

COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP (BPG)
MINUTES / SUMMARY FOR IN-PERSON MEETING HELD ON JUNE 2, 2022

A. MEMBERS PRESENT: 1) Manuel Casanova (not yet seated); 2) Earl Goodnight 3) Kevin Keane; 4) Donna Tisdale; 6) Michael Coyne; 7) Nancy Good. **MEMBERS ABSENT:** 5) Michele Strand

B. PLEDGE OF ALLEGIANCE (optional):

C. ACT ON DRAFT MINUTES/ SUMMARY FOR MAY 5TH MEETING:

- *M/S: Goodnight/Good: Approve May 5, 2022 minutes as corrected: Passed: 5-0-0*

D. PUBLIC COMMUNICATION: No public comments made

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

1. COMMUNITY BENEFITS AGREEMENTS (CBA); POD: 21-007:

- CBAs were originally discussed by the County for renewable energy projects but are now being considered by the Board of Supervisors for other major development projects, as well.
- Jim Whalen said he expects this issue to be heard by the Board of Supervisors in July or August.
- The goal is to avoid what happened with the last minute \$4 million JVR Solar CBA that has resulted in community division and in-fighting over the funds.
- Jim Whalen also mentioned that a community needs list had already been drafted by Tammy Daubach for Jacumba Boulevard Revitalization Association but no one remembered working on or seeing that list.
- Needs for Clover Flat Elementary were raised along with previous failed attempts to provide funds through Mountain Empire School Foundation, restricted to Science, Technology, Engineering and Math (STEM) education.
- Funds were misdirected and there were problems getting people to serve on the foundation board to oversee those funds.
- There was a brief discussion on what should be included in CBAs for Boulevard.
- *M/S: Good/Coyne: Table the Community Benefits Agreement issue until the July 7th BPG meeting: Passed: 5-0-0*
- County Contact: (858) 505-6677; PDS.LongRangePlanning@sdcounty.ca.gov;
- Project webpage: <https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/cba.html>

2. REVISED TRANSPORTATION STUDY GUIDE (TSG) FOR VEHICLE MILES TRAVELED (VMT) - 30 DAY PUBLIC COMMENT ENDS 4 PM JUNE 13TH:

- Revised Transportation Study Guide (TSG) for VMT that establishes a VMT threshold using the regional average, which includes the entire San Diego region, including the incorporated cities.
- County staff confirmed that there is little to no effect on Boulevard from the revised Transportation Study Guide for Vehicle Miles Traveled.
- **NO ACTION TAKEN**
- Contact Bruno Cavalieri at bruno.galvaocavalieri@sdcounty.ca.gov or at the following phone number: 619-323-8864. See more details at this link: <https://www.sandiegocounty.gov/content/sdc/pds/SB743.html>

3. LIVE OAK SPRINGS WATER SYSTEM COUNTY SERVICE AREA 127:

- This item was moved to top of agenda to accommodate Staff.
- County staff provided a power point and verbal update in partial response to comments received on the MND: Gael Getz, Ryan Lau, Masha Landau, and Peejay Tubongbanua

- Still working on response to comments: Project Description edits; aesthetics; groundwater resources; population and housing; miscellaneous
- New water tanks will be located in approximately same location that has already been disturbed.
- Tanks will measure approximately 33 ft wide x 16 ft high with potential for 15 gallon oaks or other trees to be planted for screening.
- County hydrologist, Jim Bennett, reviewed Dudek's 2013 & 2015 Live Oak Springs source capacity studies and produced a memo with determination that the Project will have no well interference or significant impact.
- Bulk water sales are allowed per Ordinance 10963; if bulk water sales are considered in the future that issue will be revisited with the community first.
- Project is not growth inducing; no new connections involved; LAFCO would need to approve any new annexations or connections.
- Project figures were not intended to show adjacent non participating properties / well locations.
- Current portable generator will be replaced with diesel emergency generator with secure connections and fuel storage. Diesel is preferred over solar or propane because County fuel vehicles can access area during emergencies, with permission, when other fuel contractors cannot.
- Golden Acorn Casino expansion: staff could not find any formal notice of alleged addition of new hotel or other casino expansion.
- Chair Tisdale expressed concerns that the Dudek analysis and memos disingenuously claim they don't know the location of adjacent tribal domestic and casino wells when they are visible from Old Hwy 80. She offered to directly show them the locations of those wells.
- As an adjacent project neighbor whose property is considered part of Live Oak Springs, Nancy Good expressed strong concerns for potential Project impacts to their private well and asked if their property and others could be annexed to Live Oak Springs Water in the future, if their wells go dry.
- Good also expressed concerns with bright light issues and noise impacts from diesel generator during multiple day power shutoff events.
- Peejay Tubongbanua responded that LAFCO would need to get involved in any potential service area expansion; the Diesel generator will be enclosed with a sound barrier; and new shielded light fixtures have been ordered; and fuel storage will be in compliance.
- Michael Coyne expressed concerns with small RVs being replaced with large mobile homes that will increase water use and sewage generation. He wants to avoid expansion of non-conforming use when water and sewer capacity is already strained.
- Staff responded that they do not believe that type of expansion is allowed, especially if such a use has been dormant for over a year. The situation is being watched.
- DHS is also involved in the septic issue. Contact Michael Johnson regarding sewage / expansion issue.
- June 29: Board of Supervisors hearing on Phase 1
- Fall/Winter 2022 construction
- Website: <https://www.sandiegocounty.gov/content/sdc/dpw/h2o1.html>

F. GROUP BUSINESS, ANNOUNCEMENTS:

1. REVITALIZATION & FIRE SAFE COUNCIL REPORTS:

- Earl Goodnight reported on recent and pending chipping events: June 18th chipping at Back Country Resource Center along with mattress recycling; August clean up event will include large items.

G. PROJECT UPDATES:

1. 74 MW RUGGED SOLAR PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION; ADDENDUM TO REVISED PROGRAMMATIC EIR & COMMUNITY BENEFITS UPDATE:

- Chair reported submitting 21-page comment letter by May 23 comment deadline and provided copies to members and interested parties.

- Jim Whalen disapproved of Chair's personal comments being submitted on BPG letterhead.
 - Kevin Keane agreed with Whalen's disapproval.
 - Chair said their point was noted and suggested that they could file a complaint.
 - Michael Coyne said Chair's comments would have been endorsed by majority.
 - Suggestion to hold a vote to endorse Chair's comment letter was denied. A vote was not on the agenda.
 - Whalen reported the County is working on Conditions of Approval. Only 4 comment letters submitted.
 - Project likely to go to Planning Commission in July.
 - Tisdale noted that the Project is over a decade old and has survived a court challenge. People know it will be approved regardless of local concerns.
 - Rugged Solar Community Benefits were briefly discussed along with speculation for vague potential matching funds from County.
 - Current PDS Project Manager: Regina.Ochoa@sdcounty.ca.gov (619) 323-8090. Public comment ended 5/23/22. Project documents are posted at: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-12-007W1.html>
2. **BOULEVARD MICROGRID & STRATEGIC UNDERGROUNDING:**
 - SDG&E's Boulevard Energy Storage Microgrid Project could reach COD by May 1, 2023. See page 13 at this link: <https://tariff.sdge.com/tm2/pdf/3992-E.pdf>
 3. **20 MW STARLIGHT SOLAR + 80 MW EXPANSION:**
 - AES is fully out of Project. Several others have shied away over Haagen's desire for underground gen-tie.
 - USFW & FWS took tour of Project with Whalen. They were reportedly excited about quality conservation land in southern part of Haagen property.
 4. **TERRA-GEN'S 252 MW-60 TURBINE CAMPO WIND PROJECT APPROVED BY BOARD OF SUPERVISORS ON 3-17-21 WITH VOTE TO APPROVE BOULDER BRUSH FACILITIES. APPEAL OF FEDERAL APPROVALS OF CAMPO WIND FILED IN 9TH CIRCUIT COURT APPEAL ON 2-22-22:**
 - Campo Wind and tribal leaders are still dealing with internal tribal opposition and problematic supply chain for project components.
 5. **TERRA-GEN'S BOULDER BRUSH SUBSTATION FACILITIES PDS2019-MUP-19-002; PDS2019-ER-19-16-001; UNANIMOUSLY APPROVED BY BOARD OF SUPERVISORS 3-17-21. CEQA CHALLENGE FILED. CAMPO BAND FILED MOTION TO INTERVENE. FAA APPROVED TRANSMISSION TOWERS IN FEB-MARCH 2022:**
 - No news on final court ruling after judge failed to follow usual practice to adopt the tentative ruling that would allow tribal intervention.
 6. **90 MW JACUMBA VALLEY RANCH ENERGY PARK (JVR SOLAR); APPROVED BY BOARD OF SUPERVISORS ON 8-18-21. CEQA LAWSUIT CHALLENGING APPROVAL WAS FILED ON 9-20-21:**
 - Court hearing reportedly scheduled this month.
 7. **ENERGIA SIERRA JUAREZ (ESJ) WIND II-EXPANSION COMMENCES OPERATIONS:**
 - FEB 8, 2022: Sempra announced commencement of operations for 108MW (26-Vestas V150-4.2MW) expansion of existing 155 MW ESJ Wind I project (47-3.3 MW turbines) on 13,000 acres south of the border just east of Jacumba and Ejido Jacume.
 8. **TERRA-GEN'S 126 MW TORREY WIND PROJECT WITH 30-4.2 MW TURBINES: PDS2018-MUP-18-014:**
 - On March 14th, PDS granted Terra-Gens March 14th request for project time extension through September 24, 2022. They are waiting for Boulder Brush litigation to resolve.
 9. **TULE WIND PHASE II-69MW:**
 - Currently permitted to erect up to 24 new turbines on State land and the Ewiiapayaap Reservation, with a capacity of 69 megawatts, as expansion to existing 131.1 MW Tule Wind I with 57 -2.3 MW turbines.
 10. **100MW BOULEVARD ENERGY STORAGE PDS2017-ZAP-17-006:**
 - Project proposed to connect to Boulevard Substation is on the County's idle project list.
 - Currently waiting for response from County on project status that had an April 30 deadline to be withdrawn; reactivated; or moved forward for denial.
 11. **60 MW 420 ACRE BOULEVARD SOLAR MUP12-010TE PDS2012-3300-12-00 @ 796 Tierra Del Sol Road;**

- No project progress reported. Approved in 2014 and terminated by Soitec Solar in March 2015. Invenergy withdrew from project in 2018.
- Absentee owner reportedly still promoting Project. Permit reportedly expires in July 2022.

H. MEETING ADJOURNED AT 8:10 PM. NEXT MEETING SCHEDULED FOR THURSDAY, AUGUST 4TH, 2022.

Minutes approved by Group on 7-7-22

Donna Tisdale, Chair: *Donna Tisdale*

For More information contact Donna Tisdale, Chair at 619-766-4170 or tisdale.donna@gmail.com ; Current and past meeting agendas and approved minutes are posted on the County website @ <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/blvd.html>

**Disclaimer Language included as directed by San Diego County PDS: Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control. Access and Correction of Personal Information: You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.*