

**COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP
*** MINUTES / SUMMARY FOR MAY 3, 2018 MEETING*****

The meeting was called to order at 7:00 PM at the Backcountry Resource Center, 39919 Ribbonwood Rd, Boulevard CA 91905 (behind old Boulevard Fire Station)

A. ALL MEMBERS PRESENT: 1) Robert Maupin; 2) Earl Goodnight 3) Kevin Keane; 4) Donna Tisdale; 5) Michele Strand; 6) Michael Coyne; 7) Ronald Hynum

B. PLEDGE OF ALLEGIANCE:

C. MINUTES/SUMMARY FOR MARCH 1ST MEETING:

- ***M/S: STRAND/HYNUM: Approve April 5th minutes as corrected: Passed: 7-0-0***

D. PUBLIC COMMUNICATION:

- None.
- The Chair stated that since Terra-Gen could not make the meeting, Jim Bennett's presentation would go first.

E. ACTION ITEMS (Agenda items may be taken out of order upon request):

1. TERRA-GEN DEVELOPMENT COMPANY LLC'S HAS SUBMITTED WIND ENERGY MET FACILITIES ADMINISTRATIVE PERMIT APPLICATION PDS2018-AD-18-007:

- The application is for the placement and operation of 3 - 197' tall Meteorological Testing facilities (MET) and 2 Sound Detection and Ranging (SoDAR) units to be placed on three large parcels at the north end of Ribbonwood Road: APN's 529-060-01, 529-090-02, and 529-130-01.
- This property was formerly known as Big Country Ranch.
- The stated need is to test wind energy resources to determine the feasibility of the future San Diego Wind project and ancillary facilities that would be the subject of a future Major Use Permit Application.
- The Chair reported that Terra-Gen representatives could not make the May 3rd meeting but did ask for a meeting with her to discuss their project.
- She and Vice-Chair, Bob Maupin, did meet and talk with Ken Wagner (team leader), Craig Pospisil (wind development) and Ashley Richmond (permitting) on May 2nd for about 35 minutes.
- Terra Gen, LLC and Terra-Gen Development Company, LLC are part of Energy Capital Partners.
- They basically said they need to study the wind resources up to 3 years using MET Towers and SoDAR units.
- The SoDar units will have partial sound walls due the amount of noise they generate and their proximity to the property boundaries.
- Kevin Keane expressed concern that sound walls might interfere with the collection of data by the SoDAR units.
- When asked if they had been solicited or if they found this site on their own, they said this looked like a good place because of the existing Tule Wind, Ocotillo Wind and Kumeyaay Wind operations.
- The previous data collected by Tule Wind and Jewel Valley Wind are proprietary and not available to Terra-Gen, so they reported that they have not talked to Enel Green Power that previously had MET towers and SoDar on the same property for Jewel Valley Wind or to Tule Wind next door.
- They did have preliminary talks with SDG&E about transmission.
- At this point, they did not know or did not want to say what size their proposed San Diego Wind project might be or where their utility lines will run.
- Ken Wagner confirmed that the GM Gabrych Family Partnership, LP (Fallbrook) recently bought the property from MX Ranch, LLC.

- The Chair found a grant deed recorded April 13, 2018 shows MX Ranch LLC granted the property to GM Gabrych Family Limited Partnership (44.33%) and to 23024 Big Country Ranch, LLC (55.67%). The transfer fee was \$6,600. Who is 23024 Big Country Ranch LLC??
 - The Chair stated that Ken Wagner did express hope that the Group would support their project.
 - Jim Whalen stated that the GM Gabrych family, current owners of this land, is the 12th largest land owners of the State of California.
 - The Chair repeated that this is step one in their plans for the San Diego Wind project.
 - She had reviewed the application and found what she believes to be some errors and omissions in the current MET facilities project description.
 - The Chair stated that she could not in good faith support the project, based on adverse impacts from existing wind energy projects, and asked if anyone present supported the installation and operation of MET towers and SoDAR units.
 - Only Jim Whalen raised his hand in support. Everyone else expressed opposition.
 - The Chair asked for authorization to submit comments on the permit application and a motion to approve; approve with recommendations; to deny; or to continue, as required by PDS -534.
- ***M/S: HYNUM/KEANE: Authorize Chair to recommend denial of the application and to submit comments.***
Passed: 7-0-0

2. GROUNDWATER MONITORING UPDATE BY JIM BENNETT, COUNTY GROUNDWATER GEOLOGIST:

- Mr. Jim Bennett brought color handouts that included a map of the Groundwater Monitoring Wells in San Diego County, a map of the 26 monitoring wells in Boulevard (20 by PDS and 6 by others), a graph of past climate precipitation in Campo from 1947-2017, Tierra del Sol Hydrographs from 1992-2017 for Area 1, Tierra del Sol Hydrographs for Area 2 from January 2012-January 2016, Rough Acres Ranch Well 6/6b Hydrographs from May 2010-May 2018, Rough Acres Ranch Well 8/8a hydrographs from July 2009-July 2018, Ribbonwood Rd Hydrographs from January 2014-December 2017, Boulevard hydrographs from January 2014-March 2018, Live Oak Springs Water Company Well 1 hydrograph from October 2013-Nov/Dec 2016.
- The hydrographs have some gaps in them from during the recession that the County pulled funding.
- Michele Strand asked if Dudek's monitoring device is still taking measurements in the Live Oak Springs Well 1. He said he did not know, but would check into it.
- Jim Bennett's time at the County has changed since he first began there in 2005, back then we were under the old General Plan and the main concern was major home development projects.
- The General Plan update changed everything and now, for the Boulevard area, concerns have shifted to groundwater consumption for development of big wind and solar projects being proposed and built.
- Jim Bennett spoke about the basins that have been identified and shown in yellow and green on the County Groundwater Monitoring Network page of his handout package.
- There are no real basins in Boulevard, rather fractured bedrock with an upper zone of decomposed granite above it that helps store recharge. McCain Valley does have some sandy/alluvium zones that store more.
- Boulevard is not currently subject to groundwater planning.
- Jacumba and Campo Valley are both mapped alluvium filled basins but there are no current plans for management.
- He mentioned how Borrego Springs has overdrafted their aquifer for years and there are new laws taking effect to plan for sustainability. They need to reduce pumping by 70%, from current 17k down to 6k acre feet.
- A water bond for \$35 million will be on the ballot to buy out Borrego farmers' water rights. It is speculative.
- Michael Coyne asked Mr. Bennett if he could qualify the current water levels in Boulevard.
- Mr. Bennett replied that Boulevard has not experienced over drafting and that the intermittent recharge rain events (over 20-30 inches per year in rainfall) are what save us.

- Mr. Bennett also reported that the solar project in Jacumba has used ½ or less than the allotted amount of groundwater allowed by the MUP, which is above threshold levels.
- The Chair reminded us that the organic farmer in Jacumba reportedly left due to lack of water – after he used so much of it.
- Mr. Bennett said that, luckily, Jacumba enjoys a huge watershed that feeds the aquifer and recharges it quickly.
- The Chair commented that most of Jacumba's water is high in total dissolved solids (TDS) and is non-potable, other than the water that comes in from the Boulevard and Boundary Creek area.
- Concerns remain that continued bulk water sales in Jacumba can and will draw down wells between Boulevard and Jacumba.
- When asked how long before the results would be felt in wells from a hard rainfall, Mr. Bennett answered about a month, based on monitoring data. Outdoor irrigation is the biggest draw on the aquifers/wells.
- Boulevard and surrounding areas have a very high rate of evaporation due to lack of humidity.
- The Chair asked about the spring fed pond and huge old oak tree, the biggest she had seen locally, near Well 8 at Rough Acres. She was concerned about the riparian habitat and if it had survived the pumping and the ongoing drought.
- Jim Whalen asked if data showed that Rough Acre wells are not connected to others.
- Mr. Bennett responded that fractures can be connected but the Boulevard system is holding fairly steady with current uses.
- The Chair commented that pumping that continues for a long time can impact wells that were not previously believed to be connected. It all depends on the area, the amount of pumping, and the amount of recharge.
- She also noted that several neighbors in the Tierra Del Sol area repeatedly complained, previously, that their wells dried up whenever another neighbor irrigated his fields. When the irrigation stopped, their wells recovered, but the farmer refused to believe his pumping impacted his neighbors.
- Mr. Bennett pointed out the Chair, Donna Tisdale, was the genesis for the local Groundwater Monitoring Network. She spearheaded the movement in the early 1990's when the Campo Landfill was first proposed.
- 1992-93 were some of the wettest El Nino years with lots of recharge.
- Most current monitoring is in areas with big wind and solar projects.
- They are not monitoring Live Oak Springs but he can look into it. Dudek had a device that collected data every 15 minutes for the pump test for the bulk water sales.
- The Chair reminded everyone that the CPUC had authorized the Live Oak Springs bulk water sales despite concerns raised over cumulative impacts from the casino, the drought, and evidence of dead and dying oak trees.
- Rough Acres Ranch graph shows pumping levels. Tule Wind was allowed to pump up to 56 acre feet. That pumping started during 2016, a wet year. Prior to Tule Wind pumping, Rough Acres wells were declining 4-5 feet per year but recovered due to the amount of rainfall.
- The calendar year for rainfall is from July to June.
- There is very little recharge in dry years and 2018 has been very dry.
- Monitoring of wells along Ribbonwood Road started in 2014, thanks to Paula Byrd and Donna Tisdale.
- The Boulevard center area monitoring also started monitoring in 2014, with the new fire station, and has been fairly static.
- He reported that Dudek has pulled out their water monitors for Tierra del Sol Solar project, but that Invenergy will be required to install new ones.
- Bob Maupin asked if the County could take over monitoring his well next to that project because Dudek did not do a good job and did not keep him informed.
- Mr. Bennett also reported that the application for ground clearing and irrigation for a proposed farm south of Live Oaks Springs does not yet have an adequate project description. The applicant needs to hire a consultant, provide a better project description, and will likely need to conduct a groundwater investigation that may bear out how many acres can be irrigated.

- Paul Isham, a neighbor of the ag permit project, reported that 3 years ago, when Live Oak Springs was selling water, his long functioning well dropped from 19 feet to zero. The new expensive well he had to drill produces less than his old well did. He expressed major concern for further cumulative impacts from both Live Oak Springs bulk water sales and any new pumping for the proposed agriculture.
- Mr. Bennett commented that in past years, wells in the Ballena Valley area of North County dropped 500 feet due to farming/ranching operations. They recovered when the pumping was significantly reduced.
- Mr. Bennet was thanked for his time and effort to come out to inform the community.
- ***No action was taken – this was an information-only a report.***

E. GROUP BUSINESS & PROJECT UPDATES – DISCUSSION ONLY

1. ANNOUNCEMENTS & CORRESPONDENCE:

- The Chair received an anonymous NRA article titled, “In Today’s Democratic Party, Democrat Equals Socialist” that had some sentences high-lighted. She had no idea why it was sent to her or by whom and that it had nothing to do with our Planning Group.
- Tule Wind curtailment has been ongoing since April 11th due to an issue with an underground cable. See article in agenda package. Neither Tule Wind nor the BLM provided her with information, other than it was not a safety issue and that was only after she had contacted the reporter for the Union Tribune.
- Starting June 2nd, all 619 numbers must dial 1+619+number to dial out. On April 27, 2017, the California Public Utilities Commission (CPUC) approved a boundary elimination overlay in Decision 17-04-027 that will add the 858 area code to the 619 area code region. See agenda package for instructions.
- Campo Border Patrol agents, that also cover part of Boulevard, will start testing body cams during incidents involving use of force and encounters that are likely to become hostile, adversarial or confrontational. See article in agenda package.

2. REVITALIZATION REPORT BY TAMMY DAUBACH:

- The Mt. Empire Schools Foundation meets at 4:00pm at the High School on May 10th.
- The next Friends of the Library meeting will include a book discussion and mediumship demonstration by Rose Marie Rubinetti Cappiello.
- There will be a Digital Storytelling Workshop at the Alpine Library on June 18-19 from 9:00-5:00. The course will help participants create short films using images, videos, and archival material.
- Check out the “GOFUNDME” page for the Backcountry Resource Center. Funds raised will go toward updating the building.
- Supervisor Dianne Jacob’s Backcountry Revitalization Matrix Meeting is on May 31st at 2:00pm at the Campo Community Center.
- May 12th at 1:00 is the date/time of the Blues Music Festival in Jacumba at the Jacumba Hot Springs Spa.

3. FIRE SAFE COUNCIL REPORT BY TAMMY DAUBACH:

- On May 12th there will be a Hazardous Waste Collection event at the Pine Valley Park. They will be collecting all hazardous waste, tires, and electronics.
- The Community Clean-Up Days will be happening this year in Boulevard on August 25th, Campo on September 22nd, and Jacumba on October 20th and Potrero on November 17th. More volunteers are needed and welcome! See Tammy Daubach for details.

4. TULE WIND PHASE 1 – NOISE /COMMUNITY COMPLAINT CONTACTS:

- Toll Free Project Hotline & Noise Complaints directly to Iberdrola/Avangrid: 855-369-9337; windcommunity@avangrid.com. Noise complaints can also be made to Lazaro Herrera, County Noise Control Officer & Code Compliance: 858-694-3741; lazaro.herrera@sdcounty.ca.gov; and to BLM: Tristan Riddell @ triddell@blm.gov, 760-337-4436; or Carrie Sahagun @ csahagun@blm.gov, 760-337-4437.
- Nothing new to report.

5. **TULE WIND PHASE II:**

- Nothing new to report.

6. **74 MW RUGGED SOLAR: PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION-NEW PROJECT DESCRIPTION: SCOPING LETTER RELEASED ON 1-19-18:**

- The County project manager reported that they are still waiting for the applicant to submit a full project description with biological surveys.

7. **60 MW 420 ACRE BOULEVARD SOLAR - MUP12-010TE PDS20123300-12-00 @ 796 Tierra Del Sol Road; Scoping Letter released on 10-11-17:**

- The County project manager reported that they are still waiting for the applicant to submit a full project description with biological surveys.

8. **100MW BOULEVARD ENERGY STORAGE FACILITY; PDS 2017-ZAP-17-006; MINOR USE PERMIT FOR 2 ACRE PROJECT LOCATED ON APN'S# 612-09-059; 612-09-019; 612-09-017, NEAR BOULEVARD SUBSTATION:**

- The County project manager reported that they are still waiting for the applicant to submit a full project description with biological surveys.

9. **LIVE OAK SPRINGS AG CLEARING; PDS2017-AD-17-028:**

- The County project manager reported that they are still waiting for the applicant to submit a full project description with biological surveys.

G. MEETING WAS ADJOURNED AT 8:12 PM. NEXT MEETING SET FOR THURSDAY, JUNE 7TH @ THE BACKCOUNTRY RESOURCE CENTER.

Minutes approved by the Group on June 7, 2018.

Michele Strand, Secretary: _____

For More information contact Donna Tisdale, Chair at 619-766-4170 or tisdale.donna@gmail.com ; current and past meeting agendas and approved minutes are posted on the County website @ <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/blvd.html>

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