

**COUNTY OF SAN DIEGO  
BOULEVARD PLANNING GROUP (BPG)  
\*\*\* MINTUES / SUMMARY FOR IN-PERSON MEETING HELD OCTOBER 7, 2021 \*\*\*  
COMMUNITY ROOM IN BACK AT 39919 RIBBONWOOD ROAD, BOULEVARD, CA, 91905**

**A. ROLL CALL (Determination of quorum):** 1) VACANT; 2) Earl Goodnight 3) Kevin Keane; 4) Donna Tisdale; 5) Michele Strand; 6) Michael Coyne; 7) Nancy Good (Applications are being accepted to fill vacant Seat #1. Must reside in and be registered to vote in Boulevard Planning Area)

**B. PLEDGE OF ALLEGIANCE:**

**C. ACT ON DRAFT MINUTES/ SUMMARY FOR SEPTEMBER 2<sup>ND</sup> MEETING:**

- **M/S: KEANE/GOOD: Approved draft September 2<sup>nd</sup> minutes as written: Passed: 6-0-0**

**D. PUBLIC COMMUNICATION:** Opportunity for public comment on any subject matter within the Group's jurisdiction that is not on the posted agenda. No action can be taken on non-agenda items. Items can be added to future agendas.

- Kevin Keane reported that AT&T is in the process of phasing out land lines and that new accounts may cost as much as \$600 per month.
- Jim Whalen's request was granted to report on his projects first so he could leave tonight for vacation.

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

**1. RESPOND TO SUPERVISOR JOEL ANDERSON'S LETTER REGARDING FILLING VACANT SEATS:**

- Chair Tisdale stated that she was not sure what sparked Anderson's letter that went out via certified mail to all Planning & Sponsor Groups. He wants vacant seats filled in 60 days or he will do it himself. Filling seats himself is not how Policy I-1 is supposed to work.
- Not sure what else we can do. BPG has advertised vacant Seat #1 in every agenda, every month since the vacancy. Agenda's are posted locally and on the County's website. No one has applied.
- Boulevard specific Email message to Anderson's staff on this issue has not been responded to.
- **M/S: Coyne/Keane: Authorize the Chair to submit response to Joel Anderson's certified letter regarding vacant seats: Passed: 6-0-0.**

**2. SAN DIEGO COUNTY CLIMATE ACTION PLAN UPDATE FOR SUPPLEMENTAL EIR:** Planning Commission hearing October 1, 2021, at 9:00 am; County Operations Center (COC) Campus Center Chambers, 5520 Overland Ave, San Diego, CA 92123. Email questions and comments to: [CAP@sdcounty.ca.gov](mailto:CAP@sdcounty.ca.gov) or call (619) 323-7987. Climate Action Plan website: <https://www.sandiegocounty.gov/content/sdc/sustainability/climateactionplan.html>

- Oct 20: Staff will present CAP update to Board of Supervisors.
- Chair reported watching the 20 minutes taped staff presentation to PC on Oct 1st; Here is her summary:
  - Net zero carbon emissions goal with environmental justice & equity goal; energy and water sustainability; green economy; clean transportation;
  - GHG emissions projection from existing and new sources; GHG reduction targets /measures needed to meet targets; avoid, reduce, remove; sequester / store carbon in natural and working lands.
  - Set an equitable net zero; evaluate strategy, potential regulation & legislation changes.
  - Community outreach; considering public comments that include increasing renewable energy & storage, carbon sequestration, and more; equity focused workshops on disproportionate impacts to vulnerable communities; publicly alleged white supremacy / dominance issues.
  - Draft SEIR is required and must include at least one court-ordered smart growth alternative that could include some type of overlay zones.
  - Must reduce vehicle miles traveled; incentive programs, mixed uses; density bonuses; by-right approvals.



- Public discussion included concerns related to disproportionate / cumulative impacts to our backcountry communities.
- Concerns were raised over new and increased user fees with little to no return for rural residents.
- Rural voices and concerns are going unheeded due to dominant influence from urban and coastal participants and numerous NGO's that represent them.

- **M/S: Good/Strand: Authorize Chair to submit comments on the CAP Update for SEIR: Passed: 6-0-0**

3. **RESPOND TO SUPERVISOR JOEL ANDERSON'S REQUEST FOR FEEDBACK ON PROPOSED MICROENTERPRISE HOME KITCHEN OPERATIONS (MEHKOS):** MEHKOS can create a pathway for individuals currently operating in gray market of informal food economy to become legal home-based businesses. Dept of Environmental Health and Quality will be drafting language for proposed ordinance. Contact: [mike.fredenburg@sdcounty.ca.gov](mailto:mike.fredenburg@sdcounty.ca.gov)
  - Chair reported that Anderson's certified letter included a list of supporters, including Boulevard Business Association. She asked if anyone knew anything about that group was active during 2011 General Plan update. No one was aware of that group.
  - Public discussion included comments that cottage business was already allowed.
  - Concerns were raised over health and safety oversight and use of rural private roads to access MEHKOS locations. Otherwise, there was initial support pending more details.
  - **M/S: Strand/Keane: Authorize Chair to submit initial comment letter of general support pending more details: Passed: 6-0-0**
4. **SANDAG'S REGIONAL TRANSPORTATION PLAN DRAFT EIR – COMMENT DEADLINE OCT 11:** Potential for Vehicle Miles Travel fees and other impacts for rural residents / commuters: <https://sdforward.com/mobility-planning/draft-eir/>; Send comments to: [RegionalPlanEIR@sandag.org](mailto:RegionalPlanEIR@sandag.org)
  - Chair reported watched 20 minute taped Oct 1 staff presentation to Planning Commission. Her summary included the following:
    - 20% reduction of regional GHG; socially acceptable opportunities; 5 strategies.
    - Opportunities include; mobility infrastructure, distribution of resources.
    - Unincorporated population of over 500,000 is larger than any other incorporated city.
    - Less than 1% unincorporated communities are included in mobility hubs.
    - Last 10 years unincorporated added 27,800 people and over 7,000 homes
    - Regional Housing Needs Assessment (RHNA) assumes limited growth in the unincorporated area that does not reflect real world projections.
    - County asking SANDAG to expand mobility hubs in north County, El Cajon and Spring Valley to better support current and future residents in unincorporated area
    - Mobility infrastructure should include County maintained roads to support emergency evacuations, environmental and tourism.
    - County wants to ensure that any future funding sources do not disproportionately impact unincorporated communities that have to drive further and do not have alternative mobility access—need access for all including rural residents
    - User fees and charges must benefit all who contribute.
  - In a Union Tribune article (9-26-21) Santee City Council blasted SANDAG's RTP for their Comprehensive Multimodal Corridor Plan (CMCP) that switches from freeway expansions to so-called mobility hubs that do not serve East County.( [https://www.sandiegouniontribune.com/news/politics/story/2021-09-27/new-partnership-brookings-foundation?utm\\_id=38554&sfmc\\_id=2410573](https://www.sandiegouniontribune.com/news/politics/story/2021-09-27/new-partnership-brookings-foundation?utm_id=38554&sfmc_id=2410573) )
    - The CMCP is part of SANDAG's "5 Big Moves" to switch the focus from freeway expansions to mobility hubs (high-speed rail; trolley systems, buses and bike lanes).
    - Some council members criticized SANDAG for not using half cent sales tax known as TransNet as was intended when approved by San Diego County voters in 1988, then extended in 2004 for another 40 years.



- Additional freeway capacity was requested in line with the 2004 voter approval of Prop A, an extension of TransNet that specifically identified several important East County freeway projects including i-8, Routes 52, 67, 94 and 125)
- SANDAG leader Hasan Ikharta was quoted as saying “Adding capacity is part of the past”, when asked by a reporter about adding freeway capacity.
- Public discussion included general support for PDS staff comments and those from Santee City Council meeting on this issue reported in the UT article, and requests that SANDAG does not neglect safety issues including freeway and interchange upgrades and legitimate “equity” for rural areas.
- **M/S: Strand/Good: Authorize Chair to submit comment letter: Passed: 6-0-0**

**5. ZONING & SUBDIVISION ORDINANCE AMENDMENTS FOR INACTIVE/IDLE PROJECTS- POLICY I-137 IS SET TO EXPIRE IN APRIL 2022:** Boulevard Solar and Boulevard Energy Storage projects may be impacted by change.

Contact [Bronwyn.Brown@sdcounty.ca.gov](mailto:Bronwyn.Brown@sdcounty.ca.gov) ; 858-414-3244

- Several pages of PDS staff presentation on this issue to Community Planning and Sponsor Group Chairs were included in the agenda package. Chair reported missing the meeting to attend grandson’s wedding.
- Boulevard projects that may be impacted by potential changes include: Terra-Gen’s Torrey Wind; Boulevard Energy Storage, Boulevard Solar (formerly Soitec’s Tierra Del Sol Solar) and Rough Acres Ranch conference / wellness center and campground.
- However, the new 400 MW Boulder Brush Hybrid that is now listed on CAISO grid queue is likely Terra-Gen’s new larger project that will replace their proposed Torrey Wind. Why else would it be named Boulder Brush if not named after their Boulder Brush Substation?
- Public discussion included Kevin Keane’s comment that he would like more information.
- **M/S: Coyne/Strand: Authorize Chair to submit comment letter: Passed: 5-0-1 (Keane abstained)**

**6. REGIONAL DECARBONIZATION FRAMEWORK TO MOVE THE REGION TO ZERO-CARBON:** Website: <https://www.sandiegocounty.gov/content/sdc/sustainability/regional-decarbonization.html> | Contact for project team: [zerocarbon@sdcounty.ca.gov](mailto:zerocarbon@sdcounty.ca.gov) .

- Chair reported reading 15 pages of transcripts from a recent County-held project workshop that included some of the following ideas promoted by the public to reach zero carbon goal by 2036: No wood burning, no propane, various vehicle miles-traveled taxes, and lots and lots of renewable energy projects.
- Discussion comments included the fact that some counties and countries are actually supporting wood burning as a way to reduce GHG emissions since they are a renewable source of energy and backup sources of base load energy are needed to balance the grid and to prevent rolling blackouts when wind, solar, and batter storage are not adequate to meet public need.
- Local residents remembered being without power for up to nine days on several occasions during fires and Public Safety Power Shutoff (PSPS) events and that having wood burning heat can be a lifesaver.
- Again, rural residents are concerned that they are / will be disproportionately impacted by any prohibitions on wood burning; use of propane; and more, especially during PSPW events.
- **M/S: Good / Keane: Authorize Chair to submit comment letter.**

**7. SAN DIEGO COUNTY REDISTRICTING COMMISSION:** County Supervisor district boundaries review: <https://www.sandiegocounty.gov/redistricting/> ; [redistricting@sdcounty.ca.gov](mailto:redistricting@sdcounty.ca.gov)

- Proposed new district boundary maps have not been released yet for review and comment.
- During discussion, one person reported that our Supervisor Districts are based on balancing population in districts and it is not an issue for BPG.
- Chair responded that other districts in North County may be impacted.
- **M/S: GOOD/KEAN: Authorize Chair to submit comment letter with request not to split current community planning areas into separate Supervisorial districts: Passed: 6-0-0**



8. **SAN DIEGO COUNTY COMMUNITY BENEFIT PROGRAM - PROJECT INITIATION:** County staff is exploring community benefit agreements and other programs that may improve conditions where new development is located. Findings may be presented to Board of Supervisors on November 17, 2021. Staff wants to know: 1) what types of development projects should it apply to (energy, residential, industrial)? 2) Should the program be voluntary or mandatory? 3) How would a community benefit be selected? [Li.Li@sdcounty.ca.gov](mailto:Li.Li@sdcounty.ca.gov)

- Chair reported that there is a new community benefit project that some may consider an attempt to bribe communities into accepting obnoxious and potentially dangerous projects into their communities, similar to the \$4 million community benefit that JVR Solar was advised to provide to Jacumba when that project was approved by the Board of Supervisors.
- Others view the community benefit project an effort to help mitigate some of the damage these massive projects represent to underserved and disproportionately impacted communities.
- Some form of baseline benefit should be negotiated, something like the \$3,000 per acre community benefit requirements for energy projects in Imperial County.
- Communities would need to hire or set up some type of foundation to manage the funds and fiduciary duties, including audits.
- After pro-con discussion, basic consensus that communities should receive some form of mandatory community benefit for the damages done to their communities and residents by large energy projects that are subsidized by our tax dollars while benefiting from numerous tax breaks and credits. It was also agreed that the impacted community should directly determine how those funds will be used—not some non-local entity.
- ***M/S: COYNE/GOOD: Authorize Chair to submit comments that community benefits should apply to energy projects, they should be mandatory, and the impacted community should directly determine how funds will be used: Passed: 6-0-0.***

#### **G. GROUP BUSINESS, ANNOUNCEMENTS:**

1. Applications for vacant Seat #1 are being accepted. Contact: [tisdale.donna@gmail.com](mailto:tisdale.donna@gmail.com) ; 619-766-4170
2. **REVITALIZATION & FIRE SAFE COUNCIL REPORTS:**

#### **H. PROJECT UPDATES:**

- Chair reported that Ocotillo Wind turbine collapsed on Sept 16<sup>th</sup>. Second time. BLM ordered project shut down until certain requirements are met. Articles were provided in agenda package
- Chair apologized for not getting this item on the agenda. **The Board of Supervisors (Board) is scheduled to hear options to update regulations for renewable energy projects in the unincorporated area including battery storage projects at its meeting on Wednesday, October 20, 2021, at 9:00 am**
- **Rough Acres Ranch campground conference/wellness center MUP #12021; Log No. 1221005.**
  - Staff responded that: *"The last meeting with applicant occurred on 8/12, the applicant was directed to update the project description exhibits to reflect the MUP boundary and scheduled to resubmit 8/20. They have not resubmitted. The last correspondence from the applicant was 9/20, informing us that they are having internal discussions on the MUP application. We plan on following up with them soon on with them soon on their application and if they are planning on moving this forward"*.
- **Chair reported that the CAISO grid queue (10-5-21) includes the following new energy projects planned locally:**
  - 80 MW Lago Domingo Storage (Grid Queue #2168) to connect to Boulevard Substation East with online date of 10/30/2025
  - **200 MW Lago Domingo Storage (Grid Queue # 2173)** to connect to Boulevard Substation East with online date of 10/30/25.



- **400 MW Boulder Brush Hybrid (Grid Queue #2177)** wind turbine and battery storage project to connect to Sunrise Powerlink (Boulder Brush Substation was not named) with an online date of 11/30/2025. This project appears to have replaced 400 MW Boulder Oaks Hybrid wind and storage that was withdrawn on 3/10/21.
  - **150 MW Pinscher Energy Storage Project (Grid Queue # 2181)** to connect to grid at Carrizo Gorge Switchyard / Boulevard Substation East with online date of 6/1/24
  - Another new project is 900 MW Eolica La Rumorosa wind turbine project to connect at ECO Substation with online date of 3/31/28.
  - **Withdrawn projects:**
    - 400 MW Boulder Oaks Hybrid (#1804) withdrawn 3/10/21. Likely will be replaced by Terra-Gen's Boulder Brush Hybrid noted above.
1. **74 MW RUGGED SOLAR: PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION-NEW PROJECT**  
**DESCRIPTON:** Project originally approved in 2014 but never built. Clean Focus is moving forward slowly with a reported 20% reduction in project footprint. Final public review pending.
    - Jim Whalen reported that there have been no surprises with staff review of the technical studies.
    - Staff did ask for some details on mitigation.
    - Project is still 74 MW with a footprint reduced by 20% from previous Soitec project.
    - Staff may require only 18 acres of mitigation that will likely be purchased from the Haagen's in the Lake Domingo area of Empire Ranch.
    - Whalen offered to have Rough Acres consultant, Erin Carruthers, come and present the project.
    - Offer accepted.
  2. **STARLIGHT SOLAR:**
    - Jim Whalen handed out copies of a map with area shaded in yellow representing the area being flown over for the project and area mapping.
    - Scott Molloy (Molloy Planning & Entitlements Inc) was also present. He asked what the community was most concerned about. The response was everything.
    - Project is 20 MW now with 80 MW later.
    - Solar equipment will likely be in the upper east area of the map (Empire Ranch) near the Boulevard Substation.
    - They have hired a design engineer who was told to avoid neighborhood impacts (visual, glare, noise) and to underground the gen-tie line.
    - He is meeting resistance from neighbors for necessary easements to substation. SDG&E already has lines buried in Tule Jim Road.
    - In response to Chair's questions about two projects included in CAISO Grid queue named Lago Domingo Storage (#2168 -80 MW & # 2173 -20 MW) ), Whalen responded that they may be partnering with AES and he had asked them not to use that name since Lake Domingo is not in the project footprint.
  3. **TERRA-GEN'S 252 MW-60 TURBINE CAMPO WIND PROJECT APPROVED BY BOARD OF SUPERVISORS ON 3-17-21 WITH VOTE TO APPROVE BOULDER BRUSH FACILITIES:**
    - Approved for Campo Reservation land by Dept of Interior April 2020. Federal lawsuit filed 7-8-20. On August 6, 2021, the federal judge granted the Campo Band's Motion to Dismiss the case filed in 2020. FAA approved project for second time despite SO CAL TRACON objections over significant aviation impacts.
    - Chair reported that a formal petition was filed on September 30<sup>th</sup> challenging the FAA's 2<sup>nd</sup> approval of Campo Wind turbines that represent significant aviation and other impacts.
  4. **TERRA-GEN'S BOULDER BRUSH SUBSTATION FACILITIES PDS2019-MUP-19-002; PDS2019-ER-19-16-001; UNANIMOUSLY APPROVED BY BOARD OF SUPERVISORS 3-17-21:**
    - Boulder Brush Facilities include 3.5 miles of overhead 230 kilovolt generation transmission (gen-tie) line on private land, approximately 32 steel poles at a maximum height of 150 feet, a high voltage substation, a switchyard, in/out connection to the existing Sunrise Powerlink. These facilities will connect Terra-Gen's 60-4.2 MW Campo Wind turbines on the Campo Reservation to Sunrise Powerlink



via the substation and switchyard on private land. See more project details at this link:

<https://www.sandiegocounty.gov/pds/ceqa/BoulderBrush.html>

- A lawsuit was filed challenging the Board of Supervisors' approval of Terra-Gen's Boulder Brush Substation that supports Campo Wind. Resolution of lawsuit is still pending.

5. **90 MW JACUMBA VALLEY RANCH ENERGY PARK (JVR SOLAR); APPROVED BY BOARD OF SUPERVISORS ON 8-18-21.**

- 90 megawatt (MW) solar energy facility and a battery energy storage system of up to 90 MW (360 MWh). The development footprint of the proposed solar facility is approximately 623 acres. Project documents are posted at: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-022.html>. Project Manager: [Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov); 858.495.5329.
- A CEQA lawsuit was filed on September 20<sup>th</sup> challenging the Board of Supervisors' project approval.

6. **ENERGIA SIERRA JUAREZ (ESJ) WIND II-EXPANSION:**

- Current 108MW (26-Vestas V150-4.2MW) expansion of existing 155 MW ESJ Wind I project (47-3.3 MW turbines) on 13,000 acres south of the border just east of Jacumba and Ejido Jacume. Energy exported cross border to ECO Substation per Power Purchase Agreement with SDG&E: <https://www.bnamerica.com/en/news/ienova-reportedly-seeks-full-ownership-of-baja-california-wind-farm> ; <https://www.renewableenergymagazine.com/wind/vestas-wins-108-mw-epc-order-in-20200220/>
- Current construction is visible along the Sierra Juarez ridgeline east and southeast of Jacumba.
- New turbines are taller and more powerful.

7. **TERRA-GEN'S 126 MW TORREY WIND PROJECT WITH 30-4.2 MW TURBINES: PDS2018-MUP-18-014:**

- No project progress reported since approximately 2018. Torrey Wind will rely on Campo Wind's approved but not yet built Boulder Brush Substation. <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TorreyWindNOP.html>
- PDS has extended their project resubmittal with a due date of March 24, 2022:

8. **TULE WIND PHASE II-69MW:**

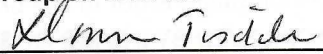
- Currently permitted to erect up to 24 new turbines on State land and the Ewiiapayaap Reservation, with a capacity of 69 megawatts, as expansion to existing 131.1 MW Tule Wind I with 57 -2.3 MW turbines. No project progress since approximately 2016: <https://www.eastcountymagazine.org/state-approves-tule-wind-phase-ii-opponents-voice-concern-eagles-wildlife-residents>

9. **BOULEVARD ENERGY STORAGE PDS2017-ZAP-17-006:**

- 100 MW battery storage project proposed to connect to Boulevard Substation is on County's idle project list. County will be sending letter to applicant to withdraw, reactivate, or moved forward for denial after April 30, 2022.

**I. ADJOURNMENT: NEXT MEETING SCHEDULED FOR THURSDAY, NOVEMBER 4TH, 2021.**

Minutes approved by Group on 12-2-21

Donna Tisdale, Chair: 

**For More information** contact Donna Tisdale, Chair at 619-766-4170 or [tisdale.donna@gmail.com](mailto: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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