

COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP
MINUTES/SUMMARY FOR AUGUST 7, 2014

MEETING CALLED TO ORDER: 7:00 PM, Thursday, August 7, 2014 at Boulevard Community Center located east of the Boulevard Fire Station.

A. ROLL CALL (Determination of quorum):

- Members present: 1) Robert Maupin; 2) Earl Goodnight 3) Chris Noland; 4) Donna Tisdale; 5) Michele Strand; 6) Paula Byrd; 7) Jeffrey McKernan:

B. PLEDGE OF ALLEGIANCE:

C. APPROVE MINUTES FOR JULY 3RD MEETING:

ACTION: M/S: MAUPIN/BYRD: *Approve the July 3, 2014 minutes as written.* PASSED: 7-0-0

D. PUBLIC COMMUNICATION:

- Tammy Daubach announced a Clean-Up Day on August 30th at the Boulevard Fire Station, on September 20th in Jacumba, and October 18th in Campo. Free waste disposal. Please take advantage of this service!
- Danielle Cook talked about a grant for upcoming tourist brochures. One for Jacumba Hot Springs proper, and one including Boulevard and surrounding areas. Send any suggestions or comments to Daniellet96@yahoo.com
- Bob Maupin read an email he received from a biology professor calling this an "exceptional drought" that we are experiencing now, the most severe category.

E. ACTION ITEMS:

1. **45' FAUX WATER TOWER WIRELESS COMMUNICATIONS FACILITY; MAJOR USE PERMIT APPLICATION # PDS2014-MUP-14-005 (MUP14-005) PROPOSED BY SITEMASTER, INC, FOR 35654 OLD HWY 80:**

- Steve Laub was present for Site Master along with project neighbor, Oscar Traubel.
- Laub reported meeting on-site with County staff, Donna Tisdale (Chair), and Oscar Traubel.
- He stressed the Verizon wireless communications facility is not a cell site, it is a backhaul facility where their wireless facilities connect with all antennas and focus into the adjacent on-site fiber optic substation. Moving to faster 4 G.
- Chris Noland and others commented that 4 G services are already available through Verizon facilities at White Star.
- They are proposing a faux water tank, as the Group had requested.
- Laub admitted that his visit to the BPG meeting may have been a bit premature as he did not have all of the information requested by the group, Traubel, and/or community members.
- The Chair questioned the "Line of Site" and the necessity of placing the unit at that particular location, as it greatly impacts the Trauble residence.
- Laub reported he is still working on answers about lowering the tower and re-location.
- The more elevated and already cleared project area is the best suited; trenchless boring is proposed and moving site to the south side of property would create more surface disturbance and more extensive boring and expense.
- Kevin Keene identified himself as a local resident and electrical engineer who is teaching classes on microwave communications; generally, they want towers as high as possible to help reduce radiation effect on the ground, and to allow for more and taller trees in the future.
- Traubel, reported driving 3 hours from job in Blythe to make the meeting and expressed extreme frustration that Laub's presentation did not include information repeatedly requested previously.

- Traubel said the facility affects him personally, alleging that the proposed location had been cleared illegally when the fiber optic facility was in, and debris from clearing was not removed.
- Traubel also reported problems with adjacent fiber optic facility, air conditioner, and emergency generator noise until they added mufflers and moved the generator to the south side. Road and landscape maintenance promises have not been kept.
- The current project documents fail to show views from his home, which is the closest. That view will be of industrial support equipment and barbed wire.
- Laub reported the County suggested landscape screening at the Traubel property line.
- Traubel left early, again expressing frustration that Laub was still unprepared after 3 years.
- Laub expressed mutual frustration.
- The Chair commented that years ago, when the BPG approved the original fiber-optic facility there, they thought it would be a benign facility, but unfortunately it ended up having a lot of unintended consequences that caused grief to the neighbors with noise, and air conditioning units running almost non-stop, etc. Those concerns remain for the impacted neighbors.
- Laub promised to return when he has more information; will try to incorporate all comments from the Group, County staff, and his supervisors.
- No action taken due to the requested information not being made available.

2. COUNTY GROUNDWATER GEOLOGIST, JIM BENNETT, PRESENTATION AND QUESTION AND ANSWER SESSION AS REQUESTED BY THE GROUP:

- Jim Bennett provided a PowerPoint and commentary: jim.bennett@sdcounty.ca.gov; 858-964-3820
- Proposed legislation is the most radical change in groundwater regulation since he has worked at the County. First major change since early 1900's.
- There are two bills, AB1739 and SB1168: Sustainable Groundwater Management Act.
- Dept of Water Resources mapped 500 basins. Boulevard has NO mapped basins. So this legislation does not apply to Boulevard.
- Jacumba, Campo Valley, Cottonwood Valley, and local desert / alluvial basins are mapped.
- County has authority to use legislation in Campo, Jacumba and other basins, if they choose to do so.
- Anyone using less than 2 acre feet/ year would not be monitored, which could change.
- Chris Noland noted that Los Angeles has 20-30 adjudicated basins.
- Areas are prioritized by population, ground water removal rate, overdraft conditions. Only medium and high priority basins are covered by legislation.
- Danielle Cook asked about Jacumba groundwater use/mapping for big energy projects.
- Bennett stated there was no comprehensive groundwater study for Jacumba for ECO Substation; now looking through Soitec comments; lots of good info documenting the problem; groundwater demand found to be too low; now being revised and reviewed.
- Bennett said Soitec issues alone could take up an entire meeting and recommended a future meeting be requested of Soitec Project Manager and dedicated solely to Soitec water issues.
- In San Diego, Borrego Valley, San Luis Rey River and San Pasqual, and San Diego River Valley and Santa Margarita watershed were noted. Things are changing daily; bills were amended twice in the last week.
- Fast tracking bill. It could fail. Who knows?
- A lengthy discussion occurred on climate change and County's determination of significance; they look at 30 year balance; off-site well interference; adequate well yield; groundwater dependent habitat; groundwater quality; if threshold is exceeded, use can be curtailed through MUP; in fractured rock aquifer, 20 foot drop is significant; Records from Campo July 1947 to date with average of 14 inches; averages are extreme from 5" to 37" of rain; above average rainfall generates most recharge; several

significant droughts; evapotranspiration rates are 62.5 inches per year in Boulevard; average recharge for Boulevard and Campo comes in Dec-April; soil moisture is measured; water quality issues include nitrates, radio nuclides.

- Climate change includes increased temperatures, increased evapotranspiration rates and increased water demands; changes in total precipitation and distribution, intensity, duration and timing.
- County is restarting groundwater monitoring; no monitoring 2008-13 due to recession cuts
- Some Boulevard wells approaching 2004 drought levels (6 year drought)
- County is looking at climate change models; need legal adequacy for documents; unprecedented number of large scale projects; caps can be put in place like 18 acre feet for Soitec's Tierra Del Sol.
- Pine Valley and Jacumba water districts are their own authority; however, County can ask for water level threshold limits for CEQA projects
- Pine Valley water sales to Guatay would need to be considered cumulative
- Tim Cass commented that Tierra Del Sol is different than Campo and local weather data is needed.
- Data was collected in Boulevard from 1931-1995 when it stopped; Jacumba data collection stopped 4 years ago
- Rand Allen at the County told Cass that there is no funding for data collection; it is all volunteer
- Bob Maupin raised concerns with water quality issues and problems he witnessed with Border Patrol (National Guard?) use of Gorilla Snot soil stabilizers on his property which gets very slippery when wet, generates run off, and requires reapplications; Soitec informed him that they add a chemical to soften the well water for use.
- Miriam Raftery raised soil stabilizer and oil leak issues being looked at by DTSC for Ocotillo Wind project.
- The Chair noted that SDG&E's ECO Substation HazMat list includes soil stabilizers.
- Paula Byrd raised concerns with groundwater levels and potential for manipulation of data; reported allegations of manipulation of project water use at some large solar projects to indicate lower use until project approved; use is increased after approval
- Level of importance and public outcry over Soitec projects can result in short time frames, restricted pumping, County access, and verification requirements for MUPs.
- Bennett reported that about 100 wells are now being monitored. He will provide large local map.
- The Chair asked if local tribes were sharing their water monitoring data with the County.
- When asked, Bennett confirmed his support for asking project developers to pay for automatic transducers for specified wells so data can be correlated with that from manually monitored wells.

ACTION: M/S: NOLAND/MAUPIN: Authorize Chair to send letter to the appropriate County representatives requesting funding for full-time staffing to conduct ground water well monitoring and expand network to include automated transducers and collection of rainfall data in Boulevard and Jacumba, at a minimum.

Passed 7-0-0.

3. REQUESTED ACTION ON SOITEC'S TIERRA DEL SOL SOLAR PROJECT: Planning Group member, Jeff McKernan, is requesting action on his proposed (revised) motion:

- Jeff McKernan stated why he asked for this item on Soitec dropping their lease option for Tierra Del Sol Solar (TDS); he read Mindy Fogg's e-mail response to the Chair's lease option question; he noted that the TDS project is 60 MW which equals almost 50% of Soitec's entire project; project cannot be developed without lease; without valid lease, all TDS references must be removed from the PEIR.

- Jim Whalen, Soitec consultant, said that there is a difference between a lease and an option agreement. It is not a lease. They have a purchase option agreement in place and the project is moving forward. No reason to remove it from the PEIR.
- McKernan asked if the Option was on file at the County.
- Whalen said they only need to have control of the property to do the MUP, and they do have control; Authorization letter from owner is included in the application submittal.
- Chair asked why property owner Joe Brown was said to be so upset that Soitec was not renewing the TDS lease/option and noted that the County also referred to it as a lease. Did the option expire?
- As far as Whalen knows, they are moving forward.

ACTION: M/S: MCKERNAN/GOODNIGHT: Authorize Chair to request clarification on whether or not Soitec Solar maintains site control of the Tierra Del Sol Solar project through a current lease or purchase option APPROVED: 7-0-0.

4. WHITE STAR FIRE STATION CLOSURE CONCERNS:

- Resident Tim Cass expressed concerns and shared his research regarding pending closure of the Cal Fire station and related weather station/data gathering.
- Cass is interested in long-term rainfall data. Rand Allen with County was the most helpful.
- The White Star weather station is reportedly gone and they don't collect data
- The interest is in long term rainfall collection data. White Star used to collect data, but stopped for several years.

ACTION: M/S: BYRD/MAUPIN: Request that White Star Station stay "as is"; that White Star continue, improve, or reinstate the on-site weather station and data gathering; and to provide any available historical data to the County (or other appropriate entity). Approved: 7-0-0.

5. PARK LANDS DEDICATION ORDINANCE (PLDO) PROJECT PRIORITY LIST:

- Discussion and determination of 2014-15 update of 5-year park priority list for PLDO funds to construct projects; and an age-specific recreation programming list for activities such as after school programs, recreation, cultural arts or special events.
- Communities within the Mountain Empire Park Planning Area compete for the same limited funds that are generated through building permit fees for new houses. Permit fees are currently \$3,422 per dwelling unit.

ACTION: M/S: STRAND/BYRD: Authorize the Chair to request County to initiate commitment/confirmation that the current Boulevard Fire /Sheriff Station be secured for future use as a multi-use community center with necessary upgrades and improvements--once the new fire station and sheriff substation are operational. Approved: 7-0-0.

F. GROUP BUSINESS: Announcements; correspondence; discussion items; project updates

6. REVITALIZATION REPORT:

- Tammy Daubach reported that Boulevard/Jacumba Revitalization won a grant from the County for \$17,500.00. It will be going towards murals, benches, maps, and signage. Their next meeting will be on September 3rd at 6:30pm at the Jacumba Library.
- The backpack and school supply giveaway is on August 19th from 5:00pm-6:30pm at the Community Center in Campo.

7. FIRE SAFE COUNCIL REPORT:

- Tammy Daubach thanked everyone who participated at the Cal Fire meet and greet at the Manzanita Diner just prior to the Planning Group meeting, and hoped that all questions were answered.
- Daubach reported that part of Soitec's mitigation includes the donation of an ambulance for Campo.
- She asked that it be kept in Boulevard impact area pointing out that the new Boulevard Fire Dept will have an empty ambulance bay while Campo already has an ambulance.
- CalFire reportedly stated that they usually place the equipment where the statistics show a need.
- Concerns were raised over Soitec mitigation benefits going to Campo instead of Boulevard, and the need to seek changes.

8. 2014 GENERAL ELECTION FOR SEATS 2, 4 & 6 OF BOULEVARD PLANNING GROUP; CANDIDATE FILING PERIOD JULY 15-AUGUST 8:

- The Chair reminded everyone that August 8th was the filing deadline to run for one of three seats and reported that three incumbents had all filed on time.

9. TULE WIND'S LEASE APPLICATION WITH STATE LANDS COMMISSION:

- Potential for Commission hearing to be held in San Diego at 1PM on October 14th with written comments due 3 business days prior to meeting; no confirmation until the agenda is released 10 days in advance of meeting.
- Tule Wind consultant, Jim Whalen, apologized for missing the last meeting, but wanted to comment on the previous month's minutes regarding the comment about Tule Winds application with State Lands Commission – the last bullet said that if the State can't authorize the take of Golden Eagles, how can the County?
- Whalen clarified that the State CAN authorize the take of Golden Eagles, and the County gets delegated the authority through the MSCP when there is a NCCP/MSCP in place.
- Chair said there was no authorized MSCP for East County.
- Whalen said there is a draft program that can be used when completed. However, they are not expecting to have any take.
- Chair stated that BLM and US Fish and Wildlife recommended Tule Wind apply for a Take Permit for turbines on BLM land, but they had not done so, to date.

10. SOITEC SOLAR PROJECTS (PDS2012-3910-120005): DRAFT PROGRAMMATIC ENVIRONMENTAL IMPACT (DPEIR) REPORT FOR FOUR BOULEVARD PROJECTS WITH 7,409-8,415 CPV SOLAR TRACKERS @ 1,200 SQ FT EACH:

- The Chair stated, for the record, that Soitec / Jim Whalen had confirmed that she was purposely and specifically not invited. A copy of the e-mail message was included in the agenda package.
- The Chair said she had received several reports from some of those who did go to the private meetings at Lansing's Empire Ranch, and shared some comments which were consistent overall.
- No support was reported other than that expressed by Soitec's paid consultants and employees.
- Bob Maupin shared his tongue-in-cheek meeting summary: Soitec claimed there would no dust or glare; fenced cattle ranch land = no wildlife; they can't control labor; Patrick Brown is now claiming that Dudek groundwater investigation is "exact science"; new ambulance will go to Campo.
- Maupin also reported that Joe Brown (TDS land owner) was upset that Soitec dropped the lease and Brown had allowed a herd of cattle to be brought in for grazing the TDS site; most of the pumps were pulled from the on-site wells; Brown is not trustworthy.
- Earl Goodnight reported attending the meeting, provided a copy, and agreed with other reports

- Whalen commented that if you want to annex into a water agency you only have to have a business relationship. Isn't that fascinating?

11. NOTICE OF PREPARATION, INITIAL STUDY & REQUEST FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR ROUGH ACRES RANCH CAMPGROUND/CONFERENCE CENTER MUP: PDS2012-3300-12-021 (MUP):

- Whalen reported that Greg Lansing owns all of Lake Domingo and the reported ultra-lite flyovers reported along Ribbonwood Road could have been Jeff Hamman who flies one.
- McKernan asked Whalen if he knew ahead of time that they would be pulling rock crushing off of the permits and that it was going to be allowed "by right". Whalen said no, but it was good to know.

12. ROUGH ACRES RANCH ROAD MAJOR GRADING PERMIT: PDS2011-2700-15622: APPLICANT GREGG HAMANN:

- Chair reported no news on grading permit
- Whalen said he thought it might have been approved

13. ECO SUBSTATION: A COMPLAINT & SDG&E'S RESPONSE HAVE BEEN FILED WITH THE CPUC ON SDG&E'S WATER SUPPLY PLAN:

- Chair reported on Sept 12th CPUC pre-hearing conference on complaint set for San Diego.
- Recommended confirming that no changes to time and date had been made prior to hearing.
- A letter to the CPUC from Volker Law, with corrections to SDG&E's MPRR#14 on water use and truck miles, was included in agenda package, revealing the following:
 - Water use through May 31 was undercounted by approximately 4 million gallons (math error)
 - The Maximum Water Use Allowed identified in SDG&E's Table 1 was misleading. Only 19.5 million gallons of water resources remained by May 31st, but the water trucks were still rolling.
 - Total mileage for all water truck loads was undercounted by approximately 840,000 miles. As of May 31, the total mileage was 1,331,875 and water trucked solely from the City of San Diego had already exceeded the 1.15 million miles and green house gases authorized for all water trucking.
 - When added together, the correct figures represent an increase of 621,593 miles over the 1.15 million authorized, over 50% more.

14. NOTICE OF APPEAL FILED FOR MARCH 25 COURT RULING SUPPORTING BLM'S APPROVAL OF IBERDROLA'S 200 MW TULE WIND:

- No news to report

15. TULE WIND PHASE II:

- No news to report

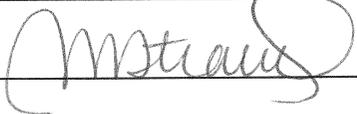
16. NOTICE OF APPEAL FILED FOR WIND ENERGY ORDINANCE AND PLAN AMENDMENT:

- No news to report

17. SEMPRA'S CROSS-BORDER HIGH VOLTAGE TRANSMISSION LINE, WITH IMPORT CAPACITY OF 1,250 MW, WILL CONNECT THEIR \$300 MILLION ENERGIA SIERRA JUAREZ WIND (ESJ) IN BAJA CALIFORNIA WITH SDG&E'S NEW \$435 MILLION ECO SUBSTATION:

- Litigation is still unresolved but new roads and other construction is underway with lights visible at night

G. ADJOURNED at 10:05. NEXT REGULAR MEETING SET FOR SEPT 4, 2014 AT THE BOULEVARD FIRE TRAINING ROOM.

Approved by group on: 10.2.14 Secretary: 

For More information contact Donna Tisdale, Chair at 619-766-4170 or tisdale.donna@gmail.com