

SOUTH SUBCOMMITTEE AGENDA
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA

FINAL Meeting Minutes for
August 2, 2022

1. CALL TO ORDER – meeting called to order by Elio Noyas at 7:01
2. PLEDGE OF ALLEGIANCE - led by Elio Noyas
3. DETERMINATION OF MEMBERS PRESENT
Consideration Will be given to Members Who Have Missed Consistently. They Will Be Removed and Will Need to Reapply for Membership.
Attendees: Ken Brennecke, George Eastwood, Lynn Hopewell and Elio Noyas
Absent – Deb Foster, Thomas Levin, Ester Scannell Workman
4. Corrections/Approval to South Subcommittee Minutes 7-5-22 – move to approve minutes as presented by Elio Noyas, 2nd by Lynn Hopewell. Motion carried 4-0-0-4 (Deb Foster, Thomas Levin and Ester Scannell Workman absent)
5. ANNOUNCEMENTS - None
6. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY - None

ACTION ITEM:

7. ZAP 22-006. The proposed project would be a request for a Minor Use Permit to construct 39 megawatts (MW) / 78 megawatt hours (MWH) of battery energy storage located on approximately 1.70 acres at the southwest corner of an 11-acre property on the north side of Creelman Ln between Ashley and Keyes. The property has a single-family residence. The proposed project would include 32.2-foot long, 5.6-foot wide, and 8.7-foot-tall battery storage containers on individual concrete equipment pads, approximately 5-feet apart, and would connect to the substation on the south side of Creelman Lane via underground lines. Carried over from 7-7-22 RCPG meeting

Skylar presented for the company. Skylar shared that they are based in Solana Beach. He presented a document showing other sites and went over the experience of the management and what they have in San Diego County. The project would increase the capacity for electrical storage and will help level out the cost of power. Will increase public safety as it won't be done with natural gas. Presented a site list, based on substation name and where they are and the number of megawatts. Maps showing project locations, one is in Spring Valley, Chula Vista, Mesa Heights, Imperial Beach near a substation. El Cajon site, Alpine pre-op process there, Los Coches off Hwy 80 is a single system, next site in construction will be La Mesa. Showed high level site plan showing fire access, retaining and sound walls around system. Also presented what the site looks like now and what it'll look like once constructed. Showed existing condition of east side and what it'd look like after construction. A lot less obtrusive to the eyes. He spoke to the storage containers and that they won't look like large containers. It's a low maintenance site and would only be visited every few months to change filters. Showed levels of sound, so no noise pollution in the area. Sound barely makes it to the substation. Most night time decimal levels are 50 and

their project is 45. Elio Noyas said with the landscaping it's been updated. Skylar said yes. George, resident near the location, asked is Code Enforcement going to make sure the landscaping is taken care of. He wants the County to sign off on it. Elio wants to see landscaping started before the project starts and wants it known that we want it taken care of. George the problem before with the solar farm on Warnock was that landscaping wasn't taken care of and that Code Enforcement makes sure it's maintained. Elio the wall is taller than the containers, residents were concerned about the height and that it's not a Costco. Given that the noise level is lower than expected we're ok to have a lower wall to cover the sound.

Elio reminded group that we are spokes people, but we could be unanimous and get over ruled by the County Supervisors. We're advisory only, it can go to the Ramona Community Planning Group meeting and can get same or different outcome and when it goes to County a different outcome.

Bob Romeo, lives on Creelman. The big question is according to rendition not to scale, they have 11.5 acres, and they're getting a variance for the 11.5 acres. Skylar their only leasing 1.7 acres. Bob said notice from county says approval of 11.15 acres for use. So, what's the deal? They get approval for 39 or do they put more than that. Skylar says it's 11.15 acres and only have approval for 1.7 acres. Bob they're going to get approval for 11.15. Elio said but it says it's approved for 1.7 acres of the 11.5 acres. If they want to construct more than they have to they need to get another permit. Bob once they get the approval, they can change how the project is done. What about the substation will it handle it. Other companies have already started to try and buy property, and the one behind substation it trying to buy property. At 840 Creelman Lane in March/April had a geologist out there, did seismic tests. It's big, it's not just this. It's not just 39 and it's what's happening. John Huss, they all live there for a reason, because they don't like the city, if he wanted to live next to a battery storage facility, he'd live next to one. They drive down and see horses and pastures, but on Creelman Lane they see a chain link fence. One third of the plants around the solar field are dead or dying. Property values will go down once battery storage is put in. It'll increase traffic if they put in a road. Elio said we've been talking about this since San Diego Gas and Electric (SDGE) put in the solar field, but no one has done that. The company is saying they'd have a vehicle a month or so. What's the impact on animals and humans. They're property borders that. They're putting it at the southwest corner, basically 5' from their fence. The point is he doesn't want to look east and look at the storage field. Like Bob said across from the solar field, a company bought the property and there's a lot of people doing surveys on the property. Like Bob said we'll have another solar field? George, first question he had what's it doing going into A70. He looked it up and under A70 they can have low impact utilities put on the property. The county has zoned the property, so this use is permissible. John said someone mentioned that this would impact Ramona and their electric bills. But doesn't believe that is the case. The bottom line is that this is a business and they're there to make a profit. If you're putting a business next to his house, make it something else.

Grace McKenney has been in Ramona for 16 years and she's familiar with noise and how noise abatement doesn't work and can hear the high school. They'll be able to hear the

batteries humming. If they have a fire what happens to the ground when the batteries burn. Elio said they are self-contained, but it is a hazmat condition. Grace but what happens to the dirt. Skylar shared that they have a temp sensor, and the fire department will be called out and the risk of fire is very low. Grace asked has he watched what happens with a lithium battery. She's primarily concerned about the noise. Skylar the sound study done is very conservative, they're all on separate circuits. Grace asked who hires them, they have private equity businesses. Grace did they buy the land. Skylar said they're just leasing the land. They're only leasing 1.7 acres. Grace asked about the zoning. George said he read what A70 covers. Which allows low impact utilities, battery, solar. Grace, if they don't want this to happen what do they do. Elio said what they're doing now. They can contact Joel Anderson and let him know their feelings. Also attend the RCPG meeting. Grace asked what are the chances of stopping the project. Elio reminded them that we're advisory only, we have no power over what the County does. George, he was a leader of their neighborhood and fought things with the County. Your county supervisor is the person you need to convince. First read the regulations as he has to go by them as well. If the neighborhood is organized go to the County level meeting. If everyone in the neighborhood writes Joel Anderson and lets him know how unhappy they are about the project. George let Grace and other attendees know how to contact Joel Anderson. Grace is also concerned about the fact that they only last 20-30 years and then get recycled. Where do they recycle. Elio said that's another part of the problem. Skylar said they have to have a recycling plan in place since the funding comes from a bank(s).

Mark Madison, the substation is an eye sore from his property. Whether he likes it or not or how we make energy it's how we store energy now. What takes care of this. We're making more energy but can't store it. Someone made a comment that the solar on Creelman Lane isn't even being used. Everything is getting pushed toward electric, etc. As far as eye sores go, talk about 12' walls, once they cut and grade the property, you're looking at a 6' wall. Unfortunately, one piece of property will have 12' walls. He's the closest house next to the project. And he wants the ability to say what happens. A couple signs showing a number of landscaping is looking bad. As far as landscaping ahead of time wouldn't make sense to start landscaping. Elio but once the grading is done, they could start the landscaping. Skylar said as a private company they want to work with us, if this doesn't go through, they have better odds with them as the property owner could go to someone else. Lynn Hopewell said Scotty Ensign is willing to work with them on landscaping and using native plants. Elio asked Skylar has anyone else approached him about the additional acreage. They did calls. Elio is it related to the solar. Russ believes so. Elio asked Skylar, given the size of the solar field there, how much more feasible would it be to add. Are we taped out or will someone else add more storage. Skylar said for that substation what they're doing max's out the substation. The first interconnection they went through there weren't charge limits, but the 2nd had limits. Elio so if this is in place, we wouldn't see more batteries. We'd then be looking at more solar vs. batteries. Skylar said they are max'd out, and they charge at night. Not saying someone wouldn't come in with a 100-megawatt system. But for what they're doing the substation won't handle any more batteries.

Elio, one thing he took with the last meeting with Scotty Ensign, is the look of the rock wall. Scotty said maybe if it looked like a barn. Likes the look of a water tower for solar. Scotty

said what if we could make it look like a barn, if the containment could look like a barn which would be more than 12'. Make it look like a roof, but not really solid. Have it look like a big red barn without a roof. If people aren't happy with a block wall. If it was a metal building with landscaping. If we don't vote for this someone else will probably come behind them and try to put something else in. The main issue is for the people that live there, know it won't look like a ghetto bldg. What's next and Ramona is getting all this stuff here. George asked why the company picked this site. Skylar said that this substation needed more support. They look at each circuit and this substation needs the help. Resident said it sounds like we on the subcommittee think it's a done deal. George, let them know it's allowed due to the zoning. He's going to decide on what the law and regulations say. George what was the motion. Elio said at the last meeting there was a motion to approve. Elio said, the last time to be fair to everyone we'd table until the next meeting so that the community had a voice. Last motion to approve with additional screening. George, likes the barn idea, mitigating. How about the idea, what they do in Ramona is the way they do the mural projects. Skylar said they can do the barn idea without a roof. On the wall they could do a mural with horses. Another resident said a mural may draw more traffic. Ken Brennecke said at the last meeting it was talked about a bevel sending the noise back to the project. Skylar said they didn't think it was necessary. George Eastwood made motion to not approve project knowing that it's a permitted use, the community prefers that agriculture land be used for agriculture purposes that this project be moved to a nonagricultural area, 2nd by Ken Brennecke. Motion carried 4-0-0-4 (Deb Foster, Thomas Levin and Ester Scannell Workman absent)

8. Concerns from Members

George Eastwood shared that in his neighborhood a home is owned by absentee owner who wanted to have an Air BnB. They have code enforcement on it right now. He's seeing trends where you have corporations buying homes and then using homes in the most profitable way they can, like and Air BnB. Doesn't know how to fight. Elio Noyas said because of the price of homes in the last couple of years it pushes out low-middle class. George said they have CC&R's, but he's checked zoning laws and it's not allowed in his area. They can only rent out homes. Can see where this might happen in more areas.

9. Agenda Item Requests - None

10. Adjournment – motion to adjourn made by Ken Brennecke, 2nd by George Eastwood.
Meeting adjourned at 8:19pm.

Next meeting is Tuesday, August 30, 2022.

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