robert Hingtgen at (858) 694-3712 or by e-mail at [Robert.Hingtgen@sdcounty.ca.gov](mailto:Robert.Hingtgen@sdcounty.ca.gov) ?
- Project documents posted here: <http://www.sdcounty.ca.gov/pds/ceqa/GPA12-010.html>
- Adverse and cumulative project impacts were discussed again.
- The Chair recommended asking for an extension due to the short notice coming over the holidays, in addition to the many other project deadlines.
- ***M/S: Noland/McKernan: Request a 30-day comment extension: Passed: 5-0-0***

**A. DECEMBER 18<sup>TH</sup> SCOPING HEARING FOR 4 SOITEC SOLAR PROJECTS TO BE HELD AT 6 PM AT BOULEVARD FIRE TRAINING ROOM LOCATED AT 39919 RIBBONWOOD ROAD:**

- County staff will be present to answer questions and take comments for Rugged Solar, Tierra Del Sol Solar, LanEast Solar and LanWest Solar projects.
- Everyone was encouraged to participate at the Dec 18<sup>th</sup> hearing and to bring friends and neighbors.

**B. REQUIRED ANNUAL TRAINING MEETINGS FOR PLANNING & SPONSOR GROUPS SCHEDULED FOR DEC-JANUARY.**

- Members were reminded of planned trainings.
- New members must attend at least one training in person.
- Incumbent members are allowed to do annual training on-line when available in January.

**C. SHERIFF DEPARTMENT REPRESENTATIVE TO DISCUSS COMMUNITY USE OF BOULEVARD FIRE STATION PROPERTY:**

- Rural Area Commander, Rose Kupas, and Pine Valley Sergeant, Michael Clough, were present for the Sheriff's Department.
- Commander Kupas confirmed that Sheriff's Department does plan to take over the Boulevard Fire station property; they do not have firm plans for the main building.
- There are no plans for continued community use of the Fire Training Room modular that is planned for removal.
- There was a discussion on previous commitments made to the community when they were displaced from their previous use of the fire station's main room and kitchen when it was converted to sleeping quarters for the volunteer firefighters.
- The Chair produced a 2009 e-mail message from County staff, Jeff Murphy, responding to follow-up questions, which stated "Once a new fire station is constructed, discussions can commence with the BCPG (or other appropriate agency) for a possible lease agreement".
- Kupas and Clough asked about community use of the Highland Center in Jacumba or the new Boulevard Fire Station facilities.
- Daubach reported that the new fire station cannot allow community use due to post 9-11 Homeland Security restrictions and sometimes we have large community meetings for big and controversial projects.
- Chair responded that the Highland Center is about a 20 mile round trip at least and that Boulevard deserves its own community center closer to home, especially with all the disruptive industrial scale projects that are planned to
- There was no resolution. They were thanked for coming.

**D. SOITEC APPLICATION FOR GENERAL PLAN AMENDMENT (GPA) FOR 4 INDUSTRIAL SCALE SOLAR PROJECTS THAT ARE INCONSISTENT WITH THE BOULEVARD COMMUNITY PLAN: 3992-12-009:**

- John Gibson and Jim Whalen were present for Rugged Solar land owner and applicant.
- The Chair asked if Rough Acres proposed Rock Crushing facility will serve all 4 local Soitec projects.
- Gibson said they were not sure. They need to use it on-site to reduce need for trucking in sand and rock.
- They want to avoid what SDG&E went through for Sunrise Powerlink construction and Green House Gas emissions.

- McKernan commented that in reality these projects are commercial industrial projects and to amend our Boulevard Community Plan to change that meaning just slimy.
- In response to questions, Gibson and Whalen stated they may use concrete to set CPV module pedestals, use pre-cast for posts, or just vibrate them in, depending on the soil conditions.

**E. ROUGH ACRES RANCH CAMPGROUND & ROCK CRUSHING MUP APPLICATION:**

- Jim Whalen said they are responding to staff's letter dated Nov 20<sup>th</sup>.
- Changing the underground line to overhead is being discussed with BLM and Iberdrola.
- He agreed that changes to the BLM Final EIS would likely require a formal amendment.
- There was a discussion on the cumulative impacts related to this and other projects, especially those that use the same Rough Acres Ranch land, water, sand, access and facilities.
- ***M/S: Noland/Ponchot: Recommend an EIR for MUP to address large-scale project with many cumulative impacts: Passed: 5-0-0.***

**F. STRATEGIES TO ESTABLISH LARGE SCALE SOLAR SITING FACILITY POLICY AS DIRECTED BY PLANNING COMMISSION:**

- The November Planning Commission hearing was rescheduled for Dec 14<sup>th</sup>.
- Whalen said they are now talking about cumulative wind and solar projects.
- When asked where the map he had previously displayed for his proposed renewable energy infrastructure zone, showing large solar projects near the intersections of Old 80, Tierra Del Sol and Hwy 94, he said it came from staff and pre-applications. He did not know those project details.
- The Chair requested group endorsement of comments she had submitted prior to the November hearing date with relevant additions.
- ***M/S: Noland/McKernan: Endorse Chair's previous comments with relevant additions: Passed: 5-0-0.***

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

**A. US BORDER PATROL COMMUNITY UPDATE:**

- Tammy Daubach reported that the new larger street lights will be working soon.

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

- Tammy Daubach reported that there will be no meeting in December.
- Next meeting is January 28<sup>th</sup>.
- Chipping services should be available through June 2013.
- Lorrie Ostrander may be new Secretary.

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

- Tammy Daubach reported that the next Revitalization meeting will be 2:30 PM January 10<sup>th</sup> at the Campo Community Center.
- Changes are needed for the projects on the matrix.
- The need for a Boulevard Community Center is on the matrix.

**D. DECEMBER 5<sup>TH</sup> HEARING CANCELLED FOR WIND ENERGY ORDINANCE & PLAN AMENDMENT:**

- The Wind Energy Ordinance & Plan Amendment will change the Boulevard Community Plan and MUP Findings for large-scale turbines and make changes to allow industrial

scale solar projects.

- Letters from Jamul/Dulzura and Valley Center Planning Groups and VC Design Review Board supported the Boulevard Planning group opposition.
- Chair had requested that Jamul Dulzura Planning Group member, Steve Wragg, recuse himself due to his employment with RBF Consulting and Sol Orchard whose Boulevard projects will need the same Plan Amendments proposed in the Wind Ordinance.
- That request was denied when Mr. Wragg claimed that RBF has nothing to do with wind and that Sol Orchard's Boulevard projects do not require plan amendments.

**E. SHU'LUUK WIND SCOPING REPORT : 160-250 MW PROJECT PROPOSED BY INVENERGY WIND CALIFORNIA LLC, WITHIN 4,660 ACRES OF THE CAMPO KUMEYAAY NATION TRIBAL LANDS - NORTH AND SOUTH OF I-8 , OLD 80 AND HWY 94:**

- Chair reported new map and information received for SDG&E's gen-tie line through Boulevard to the Boulevard Substation.
- Work on tribal lands looks like it has already been done.
- Construction Yards and helicopter landing zones were reviewed and discussed.
- When the Chair pointed it out, Whalen seemed surprised to see one construction yard planned for the same property as Soitec's LanWest project.
- ***M/S: McKernan/Daubach: Authorize Chair to submit comments and request full EIR along with SDG&E's (Connected Action) Shu'luuk Substation, and other cumulative impact projects: Passed: 5-0-0***

**F. ROUGH ACRES RANCH CAMPGROUND/CONFERENCE CENTER/ROCKCRUSHING: MUP #11-002; 3300-12-020(P12-020),3300-12-021(P-12-021);**

- Duplicate agenda item addressed above as item 5E.

**G. AT&T MOBILITY, LLC, 41749 OLD HWY 80 CELL SITE; MUP: 3300-12-017 (P12-017); (FORMERLY P10-012 AT&T RUIZ PROPERTY /CHAPMAN RANCH PULLED BY AT&T 7-18-11):**

- Nothing new to report

**H. SOITEC 5.4-6.5 MW LANWEST SOLAR LLC MAJOR USE PERMIT (PROJECT #P12-002):**

- Whalen stated LanWest is easier than LanEast because it is smaller and closer to the Boulevard Substation.

**I. SOITEC'S 80 MW RUGGED SOLAR LLC; 3300 12-007 (MUP); 3910 12-21-003 (ER): 1<sup>st</sup> ITERATION LETTER:**

- Addressed under Soitec PEIR agenda item above.

**J. SOITEC'S TIERRA DEL SOL SOLAR LLC: 2-PHASE 60 MW; MUP 3300-12-010; REZONE 3600-12-005; REMOVAL OF AGRICULTURAL PRESERVE 3921-77-046-01 (AP77-046W1):**

- Whalen listed main concerns as biological, fire, water, community character, and health.
- Right of Way easement across non-participating private land is only partially secured for connection to SDG&E's new ECO Substation transmission line in the southern Jewel Valley Area.
- Bob Maupin reported that the condition of his well, post Dudek work, is still unknown. The tank is full but no one has drawn any water from the tank since Dudek was there.

**K. SOITEC'S 20 MW LANEAST LLC :**

- Whalen said this is the last on Soitec's list.

**L. FIVE SOLORCHARD SOLAR PROJECT APPLICATIONS FOR BOULEVARD/CRESTWOOD:**

- Still no information available on these projects or their locations, other than that available in SDG&E's amended Power Purchase Agreement.

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

- No new information or confirmation of rumors that Enel did not renew options for Lansing's land north of I-8.

**N. IBERDROLA'S 200 MW TULE WIND:**

- Permits from the Bureau of Indian Affairs and State Lands Commission are still pending.
- BLM has issued a ROW Notice to Proceed and Notice to Proceed for Geotechnical work.
- Iberdrola has no Power Purchase Agreement and they are shedding assets reportedly due to the high cost of wind and low cost of natural gas.

**O. SEMPRA'S CROSS-BORDER ENERGIA SIERRA JUAREZ GEN-TIE:**

- **No new information other than announcement that construction will start on the ECO Substation, Boulevard Substation.**

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

- Comments were made that these solar projects de-ionized water for panel washing and that equipment uses lots of power.
- The location of these de-ionizing facilities and the power they use is not being addressed.

**8. MEETING ADJOURNED AT**

**Minutes approved by Planning Group 5-0-0 at meeting held on 1-3-13**



**Donna Tisdale, Chair**

**For more info contact:** Donna Tisdale, Chair: 619-766-4170 or [tisdale.donna@gmail.com](mailto:tisdale.donna@gmail.com)