

BOULEVARD PLANNING GROUP (BPG)
MINUTES/SUMMARY FOR MEETING HELD ON OCTOBER 4, 2012

MEETING CALLED TO ORDER AT 7:01 PM

MEMBERS PRESENT: Melody Ponchot (appointed by Board of Supervisors); Chris Noland; Donna Tisdale; Tammy Daubach; Jeffrey McKernan. **ABSENT:** Rett Lawrence (excused due to work overtime); Seat 6: vacant

MINUTES/ SUMMARY FOR SEPT 6TH MEETING: M/S: McKernan/Daubach: Approve with minor Border Patrol corrections: Passed 5-0-0

4. CORRESPONDENCE:

- The Chair reported being contacted regarding a new private land project planned at I-8 and Crestwood with a proposed equestrian center / gas station. The applicant was asked to send project details and request to be placed on next agenda. Nothing received yet.
- Supervisor Jacob's office sent news on the Governor's veto of AB2551.
- Jim Whalen stated that Governor Brown liked their vetoed AB2551 but instructed them to come back with a 4 in 1 omnibus bill to combine similar legislation.

5. NEW BUSINESS/ACTION ITEMS:

A. AT&T MOBILITY, LLC, 41749 OLD HWY 80 CELL SITE; MUP: 3300-12-017 (P12-017); (FORMERLY P10-012 AT&T RUIZ PROPERTY /CHAPMAN RANCH PULLED BY AT&T 7-18-11):

- Ted Marioncelli was present for applicant. He provided an overview and handed out photo simulation / documents and responded to questions.
- The Chair reported that this project was previously proposed at Chapman Ranch north of 8 and at the current location.
- Group had previously voted to oppose those projects but had also requested water tank camouflage.
- Application was withdrawn in July 2011 due to AT&T and T-Mobile merger. Resubmitted this year.
- Marioncelli was thanked for the proposed water tank camouflage, which reportedly costs about \$150k more.
- Chair reported visiting the site with AT&T, homeowner and county project manager; Mrs. Ruiz said neighbors she talked to did not oppose the cell tower.
- 2 Project neighbors to the west, Larry Keyes and Bill and Peggy Hopkins both called the Chair to express opposition—but could not attend the meeting.
- Keyes is working in Tucson and the Hopkins had to leave on a pre-planned trip.
- Mr. Jellyman was present and stated he had not been contacted by Mrs. Ruiz, but conceded that one of his tenants may have been contacted without informing him.
- In addition to adverse health effects, which cannot be used to oppose cell sites due to FCC restrictions, concerns were raised with concentrated impacts to community character and cumulative project impacts—visual EMF/RFR Sunrise/LanEast/cell tower.
- Adverse impacts to visual and historic ambience along Historic Hwy 80 in area of unique boulder displays
- EMF/RF health concerns expressed—the Hopkins have numerous existing health issues.
- Mr. Hopkins is former fire marshal and expressed fire concerns

- Chair sent Mrs. Ruiz the information she had promised, regarding potential adverse health effects related to proximity to cell facilities.
- At a bare minimum, the Chair recommend moving Ruiz mobile home at least 1,500 feet away and /or move tower further back for adjacent property lines.
- Marioncelli stated that no backup generation is required.
- In an emergency, they can bring in a generator.
- Suggested alternatives included adding antennas to new Sunrise Powerlink lattice towers at I-8 and McCain Valley Road, or south of I-8.
- Marioncelli stated that high voltage can interfere with their microwaves.
- Their RF engineers previously did not like the I-8 angle of radio waves that limited coverage for main customers on I-8.
- AT&T currently has cell sites at Golden Acorn Casino and at I-8 and Ribbonwood Road.
- M/S: McKernan/ Ponchot: Deny project and location based on concerns of adjacent property owners regarding cumulative adverse impact to community character, views, public health and safety, related to EMF/RFR and fire, Historic Rt 80. Consider alternative location on new Sunrise Powerlink towers near I-8 and McCain Valley Road. Proximity to adjacent property lines also a concern Passed: 4-1-0 (Noland opposed motion).

B. REQUEST FOR CO-LOCATION OF SHERIFF SUBSTATION WITH NEW BOULEVARD FIRE DEPARTMENT & COMMUNITY USE OF EXISTING FIRE STATION PROPERTY:

- Chair reported that 2009 e-mail correspondence confirms County's awareness of our request for continued community use of the current fire station property
- M/S: McKernan/Noland: Send letter to Sheriff Gore, with CC to Supervisor Jacob and County Fire Authority, to attend future Planning Group meeting or a separate meeting to discuss continued community use: Passed: 5-0-0.

C. APPLICATIONS FOR FILLING VACANT SEATS #1 & 6:

- Rett Lawrence's application was received for reappointment to Seat #1, starting in Jan. 2013.
- No other applications received to date.
- M/S: Daubach/Noland: Reappoint Rett Lawrence for 4 year term for Seat 1, starting January 2013.

D. BOARD POLICIES I-1 AND I-1A REVISIONS (POD 12-006):

- Discussion was held on options and alternatives
- Recommend status quo on terms of chairperson rotation with no limitations or restrictions
- Annual elections of officers by group members who are elected or appointed by elected group members; allow annual opportunity to change out the group chair.
- Not every member is willing or able to serve as chair
- Responsibilities can be considerable
- It is important to retain ability to comment on precedent-setting and /or region-wide issues regardless of which planning area a project may be proposed in.
- M/S:Noland/Ponchot: Select Option #4 :Maintain Status-Quo to continue to allow planning and sponsor groups to elect Chair and Vice-Chair annually with no limitations on the consecutive number of years a member may serve as Chair or Vice-Chair; Planning and Sponsor Groups should be allowed to comment on all planning and land use issues region-wide. Passed: 5-0-0.

E. OCTOBER 5TH & DECEMBER 5TH WIND ENERGY ORDINANCE & PLAN AMENDMENT HEARINGS:

- An additional Planning Commission hearing is set for October 5th to incorporate the recent Tule Wind

project Zoning Amendment.

- The October 31 Board of Supervisors hearing has been moved to December 5th.
- Tule Wind asked for a continuance so they can prepare to seek an exemption from any future Wind Ordinance requirements
- Staff said Oct 19 would be new hearing date
- The Chair asked for that date to be moved to after our Nov 7th meeting for time to review and comment on Tule Wind's new request.
- Dec 5th Wind Energy Ordinance & Plan Amendment Board hearing could make changes that will allow the proposed industrial solar projects: Rugged Solar, Tierra Del Sol Solar, LanWest, LanEast and others
- Could also make changes that will allow industrial wind turbines too close to homes, roads and sensitive resources
- The chair requested a vote to endorse the Tisdale/POC/BAD Wind Ordinance & Plan Amendment comments, dated 10-3, and to request PC continuance meeting until after our Nov 7th meeting to act on Tule Wind's new requests.
- Copies of those comments were provided with agenda package and to group members prior to meeting.
- *M/S: Daubach/Ponchot: Send letter endorsing the BAD/POC comment letter: Passed: 5-0-0.*

F. BUREAU OF INDIAN AFFAIRS NOTICE OF AVAILABILITY (NOA): TULE WIND AVIAN AND BAT PROTECTION PLAN/ EWIIAAPAAYP BAND OF KUMEYAAY LEASE FOR REDUCED RIDGELINE PROJECT:

- October 19 comment deadline: NOA: Up to 20 turbines on tribal land and 7 turbines on State lands.
- *M/S: McKernan/Ponchot: Authorize Chair to submit opposition comments by October 19th deadline: Passed: 5-0-0.*

6. UPDATES / POTENTIAL ACTION ITEMS:

A. US BORDER PATROL COMMUNITY UPDATE:

- Nothing to report
- Border resident, Maupin, reported illegal activity, digging under border fence, one person tracked across his property from that location.

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

- Cameron Durckel not present.
- Durckel reportedly replaced by Todd Voorhees
- Dennis Berglund reported meeting with SDG&E, Forest Service, Border Patrol, over SDG&E's broken promises to maintain Sunrise Powerlink road where they had added construction base to roadbed that cannot be maintained by La Posta Road residents, as had been done prior to Sunrise construction.
- Berglund also reported that the County did a good job on their end of La Posta Road.
- It was reported several electromagnetic testing meters have pegged when crossing the middle of Alpine Boulevard where the Sunrise Powerlink is buried and energized.

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

- Tammy Daubach reported the next meeting will held 6:30 PM on Oct 29th at the Boulevard Fire Training Room
- At Greater San Diego meeting, Forest Supervisor, William Metz, warned of increased fire risks with developments planned up against parkland and the need for defensible space.
- Projects need to stop.
- Community Forum (drug abuse) was held Oct 11th at Jacumba Middle School (grades 6-8).

D. BOULEVARD /JACUMBA REVITALIZATION REPORT:

- Tammy Daubach reported on the Oct 6th Jacumba Fall Festival

- Campo/Lake Morena Round Up and Historic Highway 94 car show announcements
- Petition for Boulevard Library is being circulated for community desire for a library.
- A workshop will be conducted by Mark Ostrander on residential scale wind, solar, and energy efficiently LED lighting from 4-7 PM, Oct 21st, at the Boulevard Fire Training Room.

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

- Jim Whalen reported no new information.

F. SOITEC'S TIERRA DEL SOL SOLAR LLC: 2-PHASE 60 MW; MUP 3300-12-010; REZONE 3600-12-005; REMOVAL OF AGRICULTURAL PRESERVE 3921-77-046-01 (AP77-046W1) :

- Jim Whalen reported no new information
- Jim Traweek, Tierra Del Sol Observatory Director for the San Diego Astronomy Association was present with another SDAA member.
- They asked questions about the project, lighting, maintenance yard, and expressed concerns with light pollution, water, noise.
- The chair reported receiving calls from impacted property owners including Mr. Love and Mr. Simpson.
- Love, Simpson and other property owners reported they had declined offers of \$30,000 in exchange for utility right of way easements for the projects new 138kV gen-tie line.
- Mr. Love repeated his position to deny an easement.
- To date, no neighbors have expressed support—only opposition.
- Bob Maupin reported his wife has been made ill by the Southwest Powerlink that crosses their property
- He reported that the County is now requiring the testing of adjacent wells within a ½ mile radius, after he called asking the groundwater geologist, Jim Bennett, for larger well testing area.
- Maupin recommended that all 6 project wells be pumped at the same time while monitoring adjacent wells at non-participating properties to check for drawdown / adverse impacts.
- Pumps are being pulled to install ground water level monitoring meters.
- One of his wells is reportedly not working since wells were drilled on project site next door
- They have been trying to get it to work for about a month.

G. SOITEC'S 80 MW RUGGED SOLAR LLC; 3300 12-007 (MUP); 3910 12-21-003 (ER): 1st ITERATION LETTER:

- Whalen reported no new information
- Chair reported that the county had accepted the preliminary drainage plan on Oct 3

H. SOITEC'S 20 MW LANEAST LLC :

- Whalen reported no new information

I. 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;

- Whalen reported no new information.

J. IBERDROLA'S 200 MW TULE WIND:

- Whalen reported no new information

K. SEMPRA'S CROSS-BORDER ENERGIA SIERRA JUAREZ GEN-TIE:

- No new information

L. FIVE SOLORCHARD SOLAR PROJECT APPLICATIONS FOR BOULEVARD/CRESTWOOD:

- No new information

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

- No new information

N. ENEL'S 158 MW JEWEL VALLEY WIND & 10 MW SOLAR:

- The Chair reported unconfirmed rumors that Enel has dropped their option on Lansing's Big Country Ranch property on Ribbonwood Road
- Enel had not returned requests for confirmation or denial.

O. AMONIX JACUMBA SOLAR POWER: Major Use Permit (MPA) 11-1014:

- Reports of Amonix bankruptcy

P. BP SOLAR NORTH AMERICA LLC: 20 MW JACUMBA SOLAR / MAJOR USE PRE-APP 3992-11-023:

- No new information

7. PUBLIC COMMENT ON NON-AGENDA ITEMS:

- Ken Peter's , General Supervisor for Asplundh (SDG&E tree trimming contractor,) made an announcement at the beginning of the meeting that their company was offering Shockey Fire victims the use of a heavy duty brush hog and water truck for a reduced fee, to help clean up fire damage.
- Comments were made that gas pumps at the Golden Acorn are not properly calibrated, and are not subject to state weights and measures inspections, causing some individuals and fleet vehicles to no longer purchase gas there.
- Local resident also commented on the increased number of dead raptors she has seen during her daily commutes along I-8 since the Kumeyaay wind turbines and Sunrise Powerlink were constructed.
- Announcement of SDAA's Tierra Del Sol Observatory Star Party / Public BBQ on October 13th.

8. MEETING ADJOURNED AT 8:59 PM:

Minutes submitted by Donna Tisdale, Chair _____

Approved by Group on: November 1, 2012