

APPROVED MINUTES /SUMMARY OF BOULEVARD PLANNING GROUP MEETING

HELD ON MAY 3, 2012

1. MEETING WAS CALLED TO ORDER AT 7:05 pm

2.ROLL CALL: MEMBERS PRESENT Manuel Rivera; Chris Noland; Donna Tisdale; Tammy Daubach ; Audra Burgio; Jeffrey McKernan **Absent:** Rett Lawrence (excused /work related)

3. APPROVAL OF MINUTES/SUMMARY:

M/S: McKernan /Borgio: Approve April 5th minutes with (SEDC typo) corrections: Passed 6-0-0

M/S: McKernan/ Lawrence: Approve December 2011 minutes: Passed 6-0-0

4. CORRESPONDENCE:

5. NEW BUSINESS/ACTION ITEMS:

EMERGENCY ITEM: THE GROUP APPROVED MOVING THE JUNE MEETING TO THE 14TH DUE TO THE ABSENCE OF BOTH THE CHAIR AND VICE-CHAIR ON THE REGULAR FIRST THURSDAY (JUNE 7) MEETING DATE.

A. SOITEC SOLAR DEVELOPMENT LLC / THIBODEAU METEOROLOGICAL (MET) TESTING FACILITY; ADMINISTRATIVE PERMIT APPLICATION FOR 39990 ROADRUNNER LAND; CASE # 3000-12-010 (AD):

- Jim Whalen, Soitec consultant, and property owner, Frankie Thibodeau, were both present.
- The project details, maps and photos of MET equipment were reviewed.
- Whalen stated the MET anemometer equipment is needed to determine the solar resource for Rugged Solar.
- Thibodeau confirmed that 120-124 acres of her 165 acre property is part of the Soitec Rugged Solar project footprint. She stated that Rough Acres Ranch property is to the north, McCain Conservation Camp property is to the east, I-8 is over the hill to the south and the new Border Patrol station is to the west.
- Questions were asked about neighbors on Road Runner Lane, the project access road. Thibodeau reported that Randy West stopped by and is 'OK' with the project and that neighbor 'Marlene' is probably OK with it, too, since she cannot see the Thibodeau property from her place.
- Reference was made to additional absentee neighbors that come up a dozen or so times a year. It was further stated that adjacent absentee property owner Dave Pitta and Whalen's friend Ray, an OB neighbor, that sometimes stays in trailer on another property, are 'OK' with the project.
- The MET project will use standard Soitec equipment on a trailer with a 35' mast. Approximately 20' x 25' space is required for a period not to exceed 3 years. May or may not have a fence.
- Project access from Ribbonwood Road and private Roadrunner Lane.
- Planner Rivera said he did not see a big problem with testing only.
- The Chair expressed concerns with the land use for the industrial solar project that will follow the testing and will require a plan amendment.
- Whalen said that will come later.
- Noland expressed concern with 120 acres being included in Rugged Solar.
- Whalen stated testing will cover all projects north of I-8 between Ribbonwood and McCain Valley Road.
- Noland asked for number of modules per 120 acres. Whalen could not remember.
- Chair stated solar projects use average 6-7 acres per MW.
- Whalen said dual tracking has 30% efficiency and uses less acreage.
- Rivera asked about need to recuse himself due to his property's proximity to Soitec LanWest project.
- The Chair reported that County Counsel had responded to her query that Rivera only needed to recuse himself from those projects within 300 feet.

- Rivera made a motion to take a neutral position that died for lack of a second.
- ***M/S: McKernan / Noland: Oppose application because it is pre-construction for industrial-scale solar project: Passed 4-0-1 (Daubach abstained & Rivera recused)***

B. REQUEST FOR TRAIL MAP REROUTE FOR SOITEC'S PROPOSED TIERRA DEL SOL SOLAR PROJECT:

- The Chair reported on County staff's 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.
- County staff had stated that an alternative could include both options.
- Concerns were expressed with southern trail route's proximity to the border fence.
- Project neighbor, Bob Maupin, asked about the map and stated the trail mapped area is current route in smuggler's gulch, and main smuggling route in Boulevard.
- Chair responded that the issues were raised and conditions requested regarding private property trail alignments at the time of adoption.
- The Border Patrol liaison agent, Cory Anderson, said he could not speak for Campo office but he personally recommended the route to the north and further from the border fence/patrol road for public safety. Having too much 'local sign' traffic could also throw off Border Patrol tracking of illegal traffic along the border road.
- ***M/S: Daubach/Borgio: Support northern trail listed as Option #2: Passed 6-0-0.***

C. MAY 11 PLANNING COMMISSION WORKSHOP: WIND ENERGY ORDINANCE & PLAN AMENDMENT DEIR:

- The Chair reported on the April 13th Planning Commission hearing and April 27 follow-up meeting where the Commissioners stated the hearing was premature, they needed much more information on adverse health effects and biological impacts; asked for field trips, workshop, and more time. All decisions were deferred.
- It was agreed that Chair would represent the Group, and our continued opposition/concerns at the May 11 Planning Commission.

D. GENERAL PLAN UPDATE ZONING CLEANUP 2012:

- The issues and maps designed to bring General Plan Update changes up to date were discussed.
- No action was taken.

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

- Chair recommended that the group should consider taking a formal position on LanWest, and read through the list of project components: 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.
- Planner Rivera had recused himself and stepped into the audience, disclosing his conflict of interest based on proximity of his home and property line within 300 feet of LanWest Solar project.

- McKernan asked Mr. Jellyman, a professional equipment operator, how many truck trips were required for 8200 cubic yards of exported soil.
- Mr. Jellyman responded: Average 20 tons - 40 tons per truck.
- Rivera commented that projects that don't affect a lot of people are different than those that are proposed very closely to existing residents, stating he knew Whalen was promoting project as paid consultant/mediator, and would perhaps take a different position if his own home were impacted by similar project. In this case, the community is 'getting raped'.
- Rivera further stated that local action/ protest was needed beyond participating in the Planning Group.
- Chair stated the Group's role was to deal with the process and all those elected to the Group were elected on a platform to oppose the industrialization and exploitation of Boulevard.
- Whalen recommended that the Group wait to make a decision until he had responses to our previous list of project questions.
- The Chair asked for a show of hands of those supporting the project other than the consultant and property owner and family. None were raised.
- Chair also reminded everyone that the former County Project Manager for the Soitec solar projects is now working directly for Soitec.
- Thibodeau raised questions about which members were actually elected or just appointed to serve.
- Planner McKernan responded that everyone was elected with the exception of Mr. Rivera who was recently appointed by the group members who were elected by a majority of the community to represent them.
- Whalen cautioned that the group should consider our credibility/ respect when we oppose every project.
- Planner Borgio responded that things would be different if they were not such massive industrial scale energy projects proposed in close proximity to existing homes and fire prone landscapes. We believe they will result in cumulative adverse impacts, increased fire risk, increased fire and property insurance, health and safety.
- Concerns were also raised with a former SDG&E lobbyist, now in a high position in the federal government, working on changing rules and regulations for these projects, including reduced protections for birds.
- Daubach noted project impacts to property values, fire insurance, family investments, and overall safety.
- Maupin said health impacts of these projects really need to be addressed. His wife came down with Polycythemia cancer, now leukemia, not long after the Southwest Powerlink was installed next to their ranch home. They have also lost two dogs to leukemia since then and Vet said the power line could be the cause.
- Borgio stated that the Chair and others have provided a lot of information on the adverse health effects related to these massive energy projects.
- Noland stated that he and the Chair had visited the pilot Soitec CPV module at UCSD with Whalen, and that the new modules are even larger than the original, recommending that people go take a look.
- Rivera noted that County is not looking at any of the dark side of these wind and solar projects.
- ***M/S: McKernan/ Noland: Oppose LanWest Solar based on the fact it is a large-scale industrial solar project in close proximity to adjacent homes; non-compliance with community character, general plan and community plan that was approved and adopted by the Board of Supervisors in August 2011; public health and safety concerns, cumulative impacts : Passed 4-0-1 (Daubach abstained, Rivera recused)***

6. UPDATES / POTENTIAL ACTION ITEMS:

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

- Cameron Durckel sent a message that he would not be attending, so he was not available to respond to questions and/or allegations.
- SDG&E's power outage was discussed. Their website stated only 90 people were impacted with a map showing Pine Valley, when Boulevard, Jacumba, Pine Valley and Descanso were all knocked out of power at the same time.
- One Boulevard resident had received a response on the power outage and a warning that SDG&E would be turning power off again at 7PM to finish repairs. However, there was no posting of the planned outage despite SDG&E claims that they provide advance notice to impacted customers.
- It was reported that SDG&E crews in the La Posta Truck Trail area reported that they had to run new overhead line to avoid eagle nesting area
- The Chair noted this statement contradicts with claims on Sunrise Powerlink construction that eagles had abandoned the nesting areas in their request to extend work hours.
- It was reported that Fish and Game was aware of the situation.
- McKernan asked about our previous vote to request SDG&E to replace Durckel for failure to provide promised answers to numerous project questions.
- Bob Maupin reported that SDG&E employees had informed him that SDG&E is now saying business owners would not be reimbursed for lost business along Alpine Boulevard and that County Motor Parts had filed suit for loss of business at their Alpine NAPA store on Bob's property.
- McKernan stated that the Turko Files had reportedly proved the Sunrise Powerlink construction related losses of approximately \$200k for lost business at a sandwich shop and that SDG&E had paid \$20k.

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

- Cory Anderson, Border Patrol Community representative announced the Community Watch meeting will be held on May 17, 6PM.
- Tammy Daubauch gave the report:
- Family Night was held at Clover Flat with 50 in attendance, defensible space presentation and cooking demonstration
- April Forest Area Safety Taskforce (FAST) meeting included BLM maps showing 9 Mega Fire Areas that have not burned in over 200 years, including the area from Southeast Campo to Jacumba due to desert scrub, large parcels and sub-standard homes.
- Gold spotted oak borer beetles are spread with moving infested fire wood.
- Chipping forms are still available, CERT has a big earthquake drill in Campo on May 19 from 8-12. Volunteer role players needed.
- Next Fire Safe meeting is 6:30 May 21 at Jacumba Fire Dept.

C. BOULEVARD /JACUMBA REVITALIZATION REPORT:

- Tammy Daubach reported that Dianne Jacob's revitalization meeting will be held in Campo on May 18.

- Boulevard /Jacumba revitalization committee will be held on June 5th at 6:30 at Boulevard Fire Training Room.
- Building Better Health in East County included a comment in their survey:"Rural communities in East County continue to be overlooked and underserved".
- Peter Schnell reportedly purchased the Jacumba Rail Station and expects to have trains running by 2013. Be aware when crossing local train tracks that trains may be running.
- Wind fall documentary screening set for 7 pm May 10 at Hillcrest Landmark Theater
- La Posta tribe's Earth Day celebration is 12-4:30 on May 19th with raffles, vendors and free lunch.

D. SOITEC'S 20 MW LANEAST LLC:

- Whalen reported nothing new on the project and remarked that AB2551, legislation to establish renewable energy infrastructure zones, had passed out of first committee with a vote along party lines.

E. SOITEC'S 80 MW RUGGED SOLAR LLC MUP (MAP) 3992-1108: Nothing new from Whalen.

F. SOITEC'S 45-60 MW TIERRA DEL SOL SOLAR FARM LLC: MUP Pre-App. 3992: 11-022:

- Whalen reported nothing new.
- Project neighbor, Bob Maupin, reported well drillers on-site were having trouble finding more than 7.5 gpm that could not be sustained

G. ECO SUBSTATION / TULE WIND/ ESJ FEIR/EIS (CPUC APP A.09.08.003):

- The PUC Assigned Administrative Law Judge issued her April 26th Interim Decision Certifying EIR/EIS.
- 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: Nothing new

I. CAMPO NATION/INVENERGY/SDG&E'S 160-250 MW SHU'LUUK WIND PROJECT:

- Inverngy's project manager informed the Chair to expect the Draft EIS to be released for comment this summer.

J. ENEL'S 158 MW JEWEL VALLEY WIND & 10 MW SOLAR: Nothing new.

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: Nothing new

L. AMONIX JACUMBA SOLAR POWER: Major Use Permit (MPA) 11-1014: Nothing new.

M. BP SOLAR NORTH AMERICA LLC: 20 MW JACUMBA SOLAR / MAJOR USE PRE-APP 3992-11-023: Nothing new.

7. PUBLIC COMMENT ON NON-AGENDA ITEMS:

- There was a brief discussion on the school bond measure that will be on the ballot. Per parcel fee will be based on appraised value with \$36 per each \$100,000. 55% needed for passage

8. MEETING ADJOURNED AT 8:47pm:

Minutes approved with minor corrections by 4-0-0 vote (Noland & Borgio absent) at June 14, 2012 meeting:

For more info contact: Donna Tisdale, Chair: 619-766-4170 or tisdale.donna@gmail.com