

**COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP (BPG)**

***** MINUTES / SUMMARY FOR IN-PERSON MEETING HELD ON THURSDAY MARCH 3, 2022*****

A. MEMBERS PRESENT: 2) Earl Goodnight 3) Kevin Keane; 4) Donna Tisdale; 6) Michael Coyne; 7) Nancy Good.

MEMBERS ABSENT: 1) VACANT; 5) Michele Strand (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: Kevin Keane asked that the word "optional" be reinstated in the agenda for Pledge .

C. MINUTES/ SUMMARY FOR FEBRUARY 3RD MEETING:

- *M/S: Good/Goodnight: Approve February 3, 2022 minutes /summary as written: Passed: 5-0-0*

D. PUBLIC COMMUNICATION: None

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

1. MITIGATED NEGATIVE DECLARATION (MND) FOR LIVE OAK SPRINGS WATER SYSTEM IMPROVEMENTS – WELL

6: The County is requesting approval of the MND.

- DPW staff present: Ryan Lau, Capital Improvement Project Manager; Gail Getz, DPW Environmental Planning Manager; Masha Landau, DPW Environmental Planner; Peejay Tubongbanua, DPW Project Manager (technical guy)
- **Ryan Lau went through a PowerPoint presentation with input for co-workers:**
 - County took over bankrupt Live Oak Springs water district in January 2021. There had been numerous violations, lots of disrepair and neglected infrastructure. County is trying to make repairs / upgrades. It is difficult considering the state of the infrastructure.
 - Live Oak Springs has about 300 residents with 89 residential and 2 commercial water hookups.
 - The comprehensive plan will take about 3-4 years and is all covered in MND.
 - Well Six and a new generator are phase 1.
 - California code requires a secondary source of water in the event the primary well fails.
 - The project proposes a new secondary well to be constructed as a backup for the primary well. If the primary well fails, Live Oak Springs would be without a water supply.
 - The new secondary well, approximately 250 ft deep, will be constructed approximately 75 feet from the existing primary well. A test well was drilled at this location in April 2020.
 - A construction contract is expected to be awarded in late summer of 2022. Construction is expected to last 1 month. No traffic interruption is expected as all of the work will occur on the County owned parcel APN 609-050-0060.
 - Long-term plans include : 1) New secondary well; 2) New water storage tanks; 3) New booster pump station; 4) New water system piping; 5) Replacement of the existing primary well.
 - \$700,000 cost will come from General Funds
- Michael Coyne questioned the high rates and high staff costs, saying his research indicated the new water rates were the third highest in the nation. And they do not include sewage because everyone is on

septic. He asked about a flat rate like Campo Hills Water. He also asked about potential for staff sharing among projects.

- Peejay said Campo Hills is different but they are relooking at flat rate. It is a newer and less problematic system.
- Peejay also said their research indicated they could save Live Oak Springs customers approximately \$330 / year by avoiding monthly billing costs and adding water expenses to property tax bills.
- Staff is looking for grants and other ways to help reduce cost of project and rates for customers. They do some staff sharing. County regs require full cost recovery and prevailing wages for labor.
- Jim Whalen suggested hybrid public ownership with private operation. He also commented that the new Working Families Ordinance requires higher wages overall that will further increase costs.
- PeeJay offered to send presentation on rates that was provided at previous meeting that was held via Zoom due to Covid. They can also come back out with more information if needed.
- Tisdale asked if County will allow controversial bulk water sales for major projects.
- Ryan said they do not intend to allow bulk water sales but that could be reconsidered going forward to help reduce costs.
- Nancy Good expressed concerns with impacts to her well and others, some of which had been impacted during previous water sales.
- There was no support for bulk water sales that can impact adjacent private wells and tribal wells right next door that serve the Golden Acorn Casino.
- Coyne asked if new fire hydrants will be part of the comprehensive project.
- Ryan confirmed there will be new hydrants.
- Tisdale asked staff to shield the new lights to meet County code for light pollution.
- The Board of Supervisors vote on project is expected June 15, 2022.
- The MND is published and open for comment 3/1 through 3/31:
<https://www.sandiegocounty.gov/content/sdc/dpw/envrnsvcs.html>
- Send comments to Project contact gail.getz@sdcounty.ca.gov ; 858-877-0459
- MND will be placed on BPG's April 7th agenda for a vote since the MND was not available for review prior to meeting.

2. PRESENTATION AND REQUEST FOR SUPPORT FOR CHAPARRAL PACIFIC CREST TRAIL NATIONAL MONUMENT PROPOSED BY THE CHAPARRAL LANDS CONSERVANCY:

- David Hogan, President of the Chaparral Lands Conservancy provided an overview and map of their proposed Chaparral Pacific Crest National Monument that would involve 480,000 acres of public land and 160 miles of the Pacific Crest Trail in San Diego County's Cleveland National Forest and Bureau of Land Management, with a small portion in southern Riverside County.
- The stated " mission of The Chaparral Lands Conservancy is to protect shrubland ecosystems as an integral and beautiful feature of California's natural landscape through land preservation and stewardship." <https://www.chaparralconservancy.org/>
- National Monuments are federal land designations that can be signed into law by Executive Order without interfering with existing land uses that would be grandfathered in.
- Monument will not take private land, existing uses, utility corridor Right of Ways or interfere with vegetation management for fire safety.
- Goal is to keep the targeted public land beautiful and undeveloped while protecting public access, tribal uses, resources, cultural, and sacred sites of the four main tribal groups that call the area home.
- San Diego County is a global hot spot for biodiversity and a Mediterranean Mosaic habitat.
- There are historic trails and wagon routes, amazing views, and natural features.

- Tule Wind and Ocotillo Wind footprints were left out, along with ORV parks, to eliminate conflicts and opposition.
- They have 14 partner groups at the local state and federal level and have held meetings with tribal groups to provide information and seek real participation.
- Expert reports are being prepared and outreach conducted.
- Kathleen Beck, project organizer, reported they have support from the San Diego Labor Council, Business for Good, San Diego Audubon, 20 businesses, 45 private property owners, Julian Chamber of Commerce.
- They have hired a consultant of Luisano heritage to help with tribal outreach and participation.
- Kevin Keane expressed support but would like to see all of McCain Valley in the monument boundary.
- Tisdale asked for the 5-page perspective for review.
- Jim Whalen asked about comparing Regional Decarbonization Plan boundaries with proposal.
- Hogan said there is no conflict because the boundaries include public land that is mostly too steep and rocky to allow for renewable energy development.
- There was a discussion on need for more information or to just vote to support in concept.
- ***M/S: Keane/Good: Support the Chaparral Pacific Crest National Monument proposal in concept:
Passed: 5-0-0 (Seat 1 vacant; Seat 5 excused)***

G. GROUP BUSINESS, ANNOUNCEMENTS:

1. **APPLICATIONS FOR VACANT SEAT #1 ARE BEING ACCEPTED:** Contact: tisdale.donna@gmail.com ; 619-766-4170
2. **REVITALIZATION & FIRE SAFE COUNCIL REPORTS:**
 - Earl Goodnight provided a report from Mark Ostrander that included the following:
 - Revitalization is applying for grants and working on other forms of funding.
 - 8 events planned for 2022.
 - Marshall Arts classes for kids held on Saturdays.
 - Jim Whalen's group funded insurance.
 - San Ysidro Health open grant will help.
 - Plans to paint exterior. Donor has offered paint.
 - Applied to EDCO for clean up events.
 - Free medical outreach planned for October.
 - Volunteers are always needed and welcome. Contact Mark Ostrander: 210-890-3344

H. PROJECT UPDATES:

1. **BOULEVARD MICROGRID & STRATEGIC UNDERGROUNDING:**
 - The CPUC conditionally approved the project on December 2nd SDG&E is reportedly still working through the final process with the CPUC. Completion / online date expected to be August 2023.
2. **74 MW RUGGED SOLAR: PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION-NEW PROJECT DESCRIPTION:**
 - Jim Whalen reported that the visual resources report, with views from I-8, looks good and Draft EIR Addendum was submitted to County. Hoping for Mid-March public review. Signed Letter of Intent with San Diego Community Power. Need 20 acres off-site mitigation in Boulevard.
3. **20 MW STARLIGHT SOLAR + 80 MW EXPANSION:**
 - Jim Whalen reported that they are working with developer AES and AES is looking at different equipment and site plan. He is cautiously optimistic about securing underground right of way. Said they are looking at community benefits to improve Backcountry Resource Center.
 - Sara Carroll, AES Manager Solar Development was present along with associate Teresa.
 - They declined offer to provide any comments.
 - Chair Tisdale reminded them that Boulevard is not too supportive of big solar.

4. **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 - 9TH CIRCUIT COURT APPEAL OF FEDERAL APPROVALS OF CAMPO WIND FILED ON 2-22-22:**
 - Tisdale reported that on 2-22-22, appellants, including herself, filed their opening brief in the 9th Circuit Court of Appeals challenging Dept of Interior and BIA approvals.
 - A separate appeal of FAA approvals has been filed with appellants Opening Brief due next month.
5. **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. CEQA CHALLENGE FILED:**
 - On March 3rd, the FAA published approval of 30 or so transmission line towers for Boulder Brush LLC
6. **90 MW JACUMBA VALLEY RANCH ENERGY PARK (JVR SOLAR); APPROVED BY BOARD OF SUPERVISORS ON 8-18-21. CEQA LAWSUIT CHALLENGING APPROVAL WAS FILED ON 9-20-21:**
 - Active litigation reportedly continues
7. **ENERGIA SIERRA JUAREZ (ESJ) WIND II-EXPANSION COMMENCES OPERATIONS:**
 - FEB 8, 2022: Sempra announced commencement of operations for 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 is exported cross border to ECO Substation per Power Purchase Agreement with SDG&E: <https://www.sempra.com/energia-sierra-juarez-phase-ii-wind-farm-commences-operations>
8. **TERRA-GEN'S 126 MW TORREY WIND PROJECT WITH 30-4.2 MW TURBINES: PDS2018-MUP-18-014:**
 - PDS has extended their project resubmittal with a due date of *March 24, 2022*.
9. **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.
10. **BOULEVARD ENERGY STORAGE PDS2017-ZAP-17-006:**
 - 100 MW battery storage project proposed to connect to Boulevard Substation is on the County's idle project list. County sent letter to applicant to withdraw, reactivate, or moved forward for denial after April 30, 2022.
11. **60 MW 420 ACRE BOULEVARD SOLAR MUP12-010TE PDS2012-3300-12-00 @ 796 Tierra Del Sol Road:**
 - No project progress reported. Approved in 2014 and terminated by Soitec Solar in March 2015. Invenergy withdrew from project in 2018. Project is still being promoted by absentee land owner who lives in Tennessee. Permit reportedly expires in July 2022.

I. MEETING ADJOURNED AT 8:35 pm: NEXT MEETING SCHEDULED FOR THURSDAY, APRIL 7, 2022.

Minutes approved by Group on April 7, 2022

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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