

## BOULEVARD PLANNING GROUP FINAL AGENDA

**DATE & TIME: 7:00 PM, Thursday, May 3, 2012**

**PLACE:** Boulevard Fire Training / Community Room, 39919 Ribbonwood Road (Modular behind station on right side)

**1. CALL TO ORDER & PLEDGE:** Please silence cell phones

**2. DETERMINATION OF QUORUM / ROLL CALL:** 1. Rett Lawrence 2. Manuel Rivera 3. Chris Noland

4. Donna Tisdale 5. Tammy Daubach 6. Audra Burgio 7. Jeffrey McKernan (Odd numbered seats will be up for election in November 2012 / even numbered seats will be up for election in November 2014)

**3. APPROVAL OF AVAILABLE MINUTES (December, April) :**

**4. CORRESPONDENCE:**

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

**A. SOITEC SOLAR DEVELOPMENT LLC / THIBODEAU METEOROLOGICAL (MET) TESTING FACILITY; ADMINISTRATIVE**

**PERMIT APPLICATION FOR 39990 ROADRUNNER LAND; CASE # 3000-12-010 (AD):** Request for a temporary MET facility, pursuant to Section 6123 of the Zoning Ordinance, to include trailer mounted equipment in a 25' by 20' project area with a 6-foot tall security fence. Total height of approximately 35 feet. The Thibodeau property is reported to be included in the footprint of the 80 MW Soitec/Hamann Rough Acres Ranch Rugged Solar project (Item 6 E ).

**B. REQUEST FOR TRAIL MAP REROUTE FOR SOITEC'S PROPOSED TIERRA DEL SOL SOLAR PROJECT:** County staff has requested action on proposed trail route realignment / alternatives to avoid proposed solar project footprint between the east-west section of Tierra Del Sol Road and the US/Mexico border (See item 6 G for more solar project details).

**C. MAY 11 PLANNING COMMISSION WORKSHOP: WIND ENERGY ORDINANCE & PLAN AMENDMENT DEIR:** Chair will report on April 13th Planning Commission hearing and April 27 follow-up meeting. Group will determine what actions will be taken for May 11 workshop. **The proposed Plan Amendment, and changed Findings, also applies to commercial industrial solar projects.** April 13 Planning Commission Hearing video link:

[http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing_stream.html)

**D. GENERAL PLAN UPDATE ZONING CLEANUP 2012:** Proposed amendments include compatibility matrix for special circumstances and various changes to property specific zoning to implement and maintain consistency with the General Plan Update: Clean up includes changes for revised commercial area use, animal regulation, building types, including those at Royal Road, removal of tribal lands, and matching new lot sizes to General Plan designations. May 11 comment deadline. Contact: Carl Stiehl 858-694-2216: [www.sdcounty.ca.gov/dplu/advance/zoningcleanup.html](http://www.sdcounty.ca.gov/dplu/advance/zoningcleanup.html)

**E. SOITEC 5.4-6.5 MW LANWEST SOLAR LLC MAJOR USE PERMIT (PROJECT #P12-002). GROUP WILL DETERMINE**

**FORMAL POSITION :** Site: 40730 Historic Route 80 (HR 80); 55 acres (APN 612-030-1800; 612-090-1300; 613-030-2800), undeveloped property at NW corner of McCain Valley Road and HR 80. **Project details:** Up to 264 Soitec CPV V CX-S530 29kW trackers (each 28' tall x 48' wide on 10' pedestals) grouped into 4 blocks of up to 66 trackers with one pair of 630-680kV inverters per block; each inverter pair includes a step-up transformer to step up voltage to 12.5 kV; electrical collector substation; communication lines; switch station at SW corner; 3/4 mile 12.5 kV gen-tie will cross HR 80 to connect to proposed new Boulevard Substation ; Estimated Disturbed Area total: 1,630,610 square feet: 37 of 57 acres; 15,200 cu yd excavation ; 7,000 cu yd fill; 8,200 cu yd export; access off McCain Valley Road. Project components will be located approximately 150 feet from non-participating property and 300 feet from residence to the west.

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

**A. SDG&E'S SUNRISE POWERLINK /COMMUNITY UPDATE:**

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

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

**D. SOITEC'S 20 MW LANEAST LLC :** 2172 McCain Valley Road NE corner Historic Route 80; owner Greg Lansing / Lansing Industries; new 69 kV gen-tie line to new Boulevard Substation;

**E. SOITEC'S 80 MW RUGGED SOLAR LLC MUP (MAP) 3992-1108:** Unmanned solar project proposed for approximately 700 acres of Rough Acres Ranch between McCain Valley Road and Ribbonwood Road, 1.5 miles north of I-8. APN's 611-110-01; 611-100-02 & 01; 611-090-04; 611-091-03; 611-090-02;611-060-04; 611-091-09. 2553 McCain Valley Road. Approximately 3,132 Soitec CPV 2-axis tracking modules (each 25' x48' = 1,200 sq ft x 3,132=3,758,400 sq ft); 1 step up substation; new 69kV gen-tie line to proposed new Boulevard Substation.

**F. SOITEC'S 45-60 MW TIERRA DEL SOL SOLAR FARM LLC: MUP Pre-App. 3992: 11-022:** Up to 2,610 Soitec CXS530 Concentrating PV dual axis tracker units (12 super modules per tracker @ 25' x 48'= 1,200 sq ft x 2610 =3,132,000 sq feet) ;3 acre step-up substation , 138kV gen-tie line loop in to ECO Substation 138 kV line; 4 acre O&M building; proposed for approximately 420 acres of undeveloped land (RL80 / partial remaining Ag Preserve) SE corner of (796) Tierra Del Sol Road and Tierra De Luna Road, adjacent to the US/Mexico border.

**G. ECO SUBSTATION / TULE WIND/ ESJ FEIR/EIS (CPUC APP A.09.08.003):** The PUC Assigned Administrative Law Judge's April 26th Interim Decision Certifying EIR/EIS and intervening party comments are posted on the CPUC's ECO Substation proceedings site: <http://docs.cpuc.ca.gov/published/proceedings/A0908003.htm>

**H. SOLFOCUS SOLAR PROJECT APPLICATIONS FOR BOULEVARD/CRESTWOOD:** Boulevard / Crestwood locations not yet disclosed. The CPUC has issued a draft resolution approving SDG&E Power Purchase Agreement that discloses a new \$13 million cap on network upgrade costs that can be passed on to rate payers:  
[https://www.pge.com/regulation/RenewablePortfolioStdsOIR-IV/Draft-Decisions/CPUC/2012/RenewablePortfolioStdsOIR-IV\\_Draft-Dec\\_CPUC\\_20120313\\_231456.DOC](https://www.pge.com/regulation/RenewablePortfolioStdsOIR-IV/Draft-Decisions/CPUC/2012/RenewablePortfolioStdsOIR-IV_Draft-Dec_CPUC_20120313_231456.DOC)

**I. CAMPO NATION/INVENERGY/SDG&E'S 160-250 MW SHU'LUUK WIND PROJECT:** DEIS expected to be released this summer: <http://shuluukwind.com/> ; <http://www.gpo.gov/fdsys/pkg/FR-2011-05-20/html/2011-12416.htm>

**J. ENEL'S 158 MW JEWEL VALLEY WIND & 10 MW SOLAR:** MET towers installed: <http://www.jewelvalleyproject.com/>

**K. ROUGH ACRES RANCH CAMPGROUND MUP CASE #3992-11-002; MCCAIN VALLEY ROAD: APN #'S 611-060-03; 611-070-01; 611-070-03 AND 611-030-01 KIVA #11-0138043;** Rough Acres Foundation Major Use Permit App: Conference /Corporate Retreat Center: 2 Campground s with up to 158 sites all on 753 acres, 200 seat amphitheater, 10-20 employees. Potential Rock Crushing operation /wetland restoration on adjacent 28-acre parcel. Property is zoned RL80/A72. County Project Manager Larry Hofreiter: 858 695 884

**L. AMONIX JACUMBA SOLAR POWER : Major Use Permit (MPA) 11-1014:** The approximately 860 Acre (RL 80/S92)project is proposed to be located approximately 1/4 mile west of Jacumba between Historic Rt. 80 and I-8.

**M. BP SOLAR NORTH AMERICA LLC: 20 MW JACUMBA SOLAR / MAJOR USE PRE-APP 3992-11-023:** Proposed 300 acre 20 - 1MW solar PV arrays on 25 degree fixed tilt or single tracking axis. 3/5 miles east of Jacumba near Historic Rt 80 and Carrizo Gorge Road RL 80/ S92: next to border fence and proposed ECO Substation.

**7. PUBLIC COMMENT ON NON-AGENDA ITEMS:** No formal action can be taken on items that are not on the agenda. Public comment, or other agenda items, may be taken out of order upon request

**8. ADJOURNMENT:**

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