

**COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP
APPROVED MINUTES/SUMMARY FOR DECEMBER 5, 2013**

MEETING CALLED TO ORDER: 7:00 PM, Thursday, December 5, 2013 at Boulevard Fire Training / Community Room, 39919 Ribbonwood Road, Boulevard CA 91905 (Modular behind station on right side)

A. ROLL CALL (Determination of quorum):

- Members present: **3**) Chris Noland; **4**) Donna Tisdale; **5**) *Michele Strand*; **7**) Jeffrey McKernan
- Robert Maupin (EXCUSED / BUSINESS); **2**) Melody Ponchot (EXCUSED/MEDICAL); **6**) VACANT; Chair announced that *vacant seat 6 is open for application to registered voters living within the Boulevard Planning Area; Contact the Chair for applications. Applicants must reside in and be registered to vote in Boulevard Planning Area.*

B. PLEDGE OF ALLEGIANCE:

C. APPROVE MINUTES FOR NOVEMBER 7TH MEETING:

- *M/S: approve November 7th minutes as written: Passed 4-0-0*

D. PUBLIC COMMUNICATION:

- Tammy Daubach reported that several black chow dogs had been abandoned in Boulevard – do not feed them.
- Chris Noland noted the court hearing for Sexually Violent Predator placement in Jacumba will be December 23rd.

E. ACTION ITEMS:

1. NEW BOULEVARD FIRE STATION UPDATE; QUESTION & ANSWER SESSION; POTENTIAL ACTION:

- Timothy Fitzgerald was present for County Fire Authority (CFA)
- CalFire Battalion Chief John Francois was present for Boulevard Fire
- County Project Manager, Darlene Cervantes, was present along with project contractors Danny Hunter and Al (?)
- Chair expressed concern for late receipt of request for waiver of site plan—after final agenda was posted.
- The New Plan was solicited as Design/Build with plans already designed making it difficult to make any changes, if project meets RFP requirements
- Maps were handed out with colored rendition of new station that was well received other than it is not in compliance with Boulevard Community Plan policies related to building overhangs.
- Original access was from Manzanita Dulce changed to Ribbonwood Road after determination it was more cost effective to move project to SE corner of 18 acre property
- 6.5 acre of site is not usable due to sensitive species found on-site (Desert Beauty)
- Jim Whalen (consultant for energy projects) stated there are no listed species on-site—which was challenged by the Chair.
- Cervantes promised to send sensitive species report.
- New station will include 3 apparatus bays for up to 6 vehicles
- Kitchen, day room, sleeping quarters for up to 6, parking in rear
- Artesian well is pumping about 3 gallons per minute onto the ground
- Water storage tanks will be installed next month or so and are expected to mediate loss of water
- Average 3-4 people will work on-site
- County will monitor wells for neighbors expressing concerns

- Cervantes passed out contact sheets for well monitoring
- Chair and Vice-Chair both requested that County contact all neighbors for monitoring
- A site plan waiver was requested to avoid additional \$250,000 for more stringent energy efficiency standards that start in 2014 (triple pane windows with argon gas/insulation).
- Ground-mounted solar will be installed later (4 months or so). Still waiting for RFP
- Fitzgerald reported that ground-mounted single axis tracking solar can be used for training easier than a roof-mounted system and will be easier to maintain
- Sheriff Department is interested in moving Boulevard Sheriff Substation to new Fire Station property if they can find the funds. Plenty of room on 18.3 acre parcel
- Cost of new fire station is just under \$3 million
- County is receptive to hosting a park and ride facility
- Setback about 100 feet from Manzanita / 400 feet from neighbors to north
- Setback about 60 feet from Ribbonwood / 700 feet from neighbors to south
- 30 foot communication tower will be located on south side of 8,400 square foot station
- Only 870 cubic yards of soil will need to be moved due to fairly level site
- Concrete fuel vault will be dual containment
- Well is about 600 feet deep. Water was first hit around 400 feet.
- Nesting birds can stop project during nesting season starting in February
- In response to question about increased response times in Tierra Del Sol area and increased insurance costs related to White Star closing and consolidating with Boulevard Fire, Chief Francois stated that ISO is already a 9 and that lack of fire hydrants works against us.
- Francois is willing to host Boulevard Community sign based on need to move it.
- New station is designed for essential services – not designated as an emergency evacuation center.
- Construction expected January – July 2014
- Discussion was held with consensus that there station is needed and no real alternatives for waiver.
- **ACTION: M/S: McKernan/Noland: Approve request for exemption from site plan processing requirements: Passed 4-0-0 (with 2 members absent and seat 6 vacant)**

2. SHOULD A MORATORIUM BE SUPPORTED FOR NEW LARGE-SCALE /COMMERCIAL PROJECTS UNTIL BOULEVARD FIRE STATIONS ARE VERIFIABLY STAFFED 24/7:

- During the Nov 7th meeting, a request was made by Group member Jeff McKernan to place this issue on the December agenda for action, based on concerns for dark days and chronic staffing issues
- Cal Fire Battalion Chief Francois reported that Boulevard and Jacumba Hot Springs stations are now being staffed and he has added station staffing to the Revitalization matrix for December 12th meeting
- Mold was found in the Jacumba Hot Springs Fire Station that must be cleaned up
- The FAA approved helipad at new Border Patrol station on Ribbonwood Road is now active and available
- **ACTION: McKernan/Noland: Recommend a moratorium for large-scale, industrial, and/or renewable energy projects until new Boulevard Fire Station is re-designated as a staffed (career) station; is fully operational; and fully staffed with specially trained staff and equipment for electrical fires and driver/operators: Passed: 4-0-0.**

F. GROUP BUSINESS: Announcements; correspondence; discussion items; project updates

1. Border Patrol Report: None

2. **Revitalization Report:**

- Tammy Daubach gave report.
- December 12th Revitalization meeting with Supervisor Jacob will be in Campo at 2:30
- Boulevard community sign must be moved—and has been placed on matrix
- Chief Francois has agreed to allow Boulevard community sign to be moved to new station property, but agreement needs to be in writing.

3. **Fire Safe Council Report:**

- Tammy Daubach gave report. Two FSC board vacancies need to be filled.
- Next meeting will be held at 7PM on Jan 27th at Boulevard Fire Station
- Pete Scully and Kathleen Edwards working on a plan for better communications and cooperation between fire agencies and communities
- It will be mandatory for CalFire Chief or Captain to attend all Fire Safe meetings
- Chair reported on Nov 19th meeting with Supervisor Jacob, Boulevard, Jacumba Hot Springs, and Campo representatives, and fire agency representatives related to dark days and chronic staffing issues—and promises made to help ensure future staffing and return of specialized equipment and staff training.
- Program being put together to clean yards for seniors and disabled residents
- FSC granted \$5,000 to Jacumba Lake clean-up project
- Approximately \$4,700 has been spent cleaning up Calexico Lodge area. Beetle infestation in oaks.
- FSC looking into setting up hazardous waste drop-off day in Boulevard / Jacumba

4. **SOITEC SOLAR PROJECTS: A 45 DAY COMMENT PERIOD IS EXPECTED TO BEGIN AROUND DECEMBER 12TH WITH A PUBLIC MEETING IN JAN 2014 FOR THE PROGRAMMATIC EIR (PEIR) FOR ALL 4 SOITEC SOLAR CPV PROJECTS AND 2 MAJOR USE PERMITS FOR 80 MW RUGGED SOLAR AND 60 MW TIERRA DEL SOL SOLAR:**

- Chair reported the PEIR is now expected to be released around Dec 19th or 26 or even January 2
- County will hold a public meeting at our Jan 2 BPG meeting or at our Feb 6th meeting.
- Soitec consultant, Jim Whalen, responded that Soitec's Desert Green solar project expects to break ground in Borrego in 2014.
- Whalen did not know if Soitec's Boulevard projects include the same ultra capacitor as the one shown in Soitec's Desert Green power point for Planning Commission.
- Groundwater investigations for Rugged Solar and Tierra Del Sol Solar are reportedly complete
- Water sources include on-site groundwater, Jacumba Community Services District, and Pine Valley water district

5. **ROUGH ACRES RANCH CAMPGROUND/CONFERENCE CENTER MUP: PDS2012-3300-12-021 (MUP):**

- County staff agreed with Group's September recommendation for a full project EIR
- No other new information

6. **ROUGH ACRES RANCH ROAD MAJOR GRADING PERMIT: PDS2011-2700-15622: APPLICANT GREGG HAMANN:**

- Nothing new to report

7. **LIVE OAK SPRINGS BULK WATER SALES; DUDEK'S NEW WORK PLAN FOR SOURCE CAPACITY STUDY & MODIFIED CPUC DECISION FOR RECEIVERSHIP:**

- Nothing new to report

8. **SDG&E's NEW 85-ACRE ECO SUBSTATION, 13 MILES OF NEW TRANSMISSION LINE, AND NEW LARGER BOULEVARD SUBSTATION:**

- Chair reported that November 13th Union Tribune article on controversial CPUC approval of SDG&E's 300% increase in water use , from 30 million to 90 million gallons, includes good info and photo gallery
 - A copy of article was included in agenda package
9. **MAJOR PRE-APPLICATION: INFIGEN'S 30 MW FOX ACRES SOLAR (PDS2013-MPA-12-012):**
- Nothing new to report. No formal application yet filed.
10. **CHAPMAN RANCH SOLAR PROJECT PROPOSAL:**
- Nothing new to report. No formal application yet filed
11. **SEMPRA'S CROSS-BORDER TRANSMISSION LINE WILL CONNECT THEIR ENERGIA SIERRA JUAREZ WIND PROJECT WITH SDG&E'S ECO-SUBSTATION:**
- Chair reported that the following information was provided by a resident who attended Sempra's presentation at Jacumba Hot Springs Sponsor Group:
 - Phase 1 started in November on the construction of the 47 turbine wind farm.
 - Environmental survey and engineering are done.
 - Turbines have been ordered from American and European suppliers (Sempra previously reported they had ordered 3MW turbines from Vestas).
 - They will be 3.3 MW turbines that stand 494 feet tall
 - Turbines will be 3 to 5 miles from the border. There will be utility 3 towers (not turbines) of 138 foot height on the American side. There will be 230kV lines.
 - There are 3 to 4 Phases, but not all of them will necessarily be implemented.
 - The Presidential permit only allows for wind energy and, according to the Sempra representatives' knowledge, there will never be any other energy sources coming over the border through this project
 - Representative was there to talk about the \$50,000 that is coming to Jacumba.
 - Friends of the Library is receiving \$7,000.
 - Revitalization, specially earmarked for the Jacumba Lake, \$2,500.
 - Safety such as generators, communications, and EMT, \$40,500.
 - Golden Eagles were mentioned and the Sempra rep said that they are working with San Diego Zoo as their consultants. The Zoo is concerned about Condors.
12. **REPORT ON LAND DEVELOPMENT PERFORMANCE REVIEW COMMITTEE'S OCTOBER MEETING:**
- Nothing to report
13. **IBERDROLA'S 200 MW TULE WIND:**
- The Chair reported that final approvals from the Bureau of Indian Affairs and State Lands Commission are still pending.
 - A court hearing is currently set for February 20th on the complaint for injunctive and declaratory relief that was filed against BLM approvals in US District Court by non-profit groups in March:
14. **WIND ENERGY ORDINANCE & PLAN AMENDMENT WERE APPROVED IN MAY: CEQA SUIT FILED IN JUNE:**
- The Chair reported that a Court hearing is currently set for April 25, 2014, for state court in San Diego, on the CEQA complaint filed against County approvals.

G. MEETING ADJOURNED AT 8:35 PM/NEXT REGULAR MEETING SET FOR JANUARY 2, 2014:

Minutes approved by Group on: 1-2-14

Donna Tisdale, Chair: 