

**COUNTY OF SAN DIEGO  
BOULEVARD PLANNING GROUP  
\*\*\*MINUTES /SUMMARY FOR MEETING HELD NOV 2, 2017 \*\*\***

**Meeting was called to order at 7:00PM** at Boulevard Fire Training Room, 39919 Ribbonwood Rd, Boulevard CA 91905

**A. MEMBERS PRESENT:** 1) Robert Maupin; 2) Earl Goodnight 3) Kevin Keane; 4) Donna Tisdale; 7) Ronald Hynum.  
**MEMBERS ABSENT:** 5) Michele Strand; 6) vacant.

**B. PLEDGE OF ALLEGIANCE:**

**C. MINUTES/SUMMARY FOR OCTOBER 5TH MEETING:**

- *M/S: MAUPIN/KEANE: Accept the Oct 5, 2017 minutes as corrected: PASSED: 5-0-0*

**D. PUBLIC COMMUNICATION:**

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

1. **100MW BOULEVARD ENERGY STORAGE FACILITY; PDS 2017-ZAP-17-006; MINOR USE PERMIT FOR 2 ACRE PROJECT LOCATED ON APN'S# 612-09-059; 612-09-019; 612-09-017, NEAR BOULEVARD SUBSTATION:**

- The Chair pointed out her attached 4 ½ pages of initial comments that she drafted on Oct 22<sup>nd</sup>
- The Chair disclosed that the Law Offices of Stephan Volker submitted a 9-page comment letter on behalf of Backcountry Against Dumps, and for her as an individual. She serves as president of that non-profit.
- The highlights are: The project requires a Major Use Permit; a general plan amendment application; the minor use permit application is incomplete and fails to support project approval; project approval would be premature; the County must prepare an EIR to address significant environmental impacts, including fire risk, water supply depletion, biological impacts, local air pollution, noise pollution, cultural resource impacts, scenic degradation, and conflicts with the County's General Plan.
- At the Chair's request, Invenergy provided a full sized set preliminary plot plans for their project that were available for review at the meeting.
- She stated that she is familiar with the project site. It is rather scenic with boulders, oaks, elderberry, big sage brush, red shanks, yuccas, and more. There are unique boulder displays around the site, too.
- There are two residences visible adjacent to the project site. One to the south and one to the east.
- Both of those residents were present and stated that they oppose the project and so does their other neighbor.
- Neighbor Craig Neville expressed his strong opposition saying he lives on the eastern side of the project and has a deeded easement along the north side of the project parcels.
- Neighbor John Murphy expressed his strong opposition saying the project parcels abut his land on two sides and his road runs through the parcels. He has prescriptive grandfather rights for his homesteaded property, and so do at least two other homesteaded properties down the same road. He asked about water use, stating that his well is only 200 feet deep and has dropped in recent years.

- Wendy Erskine, another neighbor, asked about the steel building, fire safety and staffing, and recycling of batteries. She asked about how to file comments, when and where will the next hearings be held. She stated her property was also homesteaded and that she is aware of several wells in the area drying up. They do not have electricity.
- Kevin Keane expressed concern for the proposed use of a steel building that could collapse during an earthquake sparking a fire by shorting out the batteries. He also stated that lead batteries would be safer and less volatile than lithium-ion batteries.
- Tammy Daubach asked if this is just Phase 1. Will there be more phases in the future.
- The Chair noted that the application states that 100MW is the maximum, but that could change. She said that her research showed that these projects usually add more batteries when the current ones degrade, instead of removing batteries.
- There was a discussion on the status of the special firefighting equipment and foam vehicle that was supposed to be housed locally as part of mitigation for ECO Substation and Boulevard Substation, but went to Lake Morena instead.
- Special firefighting equipment, foam, and training is needed for this project.
- Nancy Satallante asked about starting a petition, saying she was very concerned but not sure how to proceed.
- **PDS FORM 534: M/S: KEANE/MAUPIN: recommend denial of Boulevard Energy Storage project; recommend concrete building over steel, and lead or lithium-ion batteries; address earthquake safety: PASSED: 5-0-0.**
- **M/S: HYNUM/KEANE: Authorize Chair to submit appropriate comments: PASSED: 5-0-0**

## 2. 80MW RUGGED SOLAR PDS2017-MUP-12-007TE

- The Chair disclosed that the Law Offices of Stephan Volker submitted a 5-page comment letter, with attachments, on behalf of Backcountry Against Dumps, and for her as an individual. She serves as president for that non-profit.
- That letter raised the following issues: The Rugged Solar application is inadequate and fails to demonstrate a reasonable rationale justifying the requested time extension; Project modifications and changed circumstances demonstrate that the project is not needed and that no time extension is warranted; project modifications and changed circumstances necessitate Supplemental Environmental Review prior to any additional discretionary project approval.
- With Soitec gone from this project, the new developers can no longer claim so-called benefits from the now closed San Diego manufacturing plant and the alleged jobs that went with it.
- The project is not needed. According to an extensive LA Times article, Californians are already paying billions for power we don't need.
- Project neighbor York Heimerdinger stated that regular PV takes up more space/footprint than the former Soitec Solar CPV units. He said Soitec's project was 6 million square feet of glass. And asked how many square feet of PV panels were planned.
- York also reported that the new Rough Acres Road is now being paved with gutters, but few turnouts.
- He and others thought it was supposed to be DG.

- Linda Shannon also complained about the paving and curbs going in front of her place.
- Jim Whalen confirmed that he had just started working for the developer, Clean Focus, at around 6PM just before the meeting started.
- When asked about Rugged Solar using water from Rough Acres wells, Whalen said the County was now very strict on water use and said lessons were learned with Tule Wind water use.
- Kevin Keane said that CPV could make a comeback if the feds go through with proposed tariffs on imported solar panels.
- Questions were also raised about pylons being driven in and whether any blasting will be necessary.
- ***M/S: MAUPIN/KEANE: Recommend denial and authorize the Chair to submit appropriate comments: PASSED: 5-0-0.***

3. **60 MW 420 ACRE BOULEVARD SOLAR MUP12-010TE PDS2012-3300-12-00 @ 796 Tierra Del Sol Road; Scoping Letter released on 10-11-17:**

- Bob Maupin stepped down and recused himself explaining that the project abuts his ranch.
- The Chair disclosed that, at the end of August, the Law Office of Stephan Volker submitted a comment letter for Backcountry Against Dumps and for her as an individual.
- The County issued their project scoping letter on Oct 11<sup>th</sup>, listing the following major project issues: application is not complete under CEQA; inadequate project description; Major Use Permit findings must met; inadequate plot plan, visual resources, offsite impacts, groundwater resources.
- At her request, the developer supplied two full-sized sets of preliminary plot plans.
- Those plans show that two new wells are planned; one next to Bob Maupin's ranch and one close to neighbors on the western project boundary. Private homes and wells are on 3 sides with Mexican homes and wells on the south side.
- The County recommends that all the information requested in the scoping letter be submitted by the developer by Dec 22<sup>nd</sup>.
- Invenergy has signed service forms from Live Oak Springs Water, Jacumba Water, and San Diego County Fire Authority.
- Estimated discretionary processing costs are estimated at over \$285,000.
- The Chair said a recommendation for or against the project was needed for PDS Form 534. She also requested authorization to submit comments on the scoping letter and plot plans.
- ***M/S: HYNUM/GOODNIGHT: Recommend denial of the Boulevard Solar project and authorize the Chair to submit comments on the scoping letter and preliminary plot plans and other appropriate issues: PASSED: 4-0 with Maupin recused.***

4. **TULE WIND, LLC, IS SEEKING NEW FCC LICENSE FOR EXISTING 263' MET TOWER; FCC APPLICATION # A1090303:**

- The Chair reported that Kevin brought to her attention a difference between notice and actual application.
- Kevin said the difference was minimal and of no consequence.

- In response to several questions, Kevin (who is in the communications field) said the MET tower is designed to be the same height as the wind turbine hubs. The communications equipment addition is needed to move data to the control center and is similar to Wi-Fi. He also asked if there was a chance for more communications equipment to be applied for in the future.
- The existing MET tower is 80 meters = 262.5 feet in height and already has required bright FAA lighting.
- The Chair asked if anyone wanted to take action.
- There was a consensus that NO ACTION be taken, based in part on the fact that the MET tower is already there and the FAA is unlikely to deny the project.

5. **REQUEST TO MOVE DECEMBER MEETING TO THURSDAY DEC 14:**

- The Chair stated this change was no longer needed due to a change in her schedule. The meeting will remain on the First Thursday, Dec 7<sup>th</sup>.

**F. GROUP BUSINESS & PROJECT UPDATES – DISCUSSION ONLY**

6. **ANNOUNCEMENTS & CORRESPONDENCE:**

- **APPLICATIONS ARE BEING ACCEPTED FOR SEAT #6:** The remainder of the term for Seat #6, vacated by Paula Byrd, runs through January 7, 2019. For information on applying for appointment to Seat #6, contact Donna Tisdale at 619-766-4170 or [tisdale.donna@gmail.com](mailto:tisdale.donna@gmail.com)
- **GOVERNOR BROWN VETOED SB649:** He sided with local governments over the telecommunications industry, saying a more balanced solution is needed than the one achieved with this bill.
- The Chair reported several calls from local tribal members, asking if she knew anything about a new wind turbine project planned locally.
  - All she knows is that a new 414MW wind project has applied to connect to the grid between Japatul and Ocotillo.
  - She contacted both the Forest Supervisor and the BLM Supervisor.
  - They both told her that no wind project is planned for their land.
  - The only other land mass big enough is local tribal land. No other details at this time. She estimated between 129 (3.2MW) turbines or 207 (2MW) turbines.

7. **REVITALIZATION REPORT:**

- Ron Hynum thanked Revitalization, fire safe, and the Daubach family for putting on the Halloween event. Tammy Daubach thanked Ron and family, too.
- Friends of the Library will meet in Jacumba Library on November 14<sup>th</sup> at 6:00 PM.
- Tzu-Chi Medical Outreach event had over 80 attendees.
- Supervisor Dianne Jacob's Backcountry Matrix Meeting is December 13<sup>th</sup> at 2:00 PM.
- Revitalization's next meeting is December 18<sup>th</sup> at 6:30 PM.
- December 2<sup>nd</sup> is the Mt. Health Breakfast with Santa for Jacumba and Campo.
- The grand opening of the Boulevard library kiosk will be in December.

8. **FIRE SAFE COUNCIL REPORT:**

- Jacumba Community Clean-up Days: Volunteers made 27 trips to pick up trash from those who signed up needing help to move the trash. More than 114 loads of trash and 21 loads of brush dropped off. There were 8 total dumpsters. A water truck was used to suppress dust and a tractor was there for compacting.
- The off road no trespassing signs were posted around fire dept property on the Tuesday after the meeting.



- The next Fire Safe meeting will be at the Boulevard Training Room on November 28<sup>th</sup> at 6:30 PM. Board members will be nominated.
- The Trick or Treat event in the equipment bay had approx. 100 attendees. 13 organizations donated candy for the event. 25 community members, 7 of which were firefighters, helped run the event. By selling sandwiches, there was a total of \$280.00 raised to improve the old fire dept. property. Clover Flat donated all of their Halloween supplies to be used at the event.
- Free chipping in Jacumba this Saturday from 8:00 AM – Noon. All loads must be there before noon.

**9. COUNTY'S CLIMATE ACTION PLAN (PDS2015-POD-15-002), GENERAL PLAN AMENDMENT (PDS2016-GPA-16-007), DRAFT SEIR (LOG NO. PDS2016-ER-16-00-003): UPDATE ON OCT 20 PLANNING COMMISSION INFORMATION ONLY MEETING:**

- The Chair reported attending the Oct 20th Planning Commission information only meeting but did not speak. She had already submitted comments for the Group.
- Did not learn anything really new.
- Some commissioners questioned why we need to go to all this effort to reduce emissions –State mandates.
- Some commissioners made comments in line with the Boulevard Planning Group's position that solar parking shade covers and other on-site projects are better than large rural projects.

**10. TULE WIND PHASE 1 - CONSTRUCTION & GROUNDWATER MONITORING UNDERWAY:**

- The Chair reported that she had asked both the County Groundwater Geologist and the Planning Director to provide a complete list of all the water consumed to build Tule Wind, and the sources. They said will get back to her.
- Jim Whalen reported that Tule Wind is close to being done with testing pending. They need to be in operation by the December 31<sup>st</sup> deadline.

**11. TULE WIND PHASE II: No news to report.**

**12. ROUGH ACRES RANCH CAMPGROUND/CONFERENCE CENTER: PDS2012-3300-12-021 (MUP); PROJECT PLACED ON HOLD BY APPLICANT:**

- This project was supposed to be removed from agenda.

**G. MEETING ADJOURNED AT 8:15 PM: NEXT MEETING SET FOR THURSDAY DECEMBER 7<sup>TH</sup> @ THE BOULEVARD FIRE TRAINING ROOM:** For more information, contact Donna Tisdale, Chair, at 619-766-4170 or [tisdale.donna@gmail.com](mailto:tisdale.donna@gmail.com)

Minutes approved by the Group on 12-7-17

Michele Strand, Secretary:

