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8   CORRECTED TRANSCRIPT

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10   San Diego Board of Supervisors

11   JVR Energy Park Major Use Permit, Fire Protection

12   and Mitigation Agreement, and Environmental

13   Document Agenda Item #1

14   August 18, 2021

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 1              VICE CHAIR NORA VARGAS:  The first item

 2   on the agenda is a public hearing on the JVR

 3   Energy Park major use permit, fire protection and

 4   mitigation agreement, and environmental document.

 5   Clerk, I will go ahead and turn it over to you.

 6              CLERK:  Thank you, Vice Chair Vargas.

 7   We're actually going to turn it over to our

 8   deputy chief administrative officer, Sarah

 9   Aghassi to kick it off.

10              DEPUTY CHIEF SARAH AGHASSI:  Thank you,

11   Andrew.  Good morning.  We do have a staff

12   presentation, Vice Chair Vargas and members of

13   the board, on this item.

14              CLERK:  While the staff is loading the

15   presentation, any members of the public that

16   requested to speak by phone on this item, please

17   dial in to the conference line now, using the

18   instructions that were provided to you.

19              NICHOLAS KOUTOUFIDIS:  Good morning,

20   Chair Fletcher and supervisors.  I'm Nicholas

21   Koutoufidis with Planning and Development

22   Services.  Today Ashley Smith and I will be

23   presenting on Item No. 1, the request for the JVR

24   Energy Park Major Use Permit.  The Department is

25   before you today recommending approval of the
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1   solar facility project.

2   The project site is located immediately

3   to the east of Jacumba Hot Springs and to the

4   south of Interstate 8. The U.S.-Mexico border is

5   located along the southern boundary and Old

6   Highway 80 traverses the site.

7   The project is a solar energy

8   generation and storage facility which will

9   produce 90 megawatts of renewable electric power.

10   As originally proposed by the applicant, the

11   solar facility totaled 643 acres within the

12   1,356-acre project site.

13   Based on concerns raised by the

14   community of Jacumba Hot Springs, the applicant

15   increased the distance of the solar facility from

16   Jacumba Community Park and along Old Highway 80,

17   which reduced the footprint of the solar

18   facility.

19   To further address the community's

20   concerns, staff recommends the including of a

21   300-foot buffer from residential properties north

22   of Old Highway 80 to increase the distance from

23   these properties, which is described as the

24   Community Buffer Alternative in the Environmental

25   Impact Report. For the rest of this

1   presentation, this alternative is referred to as

2   the Community Buffer Project.

3   In 1986, the county designated most of

4   the project site as a specific planning area with

5   the goal of generating renewed interest in the

6   Jacumba area. Under the current general plan,

7   the allowable density within the specific

8   planning area is 1,110 dwelling units, and could

9   also allow for a variety of visitor-oriented

10   uses.

11   Previously, two specific plans have

12   been submitted to the county, one of which was

13   denied and the other was withdrawn by the

14   applicant. In the past ten years, no specific

15   plan application has been submitted. This slide

16   shows the staff recommended 604-acre Community

17   Buffer Project. The additional 300-foot buffer

18   from residential properties is shown in the

19   enlarged view.

20   Although the solar facility development

21   footprint has been reduced, the use of improved

22   solar panel technology will allow the facility to

23   generate 90 megawatts of electricity. The solar

24   facility is allowed in the specific planning area

25   with the approval of a major use permit and a

1   bonded agreement to decommission the solar

2   facility. The existing land use designation and

3   underlying density will remain.

4   Solar panels will be installed

5   throughout the facility and are shown in gray.

6   An underground system will collect the energy

7   from the solar panels and connect to the 25

8   inverter/transformer platforms which are shown in

9   bright green on the slide. The energy will then

10 be delivered to the substation, which will

11 increase the voltage.

12   The switchyard, which controls the

13 output of energy to the grid, will be connected

14 to the existing SDG&E 138-kilovolt transmission

15 line. The project also includes a total of 75

16 battery energy storage containers, which will be

17 installed throughout the facility. The image

18 shown depicts a typical battery container.

19   The battery system stores energy

20 produced during period of oversupply and

21 discharges it to the grid during periods of high

22 demand. The battery system will use lithium-ion

23 batteries. Each battery container will have an

24 internal fire detection and suppression system.

25   The solar panels will be mounted on

1 single-axis trackers that allow the panels to

2 track the path of the sun throughout the day.

3 The solar facility will utilize the latest

4 technology, which includes increased panel

5 wattage and double-sided panels which are capable

6 of generating energy from both sides of the

7 panel.

8 A decommissioning plan and a bonded

9 agreement are required to ensure decommissioning

10 of the solar facility. All components will be

11 decommissioned except the switchyard facilities

12 which will be transferred to SDG&E after

13 construction. The majority of the solar facility

14 materials can be recycled or reclaimed.

15 This photograph shows the existing view

16 looking east from the residential properties in

17 Jacumba Hot Springs to the north of Old Highway

18 80. The visual simulation on the left shows the

19 original project proposed by the applicant, which

20 includes a 30-foot setback from the residential

21 property lines, landscaping and tan slats in the

22 fencing as visual screening.

23 The solar panels are visible as a dark

24 band long the top of the fence. To the right is

25 a simulation of the Community Buffer Project with

1   a 300-foot setback from the residential property

        2   lines. This photograph shows the existing view

        3   from Old Highway 80 traveling eastward.

        4   The visual simulation on the left shows

        5   the original project which includes an

        6   approximately 60-foot setback from the south side

        7   of the highway. To the right is a simulation of

        8   the Community Buffer Project which includes a

        9   180-foot setback from the south side of the

       10   highway.

       11   During processing of the project, the

       12   county received comments from stakeholders

       13   including the Jacumba Community Sponsor Group,

       14   community members of Jacumba Hot Springs, local

       15   business owners, and glider pilots. In addition,

       16   various organizations, agencies, and tribes

       17   provided comments. These comments included

       18   concerns related to visual resources, biological

       19   resources, glider use of the Jacumba Airport, and

       20   fire.

       21   The community expressed concerns about

       22   the visual impacts of the project. At higher

       23   elevations, most of the solar facility is

       24   visible. This slide shows a comparison of the

       25   existing view from state land that was recently

1   transferred to Anza-Borrego Desert State Park and

2   a simulation of the solar facility as originally

3   proposed. The community of Jacumba Hot Springs

4   is visible in the far right of the photo.

5   The solar panels visible in the photo

6   within 300 feet of the community would not be

7   installed under the staff recommended Community

8   Buffer Project. The visual analysis determined

9   that the project's impacts to views from Jacumba

10   Hot Springs, state and federal public lands, Old

11   Highway 80, and Interstate 8 would be

12   significant.

13   Although mitigation measures would

14   reduce the impacts, these visual impacts would

15   remain significant and unavoidable.

16   Approximately 458 acres of the 604-acre solar

17   facility would be developed within the portion of

18   the project site that is fallow agriculture.

19   Approximately 126 acres of native vegetation

20   would be impacted.

21   The remainder of the development

22   footprint is developed or disturbed habitat. A

23   435-acre biological open space easement which is

24   highlighted in dark green in the slide, will

25   provide mitigation for impacts to native

1 vegetation and habitat. The open space is

2 contiguous to undeveloped state and federal lands

3 to the west.

4 　　　　　　The Jacumba Airport is unattended and

5 primarily used by gliders. PDS staff coordinated

6 with county airports and the San Diego Airport

7 Authority throughout processing of the project.

8 The adopted Jacumba Airport Land Use

9 Compatibility Plan, also known as an ALUCP,

10 establishes safety zone areas and open land

11 requirements.

12 　　　　　　The proposed solar facility is

13 compatible with the ALUCP safety zone

14 requirements. The project will exceed the

15 minimum required dimensions of open land to

16 provide a safety landing area for gliders and

17 aircraft in the event of an emergency.

18 　　　　　　ASHLEY SMITH: A fire protection plan

19 has been prepared which identifies fire risks and

20 identifies measures that will mitigate those

21 risks. These measures include fuel modification

22 zones, water tanks, a 24-hour remote control

23 center that can shut the solar facility off, and

24 a fire training program.

25 　　　　　　County Fire Station 43 is located

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 1   approximately one-half mile from the boundary of

 2   the proposed solar facility.  A fire protection

 3   and mitigation agreement will ensure funding for

 4   firefighting and emergency medical resources.

 5            Before any major use permit may be

 6   granted, it must be found that the location,

 7   size, design, and operating characteristics of

 8   the proposed use will be compatible with adjacent

 9   uses, residents, building, or structures.  These

10   include considerations to scale, bulk, and

11   coverage of the facilities, availability of

12   services, effects upon neighborhood character,

13   and suitability of the site for the type of

14   proposed use.

15            Based on the increased buffers,

16   required landscaping, suitability of the site for

17   the type of use proposed, and existing energy

18   infrastructure, the major use permit findings can

19   be made to approve the project.

20            A 300-foot buffer will be provided

21   between the solar facility and the community of

22   Jacumba Hot Springs.  The solar facility will

23   also be set back along both sides of Old Highway

24   80.  The project will be unmanned with periodic

25   maintenance; therefore, traffic during operations
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 1   will be minimal.
 2           The project will be consistent with the
 3   bulk and scale anticipated for the site under the
 4   specific planning area designation.  The
 5   proximity to the existing 150-foot-tall
 6   transmission line which connects to the Boulevard
 7   Substation makes this site suitable for a solar
 8   facility.
 9           The height of the proposed project
10   components would be less than the 155-foot-tall
11   Southwest and Sunrise Powerlink transmission
12   towers which transect the project site.  Existing
13   infrastructure in the area includes the Jacumba
14   solar facility and the East County Substation
15   which are within two miles of the site's eastern
16   boundary.
17           The project has been reviewed for
18   compliance with the California Environmental
19   Quality Act.  An environmental impact report was
20   prepared and made available for a 61-day public
21   review period from October 8th to December 7th,
22   2020.  A total of 153 comment letters were
23   received during the public review period with
24   most of the comments being in opposition to the
25   project.
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1   All environmental impacts would be

2   mitigated to less than significant, except for

3   visual resources as described in the previous

4   slides and mineral resources. The Community

5   Buffer Project would result in a permanent loss

6   of availability of a known mineral resource as a

7   result of the proposed on-site biological open

8   space easement to mitigate impacts to biological

9   resources. Impacts to visual and mineral

10   resources would remain significant and

11   unavoidable.

12   A decision-making agency may decide to

13   adopt a statement of overriding considerations

14   for a project because the agency views that the

15   benefits resulting from the project outweigh its

16   significant adverse environmental effects. Staff

17   finds that the project will have the following

18   substantial overriding benefits.

19   A 20-year term power purchase agreement

20   was recently approved between the applicant and

21   San Diego Community Power which is a Community

22   Choice Aggregation Program. Under the agreement,

23   renewable electricity will be provided to

24   approximately 57,000 homes in the cities of San

25   Diego, La Mesa, Chula Vista, Imperial Beach, and

1   Encinitas.

2   The project will reduce greenhouse gas

3   emissions that might otherwise have been emitted

4   by non-renewable energy by 508,000 metric tons.

5   The applicant has entered into an agreement to

6   sign project labor -- a project labor agreement

7   which guarantees the project will use union labor

8   for project construction.

9   The project will also provide

10   employment opportunities during construction with

11   500 workers on site during peak construction. On

12   May 18th, 2021, the Jacumba Community Sponsor

13   Group voted to recommend denial of the project by

14   a vote of 5 to 0, citing concerns with the size,

15   scale, and proximity of the proposed solar

16   facility to the Jacumba Hot Springs and other

17   impacts.

18   In June 2021, the Jacumba Community

19   Sponsor Group submitted an alternative solar

20   facility layout to the county. The alternative

21   solar facility layout submitted by the Jacumba

22   Community Sponsor Group reduces the solar

23   facility to 300 acres and focuses the development

24   north of the town.

25   The sponsor group states that this

1 alternative provides appropriate community and

  2 scenic buffers, supports tourism and future

  3 expansion of Jacumba Hot Springs, and

  4 environmental benefits.

  5   The applicant has indicated that this

  6 reduced solar facility would make it challenging

  7 to meet the requirements of the power purchase

  8 agreement and that this alternative isn't

  9 feasible. If the board wishes to consider

 10 approving this alternative, staff would need to

 11 update the project and environmental documents

 12 and return to the board at a future hearing.

 13   On July 9th, 2021, the Planning

 14 Commission voted to recommend approval of the

 15 project -- Community Buffer Project by a vote of

 16 5 to 2. Based on comments from the public, we

 17 would like to include two clarifications to the

 18 major use permit. The major use permit will be

 19 updated to include a height exception for five

 20 proposed steel poles ranging from 70 to 115 in

 21 height and staff will update the decision to

 22 require the decommissioning plan and bond prior

 23 to approval of building permits.

 24   Staff recommends the board of

 25 supervisors approve the Community Buffer Project

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 1   because the project complies with relevant codes

 2   and regulations and the required findings can be

 3   made.  The board may approve the project, approve

 4   with modifications, or deny the project.  If the

 5   board wants to consider increasing the distance

 6   between the project and the community, an

 7   additional hearing would not be required.

 8            The board also received a letter late

 9   yesterday evening from the California Department

10   of Fish and Wildlife.  The letter identifies

11   three specific items and requests.  The first

12   request is related to surveys for small mammal

13   species on the project site.  In the State's

14   previous comments on the EIR, they requested that

15   surveys be conducted prior to construction of the

16   project and staff agreed and added that as a

17   condition.

18            In the most recent letter, the State is

19   requesting that the surveys be done now, instead

20   of prior to construction.  The condition that was

21   added requires that any species observed on the

22   site are relocated, so it is not necessary to

23   change the timing of the surveys.  The second

24   request is related to the tricolored blackbird

25   and the development of a mitigation plan.
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 1              A tricolored blackbird monitoring plan

 2     is a requirement of the project; however, staff

 3     does not have any concerns with adding a

 4     requirement to develop a mitigation plan and the

 5     board could add this as a condition to the

 6     project.

 7              The last request is regarding golden

 8     eagles and data regarding their foraging habits.

 9     All available data through 2019 has been reviewed

10     and does not change the conclusion in the EIR

11     that the loss of foraging habitat has been

12     mitigated through the dedication of a permanent

13     open space easement over 435 acres of the site

14     with ongoing management.

15              This concludes staff's presentation,

16     and we're available for questions.

17              VICE CHAIR NORA VARGAS:  Thank you.  I

18     know Supervisor Anderson had questions.

19     Supervisor Anderson?

20              SUPERVISOR JOEL ANDERSON:  Thank you

21     very much, Madam Chair.  The -- I think it's

22     important for people to understand, because I

23     didn't understand this, that we can't speak to

24     either side once they pull a permit, and so what

25     we're going to hear today with the presentation
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 1    is the first time the board members have had the

 2    opportunity to hear from both sides.

 3              This is a controversial issue in my

 4    district.  Many of the community planning groups

 5    and sponsor groups have sent letters in

 6    opposition and so I'm eager to hear more details

 7    from the applicant of what they're doing to

 8    mitigate and accommodate the community and I'd

 9    also like to hear from the community and what

10    their -- what they would like to see because I

11    haven't been able to speak to either side through

12    this process because of the way the system is set

13    up.

14              And I'm very open minded to see where

15    this leads, but I'd like to make a motion for the

16    sake of discussion to move this, but I may want

17    to amend my motion later, based on what we hear

18    from the community and also from the applicant.

19    So I'm making that -- I'm making that motion now

20    with that caveat -- that huge caveat.

21              VICE CHAIR NORA VARGAS:  I'm happy --

22    I'm happy to second the motion.

23              SUPERVISOR JOEL ANDERSON:  Thank you.

24              VICE CHAIR NORA VARGAS:  We have a

25    motion and a second and so let's continue on with
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 1   discussion.  Any other board members who have

 2   questions for our staff?

 3            SUPERVISOR JIM DESMOND:  I do, chair --

 4   Vice Chair Vargas.

 5            VICE CHAIR NORA VARGAS:  Yes.

 6            SUPERVISOR JIM DESMOND:  Thank you.

 7   The PLA condition, is that put on by the San

 8   Diego Community Power Group or is that a county

 9   requirement?  How did that come to be?

10            NICHOLAS KOUTOUFIDIS:  Supervisor,

11   through the chair.  This was an applicant-driven

12   process, so they discussed this with the labor

13   unions and agreed to enter into a project labor

14   agreement before construction.  It wasn't a

15   requirement placed on it -- project by staff.

16            SUPERVISOR JIM DESMOND:  Okay, thank

17   you.

18            VICE CHAIR NORA VARGAS:  Supervisor

19   Lawson-Remer, any comments?

20            SUPERVISOR TERRA LAWSON-REMER:  I

21   actually have a lot of comments and thoughts, but

22   I -- so I just want to kind of put on the table I

23   do have comments and thoughts, but think it would

24   be helpful to hear from the community first and

25   be able to react to that because I know this is a
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1   really important issue and lots have folks have

         2   shown up to make their voice heard.

         3   VICE CHAIR NORA VARGAS: Yeah, we're

         4   going to go ahead and open to the community. I

         5   just want to make sure that if any of the

         6   supervisors have questions for our actual team at

         7   the county, you can ask them directly. If not,

         8   we're going to go ahead and move on to our

         9   community planning group representatives. Mr.

        10   Clerk?

        11   CLERK: Thank you, Vice Chair Vargas.

        12   We have 52 total requests to speak on this item.

        13   There are five group presentations, 38

        14   individuals requesting to speak in person, 13

        15   requesting to speak by phone. Also note for the

        16   record that we received 205 total e-comments on

        17   the side of 9 in favor, 180 in opposition, and 4

        18   neutral.

        19   Any members of the public that

        20   requested to speak by phone on this item, please

        21   dial in to the conference line now using the

        22   instructions that were provided to you. We will

        23   begin with the group presentations and we'll

        24   begin with the speakers in favor of this item.

        25   We'll begin with the first group presentation

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 1   that includes Fred Robinson, Geoff Fallon, and

 2   Chris Brown.  You'll have ten minutes to address

 3   the board.  All individuals in your group must

 4   provide testimony during that ten minutes, and

 5   I'll ask you to please self-regulate your time

 6   using the timer on the podium.  And I'll ask you

 7   to please state your name for the audio record.

 8           GEOFF FALLON:  Our other member is in

 9   the spillover.  Are they allowed to --

10           CLERK:  Right behind you.

11           GEOFF FALLON:  Perfect.

12           FRED ROBINSON:  Good morning, everyone.

13   My name is Fred Robinson.  I'm CEO of BayWa r.e.

14   I want to thank everyone for their time today and

15   I'm going to pass it off to our head of

16   development, Geoff Fallon.

17           GEOFF FALLON:  Do I need to tell you

18   "next" to do the slide?  Okay.  Good morning,

19   Honorable Vice Chair Vargas and supervisors.  My

20   name is Geoff Fallon.  I'm the EVP for

21   development of BayWa r.e., and I'm leading the

22   permitting activities for the JVR Energy Park.

23           We are pleased to be before you for

24   your consideration of the Jacumba Valley Ranch

25   Energy Park, which will generate enough clean
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1   reliable solar to power tens of thousands of

2   homes here in San Diego County and will be a

3   critical part of the renewable energy portfolio

4   of the region's largest publicly owned power

5   procurement agency, San Diego Community Power.

6   Next slide. Next slide. Next slide.

7   A little bit about BayWa r.e. BayWa is an

8   integrated renewables company committed to the

9   transition of global energy from fossil fuels to

10 renewable sources. We operate in over two dozen

11 countries. We brought over 4 gigawatts online

12 and we manage over 10 gigawatts of renewable

13 energy assets worldwide.

14   The JVR Energy Park is being developed

15 locally from our headquarters in Irvine,

16 California. Next slide. Next slide.

17   The process leading up to today has

18 been about three years in the making. It started

19 with our acquisition of land in 2017, then

20 technical and environmental analysis, work with

21 county staff, SDG&E, the California Grid

22 Operator, as well as stakeholders on the EIR you

23 have before you today. Next slide.

24   I want to give some context on the

25 location and why this site is ideal for large

solar. The site is fallowed farmland, having

been used over the decades as a dairy, then as an

organic farm that was ultimately shut down after

years of complaints from the Jacumba residents

about the plague of eye gnats the farming caused.

Next slide.

So it is already disturbed land. Then

the 1996 erection of the border wall cut off

cross-border commerce and also disrupted the

wildlife corridor. We've carefully preserved the

remaining corridors with our project design.

Next slide.

Another major consideration is the

existing transmission infrastructure transecting

the project site, which avoids the need for gen-

tie lines and other infrastructure costs that are

ultimately borne by SDG&E rate payers. In every

way, this is a responsible and sustainable

location. Next slide.

I'll skip through these quickly. This

is the entire portion of the land. Next slide.

This is the MUP boundary. Next slide. This is

the open space easement, 435 acres. Next slide.

This is the existing transmission corridor with

the three transmission lines. Next slide.

1 Lastly, this is the SDG&E and project substation

 2 and switchyard, which is opposite of the town,

 3 near the existing infrastructure. Next slide.

 4 Next slide.

 5   As mentioned by -- in the staff

 6 presentation, we have executed a 20-year power

 7 purchase agreement with SDCP. This agreement is

 8 the first and so far only PPA for clean,

 9 reliable, locally generated power that SDCP has

10 executed. It helps deliver on the promise of

11 local power with local economic benefits,

12 including 350 quality union jobs.

13   The PPA requires us to guarantee

14 delivery of power that's associated with the

15 current project size. That will be enough to

16 supply clean, reliable power to about 4 percent

17 of SDCP's customer needs. The planning

18 commission has recommended the Community Buffer

19 Alternative for the EIR, which reduced the

20 project's footprint to just about the minimum it

21 can go and still fulfill the contract with SDCP.

22   As we move into final engineering and

23 after land use permitting, if we're approved

24 today, we'll look for any and all efficiencies

25 that might create extra feet of buffer. Next

```
 1   slide.
 2            The project holds significant benefits
 3   for the region and plan.  Next slide.  The
 4   project will offset more than half a million
 5   metric tons of CO2 emissions and will be capable
 6   of powering about 52,000 home -- households in
 7   the region.  It contains wildlife corridors and
 8   preserves up to 435 space as permanent open space
 9   habitat for conservation.  Next slide.
10            In addition to creating 350 quality
11   union jobs for San Diegans to construct it, it
12   will have up to three local long-term operational
13   jobs.  We have signed commitment agreements with
14   IBEW, Iron Workers, and Operating Engineers.
15   Next slide.
16            Over three years of working on this
17   project, we've maintained contact with the
18   community which gave us a set of proposed benefit
19   ideas for the park multiple years ago.  Since
20   then, leadership of the Community Sponsor Group
21   has changed.  They've added a member who less
22   than a year ago decided to purchase a hotel
23   property in Jacumba.  Since then, our engagement
24   in the community has come -- become less
25   constructive, unfortunately.
```

1   We've been told by people who

 2   represented themselves as the voice of the

 3   community, that people in Jacumba want absolutely

 4   nothing except to shrink our project size by

 5   half, a full three years into this permitting

 6   process, after we've signed an interconnection

 7   agreement and well after we awarded a PPA with

 8   SDCP.

 9   However, some members of the community

10   came straight to BayWa to provide a list of wants

11   and needs. With this new input, we put together

12   a package of community benefits you see before

13   you. We've signed an agreement with the Jacumba

14   Community Sponsor -- Jacumba Community Services

15   District to provide quarter million dollars of

16   improvements to the Jacumba Park.

17   We've signed an agreement with the

18   Imperial Valley Desert Museum to provide $75,000

19   for an exhibit focused on climate change and

20   ongoing operations. We're providing $125,000 to

21   San Ysidro Health in support of their Mountain

22   Empire senior nutrition program to deliver meals

23   three times weekly to seniors in and around

24   Jacumba.

25   We've allocated $1 million to a

1   partnership to outfit Jacumba homes and

2   businesses with solar PV systems to power their

3   homes, which will allow the town to be energized

4   by solar and significantly reduce their power

5   bills. We have $150,000 in additional funds we

6   plan to dedicate to community enhancements and

7   intend to continue our engagement with members of

8   the community on the allocation of these funds

9   over the next month.

10   In an effort to be respectful of the

11   established community process, we were delayed in

12   identifying appropriate benefits and negotiating

13   contracts with providers.

14   Understanding that the supervisors

15   desire to lock in funding for the proposed

16   benefit prior to a vote, we have in hand ten

17   letters here signed by our CEO that commits BayWa

18   to placing $1.275 million that's not currently

19   bound in a contract into escrow account with the

20   conditions that only the funds leave the account

21   once those additional agreements are executed to

22   implement those public benefits.

23   In other words, we're putting the full

24   amount on deposit so today, you can be assured

25   that these community benefits contracts will be

Page 26

1 executed and these funds will be deployed in

2 Jacumba.

3   MAN 1: Folks, please be quiet and show

4 respect. We're going to show you the same

5 respect when you come up.

6   GEOFF FALLON: Next slide. I'm going

7 to skip through a lot of these slides. These

8 slides are in the EIR and the county staff has

9 covered a lot of the EIR and visual simulations,

10 so next slide. Next slide. You can keep going.

11 These are -- keep going. These are going to be

12 slides of the whole entire site, how we've

13 reduced our site over time.

14   In total, we reduced our site 86 acres

15 through entire EIR permitting process. Next

16 slide. Next slide. These are some of the visual

17 changes we've made in response to comments. Next

18 slide. Next slide. You can go all the way at

19 this point to 47.

20   To sum up the case for the JVR Energy

21 project. We have a vast area of private, mostly

22 flat land with great solar resource that's been

23 farmed and used for decades before going fallow,

24 with high voltage transmission infrastructure

25 running right through the middle of it. It

1   avoids sensitive habitat, preserves 438 -- 435

2   acres of open space, uses modest water amounts

3   relative to other uses, will allow for reuse of

4   the site after the permit, and represents one of

5   the most advanced -- one of the most furthest

6   along solar projects in the county at this scale.

7   There's only two other solar projects in the

8   county of this scale in the EIR process.

9   This is the right place for the

10   project. You're going to hear a lot today about

11   how renewable energy adjacent to the town will

12   somehow ruin Jacumba, but I submit the town faces

13   a far greater threat than solar panels on its

14   outskirts.

15   Just last week, the UN's

16   Intergovernmental Panel on Climate Change came

17   out with a report on the urgency of slowing our

18   emissions so that we can save the earth. They

19   called it Code Red for humanity. We've known

20   that this has been coming for years, and yet

21   we've refused to change the way we do things.

22   And now, we've pushed the earth to the brink of

23   being uninhabitable for our children and

24   grandchildren.

25   There's environmental advocates in this

1   room who have fought for -- through incredible

2   resistance from people who are afraid to -- of

3   changes to their surroundings than they are --

4   they're more afraid of that than they are of mass

5   destruction we're seeing from climate change. So

6   our imperative is, do something, do it now.

7   We -- you'll hear that we don't support

8   renewable -- we support renewable energy, just

9   not here.

10   CLERK: Sir, your time is up.

11   GEOFF FALLON: Thank you for your time

12   and we have to allow changes that will save our

13   planet. That opportunity is right here, right

14   now. Please support the project.

15   VICE CHAIR NORA VARGAS: Thank you so

16   much, and I just want to remind folks, please

17   make sure that you are focused -- we are

18   respectful for everyone who's actually speaking.

19   We're going to make sure we conduct ourselves in

20   this process and allow everyone to speak. If you

21   have -- if you are disrupting or disturbing the

22   meeting in any way or shape or form, we're going

23   to have to ask you to leave, and so we're going

24   to go ahead and continue on professionally with

25   this meeting. Mr. Clerk?

1   CLERK: Thank you, Vice Chair Vargas.

2 I'd like to now invite the individual speakers in

3 favor of this item. I'll call all of you and as

4 your name is called, please line up under the

5 murals on the east side of the room. William

6 Pape, Gretchen Newsom, Cristina Marquez, and Ryan

7 Watt. You'll have two minutes to address the

8 board. I'll ask you to please state your name

9 for the audio record. You may come forward in

10 any order.

11   WILLIAM PAPE: Good morning,

12 supervisors. My name is William Pape. I live in

13 Yuma, Arizona. I moved there in January of '21.

14 I lived in Jacumba for about 30 years. I still

15 own four homes in Jacumba, so I still am caring

16 and concerned about Jacumba. I agree with all my

17 neighbors. I want to save Jacumba, but I feel

18 the best way is to move forward with solar energy

19 to save Jacumba, save the State of California,

20 and the planet. You know, this is an obvious

21 thing we need to do.

22   I was a JCSD board member for about 14

23 years. I was a Jacumba Sponsor Group board

24 member/chairperson for three years. I'm the

25 president of the arts council. I'm a president

1 of the highland senior group and I also do

2 freeway cleanup under Jacumba Hikers.

3   I volunteer a lot for community good.

4 I have a strong community sense and spirit. This

5 project will stimulate all of our businesses in

6 the area. The gas stations, the motel, the few

7 that we have, they barely make it. But when

8 these projects come through as the ECO substation

9 did and the Sunrise Powerlink did and the Tule

10 Wind did, it makes all these businesses busy for

11 the period of construction, which is miraculous

12 for the back country, because we don't get much

13 economically.

14   So going on, I think approving this is

15 the smartest way to go, you know. I've -- as

16 part of my -- I still volunteer with the JCSD and

17 I -- they call me the liaison to special

18 projects, so I reach out to people like BayWa,

19 NextEra, the previous developer that did Jacumba

20 Solar, initialized it, and the Tule Wind and

21 SDG&E, Sempra, all these companies, and say, what

22 can you do for our community.

23   So in doing that, the JCSD signed a

24 contract for $250,000 in community benefits.

25 I've also requested from the Friends of the

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 1   Library, the Jacumba Arts Council, and the

 2   Highland Senior Center, letters to request what

 3   they need from BayWa.  BayWa has said they will

 4   look at those and probably fund those.

 5           Unfortunately, the opposition has

 6   convinced those board members that if they

 7   approve a letter requesting money, it will be

 8   used against them in this hearing, and so they've

 9   all --

10           VICE CHAIR NORA VARGAS:  sir --

11           WILLIAM PAPE:  -- denied except one,

12   the Highland Senior Center said they would

13   (indiscernible) after this hearing.

14           VICE CHAIR NORA VARGAS:  Next speaker,

15   please.

16           WILLIAM PAPE:  Thank you.

17           GRETCHEN NEWSOM:  Good morning.

18   Gretchen Newsom on behalf of IBEW Local 569 and

19   our 3,600 unionized electricians and power

20   professionals throughout San Diego and Imperial

21   Counties, urging your strong support for the

22   Jacumba Valley Ranch Energy Project proposal

23   today.

24           We support reliable, clean power that

25   creates economic benefits and good local jobs for
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 1   San Diegans, and the JVR Energy Park will

 2   accomplish these goals and includes new community

 3   benefits that you just heard about, totaling more

 4   than $1.5 million for the local community.

 5   That's something to consider today.

 6           We heard you loud and clear, Supervisor

 7   Anderson, that you wanted to hear more about what

 8   the developer is willing to do.  They came to the

 9   table.  Let's have that conversation and see what

10   more they can do for the community.

11           The JVR Energy Park will also

12   accomplish more of these goals by assisting San

13   Diego County in meeting climate goals and create

14   quality local jobs with high wage standards and

15   health insurance, again, for local San Diegans.

16   It will also provide valuable electrical

17   apprenticeship opportunities for women and men

18   learning the electrical craft on their career

19   path to becoming state certified electricians.

20           We strongly urge your vote in favor of

21   the JVR Energy Park project to support the

22   region's clean energy goals and again, good

23   quality jobs for county residents.  Thank you.

24           VICE CHAIR NORA VARGAS:  Thank you.

25           CLERK:  Next speaker, please.
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1   CRISTINA MARQUEZ: Good morning.

2   Thanks for giving me the opportunity to speak.

3   My name is Cristina Marquez and I'm representing

4   over 3,600 members for IBEW Local 569, the

5   electrical workers union. As a former apprentice

6   and now a journeyman electrician, I feel the need

7   for a project like this so that our apprentices

8   can get the training and the opportunity to be

9   trained by journeymen like myself for future jobs

10 and careers in clean energy job.

11   When complete, the JVR Energy Project

12 will generate sufficient emission-free energy to

13 power 52,000 households in San Diego County.

14 During construction, it will create 350 good,

15 middle class clean energy jobs for local workers.

16 IBEW 569 supports projects like the JVR energy

17 project that provide good jobs and sustain

18 viability and growth of San Diego County, which

19 is essential in reducing harmful greenhouse gas

20 emissions and achieving state and regional

21 renewable energy requirements.

22   Please vote to support this important

23 project and fulfill our region's clean energy and

24 provide quality jobs for county residents. Thank

25 you for your time.

1   CLERK: Next speaker, please.

2   RYAN WATERMAN: Good morning. My name

3   is Ryan Waterman. I'm with the law firm of

4   Brownstein Hyatt Farber Schreck and I'm the CEQA

5   counsel for this project. I would like to speak

6   very briefly and let you know that I've read

7   through all of the extensive comments that have

8   been filed on this project.

9   We've responded in depth to all of the

10   substantive comments and we have no concerns --

11   no legal concerns with the adequacy of the EIR

12   and we don't believe that it requires

13   recirculation in any way. I'd like to use the

14   remainder of my time to focus on one late filed

15   comment letter that came in last night from Z

16   Global, which is an electrical engineering firm.

17   Z Global analyzed or purported to

18   analyze the project and suggested that in its

19   conclusions that this renewable energy project

20   wasn't necessary. There were five reasons for

21   that conclusion that I'd like to read about right

22   now.

23   First, they say that the project does

24   not need -- is not needed to meet California's

25   renewable energy goals. That's absolutely not

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 1   the case.  Governor Newsom on July 30th issued an

 2   emergency proclamation, which is in the record,

 3   that cited shortfalls this summer of 3,500

 4   megawatts of power and next summer of 5,000

 5   megawatts of power and is actually sweeping away

 6   CEQA for certain projects that come online in

 7   that period.

 8              Also as my colleague Geoff Fallon

 9   indicated, the Intergovernmental Panel on Climate

10   Change has pressed the alarm button and we see in

11   the popular media over and over again, articles

12   saying that we're just not bringing enough

13   renewables online fast enough.  This is a project

14   that's ready and primed to come online and it's

15   very necessary.

16              Last, I think I'd like to point out one

17   of the conclusions in the Z Global memo says that

18   this project is actually over built.  In fact,

19   that's not the case.  That's based on a factual

20   assumption that this project would build 300,000

21   panels.  That's not the case.  They're going to

22   build and arrange between 200,00 and 220,000, so

23   this project is not over built.

24              And then finally, the engineering

25   company has set -- estimates that this project
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1   could be shrunk, but they haven't actually done a

    2   project design like the engineers that were hired

    3   by the company.

    4   CLERK: Thank you --

    5   RYAN WATERMAN: Thank you so much for

    6   your time.

    7   CLERK: We'll now hear from those

    8   speakers that are in opposition to this item and

    9   we'll begin with the group presentation. Just as

   10   a reminder, there are four group presentations in

   11   opposition, so we'll start with the first one

   12   that includes Cherry Diefenbach, Maureen

   13   Phillips, and Katrina Wesley.

   14   And again, you'll have ten minutes to

   15   address the board. And I'll ask each speaker to

   16   please state their name for the audio record.

   17   CHERRY DIEFENBACH: Good morning. My

   18   name is Cherry Diefenbach. I own a home in

   19   Jacumba. I'm a navy veteran and I'm the chair of

   20   the Jacumba Sponsor Group. I'm here today to ask

   21   you to please help us save Jacumba Hot Springs

   22   from a huge solar project that jeopardizes the

   23   future of our town. My community requests the

   24   denial of this 600-acre project because it will

   25   destroy scenic vistas, the historic farm

1   buildings, convert the best farmland in the

2   county into an industrial area.

3   It'll add mechanical noise into an

4   extremely quite and natural landscape, impact the

5   safety of flight operations at the Jacumba

6   Airport by wrapping the runway with solar

7   components as tall as 15 feet. It'll also impact

8   future tourism and the sustainability of the town

9   and provide no local permanent jobs.

10   If you look at the visuals, the before

11   and after visuals on the screen, you can see and

12   understand our concerns with the size and scale

13   of this project and its placement. Where else in

14   the county would an industrial solar complex be

15   considered an okay land use within a defined

16   village area? Nowhere.

17   Jacumba is one of the best kept secrets

18   in the east county. It offers affordable homes

19   next to beautiful landscapes and a lot of our

20   residents are low income families, retirees, and

21   disabled vets. Next.

22   Our residents appreciate nature and

23   they believe this project will permanently

24   displace our local wildlife. Several wildlife

25   agencies have also expressed similar concerns,

1   and these are some pictures, with the exception

2   of the Borrego sheep, that were taken in our

3   immediate community -- lots by me.

4   We're asking you to deny this 600 JVR

5   solar project due to project misrepresentations.

6   No, we do not support this massive project, and

7   specifically, I was concerned with BayWa's

8   misrepresentation of our opposition at the San

9   Diego Community Power meeting where they approved

10   the power purchase agreement. No, this is not an

11   interim project placed in an ideal location.

12   This is a permanent project and the

13   location is bad. This is an area that has

14   seasonal flooding. If you see the picture in the

15   slide, that's in 2014. That's where we're going

16   to put solar panels, battery storage containers.

17   And you can do that, certainly, but what you have

18   to do is raise them as much as 5 feet above the

19   grade so their visual blight is even more

20   prominent to people traveling down scenic Highway

21   80.

22   No, we don't support the placement of

23   75 lithium-ion batteries. We believe the iron-

24   flow batteries, which are nonflammable, nontoxic,

25   and fully recyclable are a better choice, and we

1   don't think the project really requires all 600

2   acres. It seems like the standard -- the

3   industry standard is 4 acres per megawatt.

4   And then there's some tactics that we

5   don't really approve of, and now I've just

6   recently learned about all the money that the

7   developer is throwing at this project because

8   they're concerned about community opposition.

9   It's still the equivalent of a doctor offering

10 his patient a butterfly sticker after amputating

11 his leg.

12   And then you might think that the

13 premature signing of power purchase and agreement

14 and a power -- project labor agreement is a good

15 thing, but we think this might've been done to

16 pressure you, the decision makers. Next. Next -

17 - okay, there you go.

18   Jacumba already supports the county's

19 renewable energy goals. We have 108 acres of

20 solar panels, a 58-acre switchyard, three high

21 voltage transmission lines. We have tried

22 unsuccessfully to strike a compromise with BayWa

23 on a smaller solar project footprint, one that

24 would still provide green energy generation and a

25 viable future for our residents.

1   At the planning commissioners' hearing,

 2   BayWa's response to a smaller project was

 3   infeasible, and the quote down there is from

 4   Planning Commissioner Douglas Barnhart. His

 5   observation was, "This project has its hand

 6   around the throats of Jacumba."

 7   While the county develops a variety of

 8   programs to address social equity and

 9   environmental justice for urban communities,

10   where does that leave Jacumba? Surrounded by

11   solar panels with no room to grow. That's why

12   we're asking you to please deny this 600-acre

13   project that will destroy the town that we love.

14   I'll turn it over to --

15   KATRINA WESLEY: Good morning. My name

16   is Katrina Wesley. I've lived in Jacumba for 12

17   years and I'm the JCSG secretary. For me, it's

18   inconceivable the final EIR for this project

19   overrode every unmitigable issue addressed in the

20   draft EIR and labeled them as not to be

21   significant. These issues are far from

22   insignificant and irreversibly damage our unique

23   desert ecosystem, its wildlife, and our

24   community.

25   The EIR states that 155 species were

1   observed in the project side, many of -- are on

2   the federally protected rare, threatened, or on

3   the endangered species list. Jacumba has long

4   been a favorite location for bird watchers and

5   naturalists. Within the last year, 97 species of

6   birds were spotted in our community including

7   those on the endangered species list.

8   Those include the bald eagle, burrowing

9   owl, vermilion gnatcatcher, and the tricolored

10   blackbird. Reflective solar arrays can appear as

11   the surface of a lake for birds who will smash

12   into the panels and cause injury or death. Other

13   affected endangered species include the bighorn

14   sheep, wild horses, mountain lions, badger,

15   black-tailed jackrabbit, kangaroo rat, desert

16   woodrat, checkerspot butterfly, horned toad, and

17   the tiger whiptail.

18   Destroying 604 acres of natural habitat

19   and pathways will cause incalculable damage that

20   cannot in any way be mitigated, including the

21   potential demise of several species of wildlife.

22   The project corridor is inadequate. At this

23   point, the only green I see in this proposed

24   project is the money flowing to the foreign

25   corporation and its entities that are building

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 1   this project.
 2            A much greener choice is energy
 3   generation at its point of use.  Government
 4   should subsidize solar systems for urban
 5   residences and business.  Today, I'm asking the
 6   board to make the ethical decision to deny the
 7   solar project in lieu of a smaller one such as an
 8   Equity of Jacumba Alternative, which includes a
 9   wider restored north-south wildlife corridor
10   stretching from the international border to the
11   Anza-Borrego State Park lands.  Thank you.
12            MAUREEN PHILLIPS:  Good morning.  My
13   name is Maureen Phillips and I am actually not a
14   member of the Jacumba Sponsor Group, but I am a
15   member of one of the local groups in concert with
16   this group.  First of all, let me remind you that
17   this is no more of an energy park than the man in
18   the moon.  This is a solar farm.
19            And one of the statements of the
20   climate action general plan and the
21   transportation plans that have been proposed by
22   the county and then are in process at this time,
23   is that each of the policies and procedures and
24   goals should be in concert with each other.  As
25   recently as July 28th at the climate action plan
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 1   meeting, the comments were made that this is not

 2   in the area where we are not considered energy

 3   depending on solar and wind energy in or around

 4   someone else's back yard.

 5              This is directly in contradiction to

 6   that, in that the people of Jacumba will not

 7   benefit from this solar farm, only the people in

 8   Southern California, possibly even up in Orange

 9   County, and in areas of La Mesa and other areas

10   of San Diego County.

11              This project is the largest of the

12   pipeline -- of projects slated for energy

13   development in the proposed current session, but

14   it is not the one that's going to be beneficial

15   to the people of Jacumba and will certainly be a

16   detriment to people in Jacumba.

17              Of the 15 projects, of the -- before

18   the board of supervisors, 15 of them are

19   originating from east county and not represented

20   all throughout the San Diego County area, and we

21   would like to just bring that to your attention

22   and your consideration, considering the size and

23   the scale of this project.

24              It disproportionately represents east

25   county in general, making it an energy center for
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 1   the San Diego County region.  We would like you
 2   to consider diminishing the scale and the scope
 3   of this project and serving the people of the
 4   east county.  Thank you.
 5           CLERK:  Thank you.  We'll now hear from
 6   the second group presentation in opposition that
 7   includes Raymond Cruz, John Cruz, and Jeff
 8   Osborne.
 9           RAYMOND CRUZ:  Hello.  I'm Raymond
10   Cruz, native of Jacumba, grandfather, father, and
11   I am a well-rounded guy and I'm a superintendent.
12   The one reason why I'm here is not to stop the
13   solar project; it's to help push it back so
14   Jacumba can thrive.  Now, I used to have to drive
15   all the way to town just to work, to raise my
16   children and now my grandchildren love what the
17   group, what Jeff Osborne is doing.
18           We try -- one thing I've learned, most
19   of the people behind me have helped raise me,
20   number one.  It taught me about morals, respect,
21   and work hard, you'll get what you need.  I was
22   hired on to help the community and Jeff Osborne's
23   dream of doing this.  You guys, if we approve
24   this, it's going to destroy not just the economy.
25           We're building a team for laborers.
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 1   Kids, they need the structure.  They can't afford
 2   to drive to town.  It's getting harder.  It's
 3   getting more expensive, and I really love the
 4   fact that everyone's here to support us to save
 5   this town.  Now, I live 15 minutes away from
 6   Jacumba and I love the fact that Jeff and his
 7   team and everyone behind me is supporting giving
 8   back to the community.
 9            That's what my job has always been
10   taught by most of the people behind me and thank
11   you everyone for listening to me and have a good
12   day.
13            JOHN CRUZ:  Good morning.  Thank you
14   for letting me speak in front of you guys.  My
15   name is John Cruz.  I was born and raised in
16   Jacumba.  I currently do not live there, but I
17   still work there, and underneath Jeff Osborne and
18   the team, we're very glad to be able to be a part
19   of the community side to bring everything back to
20   life again.  So thank you.  Appreciate that.
21            JEFF OSBORNE:  Supervisors, I'm Jeff
22   Osborne.  I'm one of the owners of the hot
23   springs resort and a lot of the property in town
24   we acquired last year and I'd like to present to
25   you what we have envisioned for this community
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 1   and why this project is a complete devastation

 2   for what this community could be.

 3              This is our downtown area here.  It's

 4   very scenic.  Just going to show you a couple

 5   photos of our street markets we have once a month

 6   and the mountains in the background.  It's a

 7   beautiful, picturesque community.  It's like

 8   nothing anywhere else in San Diego County.

 9              This is what we have envisioned to be

10   building in Jacumba very soon, as in later this

11   year, this should be opening.  This is the

12   Jacumba Hot Springs Hotel.  This is going to

13   bring over 40 jobs by the end of the year that

14   are going to stay there forever.  After that, we

15   plan on opening more things in Jacumba and we

16   project 150 to 200 jobs that will last forever

17   and beyond, as we throw more events, corporate,

18   private, and so on.

19              We plan on having all sorts of

20   positions from managerial all the way down,

21   marketing, video creation, you know, social

22   media, everything.  We're building a town.  These

23   are just some images that show you an idea of the

24   world class design we're going to be including in

25   this town.
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 1            These are the demographics of Jacumba

 2   today.  The median household income is $37,000.

 3   That's 46 percent of the San Diego County median.

 4   The reason why I bring that up today is not just

 5   because it's low, because we're just as happy, as

 6   important -- and important as anyone else in San

 7   Diego County.

 8            I bring it up today because what it

 9   means.  What it means is we aren't full of

10   judges, attorneys, engineers, land use

11   consultants.  Unfortunately, we just don't have

12   those people in our community.  When projects

13   like this get proposed in more affluent

14   communities, those people stand up, crush them

15   right at the beginning.  This would never, ever

16   be proposed in an affluent community of San

17   Diego, ever.

18            This is only happening here because we

19   are vulnerable.  You guys are here to protect us.

20   My business partners and I just got here last

21   year and we barely made it in time to hire an

22   attorney, to hire an engineer, to hire land use

23   people, order signs, pay for a bus, and we just

24   barely made it all today to show you how much

25   this community loves its future and itself and
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1   San Diego.

 2   And now, this developer is currently

 3   running around our community trying to give

 4   everyone a cash offer. Unfortunately, you cannot

 5   buy our future with cash. I want to show you

 6   some context of the area. I think that'll really

 7   help you understand why we are so adamant today

 8   about denying this project.

 9   You can see that's Jacumba in the

10   green. That's a hundred-acre area. That's

11   Jacume, to our south. These are actually sister

12   cities. Before the border wall was built, the

13   families actually would travel back and forth

14   daily. Then the border wall was built. In 1985,

15   we had the Southwest Powerlink put in.

16   In the general plan amendment in early

17   2000s, we were assigned a rural village boundary.

18   This is a protection of our community in the

19   general plan. In 2012, we got the Sunrise

20   Powerlink through the back of our community.

21   2014, 58-acre ECO Substation, just down the road.

22   2017, a 108-acre solar plant by the

23   same developer proposing this project today.

24   This is now what they want to do. This is the

25   size of San Diego International Airport. It is

```
 1   right next to our community.  It is inside our

 2   protected village boundary.  It's on top of a

 3   specific plan area designed for residential and

 4   commercial development only.

 5            If this isn't a sacrifice zone, I don't

 6   know what else you call it.  Please don't create

 7   a new one.  This is our town in the background.

 8   This is what they want it to look like.  They

 9   said, hey, we heard you -- we heard that you guys

10   don't like the size of this project.  We'll do a

11   community buffer.  Here it is.  I'm going to go

12   back one more time.  Community buffer.

13            I know.  It's ridiculous.  This is a

14   quote from Jam Attari, the CEO of BayWa.  This is

15   at the May 27th SDCP board of directors meeting

16   when they approved the PPA of this contract.

17   This is why we are so upset with SDCP right now.

18   He said, "We have addressed the community's

19   concern about project size."  You saw the slide,

20   right?  This is their -- this is -- actually,

21   that was recommended by staff.  I'm sorry.

22            They just recommended this.  Staff

23   recommended that.  This is another angle, just so

24   if you thought that wasn't a good one for them.

25   This is the proposed project.  This is the
```

1 community buffer, they call it. Isn't that a

2 nice name? This is what our town will have to

3 tell people, to come bring jobs and bring a hope

4 and bring the future. Come to Jacumba. You

5 think that's going to work?

6   I bet when they were putting all the

7 toxic factories and industrial development next

8 to National City, they had a row of attorneys and

9 experts just like the ones that came in today and

10 a big explanation of why it was needed then there

11 and why it was a good idea, too. Let's not all

12 fall for that again. We know better.

13   We need to do the right thing today.

14 We need to tell these guys to pack their -- pack

15 up their briefcases, go back to their glass

16 tower, and let them know this type of development

17 will not be tolerated in San Diego. Tell them

18 that we will protect our communities, even the

19 ones that do not have the resources to protect

20 themselves.

21   This project should've never gotten

22 this far and it deserves to go in the trash can

23 today. Supervisors, please, we beg you. Please

24 use your incredible power for the good. Do what

25 that motto says on the crest: "The noblest

```
 1   motive is for the public good."  Please save

 2   Jacumba.

 3             You're going to get hundreds of

 4   projects over the next few years.  Some of them

 5   will have to be rejected.  Just some.  Small

 6   percentage of these renewable energy projects

 7   will just be bad ideas, and this is one of them.

 8   It has unacceptable impacts that their cash

 9   cannot solve.  I don't care how much money.  If

10   you divide $1.6 million by 500 residents, what is

11   that, $3,000 for their future?

12             What are we talking about right now?

13   That's a joke, and they want to propose solar

14   panels on our roofs?  We already don't want their

15   panels.  You want more panels on our roofs?  This

16   project is a drop in the bucket and I want to

17   respond to that attorney that said Z Global

18   reports, you know, wasn't right, and blah, blah.

19             He was referring to a general Gavin

20   Newsom quote.  That report was hyper specific

21   about the specific power lines running through

22   our area and our region.  Please check it out,

23   because he was trying to generalize something

24   that was very specific, which is 4,700 megawatts

25   are currently in study right now.  This project
```

1   is not necessary.

 2   I'm just going to conclude with a plea

 3   and I'm just begging you, as someone that loves

 4   this place. Please save our town today. We will

 5   pay you back in spades and you will always be

 6   grateful that you did that decision that day and

 7   saved a community. Thank you.

 8   CLERK: We'll now hear from the next

 9   group presentation in opposition, Mike Appleman,

10   Danielle Leon, and Matthew DiVincenzo --

11   apologize for mispronouncing your name. We'll

12   wait for your third speaker. All right. You may

13   begin.

14   MATTHEW DiVINCENZO: Good morning,

15   supervisors. My name is Matthew DiVincenzo. I'm

16   just briefly going to touch on this specific plan

17   area. As you can see up there, it's the area in

18   the pink with the town in green -- or, sorry, in

19   the purple. I know you've heard a lot about this

20   and I just wanted to point out the scale of the

21   specific plan area and the scale of these solar

22   generation facilities in relation to it. Next

23   slide, please.

24   This is the interim definition that's

25   being used to provide a major use permit for this

1 interim use of a solar generation facility in

2 this specific plan area, and again, you've heard,

3 you know, that they will be bonding for the

4 removal of these facilities, and I think a big

5 question, is the, you know, the removal of these

6 facilities, the projects being transferred, the

7 switch gear component is being transferred to

8 SDG&E, and yet we're being told that this would

9 be removed.

10   I can tell you from having dealt with

11 SDG&E on other facilities that they are not

12 unfamiliar with appealing to revise public

13 utility commission determinations that they don't

14 have to or cannot honor existing easement rights

15 that have been transferred, unless the developer

16 or the property owner is willing to pursue it in

17 court.

18   Obviously, SDG&E is well funded.

19 They're able to go to court when property owners

20 who may feel that the easement rights that they

21 thought they agreed to or the conditions that

22 they thought they agreed to are no longer being

23 honored. Next slide, please.

24   As has been pointed out before, the

25 specific vision for the specific plan area is for

```
 1   residential and recreational and tourist

 2   commercial uses.  As you can see to the right

 3   here, you have a mural on your wall that talks

 4   about recreational, agricultural, and

 5   conservation measures, you know, within the

 6   county.  This mural was painted in 1939, so this

 7   has been something historically important to the

 8   area and this project is, at best, only

 9   implementing one of those, which is energy

10   conservation, but it is not implementing any sort

11   of recreational opportunities.

12              It's not implementing any sort of

13   agricultural opportunities and it's not

14   implementing any sort of conservation of the

15   actual benefits that the county has to offer.

16   It's only offering, you know, conservation of

17   energy, which can be put other areas, as has been

18   identified within the urban core.

19              I'm going to go ahead and turn this

20   over to Mike Appleman.

21              MIKE APPLEMAN:  Good morning,

22   supervisors.  My name is Mike Appleman.  I'm on a

23   sponsor group in Palomar.  Got a call a few weeks

24   ago to -- from a adjacent sponsor group to see if

25   I could help and that is why I'm involved in this
```

1   project now. I saw the footprint of the project,
 2   and that got me to drive the hour-and-a-half down
 3   there just to take a look.
 4   The first thing is, I want to discuss,
 5   is how this project is presented is key. Framing
 6   is everything. Everything the developer has
 7   presented to this point is intentionally looking
 8   at it as if they were an alien. Everything is a
 9   satellite image from 30,000 feet or higher and
10   they draw nice little lines and little opaque
11   overlays and it doesn't look so bad.
12   You notice as soon as you get on the
13   ground, I'm not seeing what those things actually
14   look like from the ground. I'm not seeing images
15   to show us what we're really talking about. I'm
16   just seeing kind of a map and lines drawn around
17   it. If you can go to the next slide.
18   We're going to talk in terms of scale
19   for a second. So gigawatts, kilowatts,
20   megawatts; they all get confusing and can easily
21   be confused, so I'm going to drop it down to
22   dollars and cents. San Diego County uses about
23   $20 million, that's just for a number, worth of
24   power every year. That's our total consumption.
25   This project outputs about $250,000 worth, so in

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 1   the scale of things, this is essentially a drop
 2   in the bucket.  Is it worth wiping out a town for
 3   what equates to about 1 percent of our needs?  Is
 4   that worth the tradeoff?
 5            San Diego County just released a lot of
 6   its new data and I was digging through that.
 7   Found the farm data.  I see we have about 113,000
 8   acres of productive farmland, which works out
 9   perfectly.  That is wiping out a very productive
10   farm, and there was talk about how the prior
11   farming didn't go well.  Somebody tried to do
12   organic and it didn't work out.
13            I don't think that's a justification to
14   wipe out the farm and really take the town with
15   it.  Purely from a development point of view,
16   let's talk numbers again.  Do you want to face La
17   Jolla or Julian?  No.  You don't want to build a
18   project there.  You want to pick Jacumba.  Why?
19   Because the median household income is, what, 36,
20   37 thousand dollars.
21            And then it also flew past me.  We're
22   not talking individual.  We're talking combined,
23   mom and dad's income averages is $37,000.  Okay?
24   That amount of money couldn't hire one of these
25   suits to even look at and do an analysis.  It
```

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1 couldn't hire half of a CEQA analysis, let alone

2 responses.

3   What you're talking about here, the

4 scope of this project -- if you can go to the

5 next slide -- just the build cost alone is $230

6 million, per the developer's information. Okay?

7 And so their initial offers to the town of a

8 couple hundred thousand dollars, obviously, is

9 hard to imagine.

10   But then, you actually look at what

11 they're selling that power to San Diego Community

12 Power for, and what is the value of that contract

13 for 25 years? Well, first of all, no one knows.

14 Why? Because it's all redacted. San Diego

15 Community Power wants to keep that confidential,

16 so we're just left to wonder. Maybe it's

17 nothing. Maybe it's a couple million dollars.

18   But I've dug through what SDCP is

19 bidding on and I realize it's worth hundreds of

20 millions more than that number. Conservatively,

21 we're talking another half a billion dollars, so

22 you're talking build cost and what that project

23 pays, well over half a billion if not $750

24 million.

25   And the offer to the town, 750 here,

```
 1    maybe a million, maybe $1.6 million.  You're not

 2    even breaking a percentage point.  You're not

 3    even breaking a fraction.  Is that what the town

 4    is worth to the developer?  Quite frankly, since

 5    the developer is spending so much money, they

 6    would've been better off simply buying the town

 7    when it was for sale, buying up the businesses.

 8              If they had done that, there would be

 9    no opposition.  This town couldn't hire anybody

10    to fight it.  When I was asked to help, my first

11    question was, anyone have money, because you're

12    going to need to hire consultants.  You're going

13    to need engineers and, you know, I actually got a

14    kick out of the attorney, the CEQA attorney

15    responding to our engineering report that we got.

16              I'd love to debate them on the numbers,

17    because, simply put, their numbers are part of a

18    public record, and his response, which is

19    interesting coming from an attorney as opposed to

20    an energy engineer was, well, no, they don't

21    understand it.  We're using less panels.  Well,

22    the problem that he has with that is everything

23    they've done is a public record and part of this

24    submittal.

25              It says right there, 300,000 panels.
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 1   The supervisors obviously can just simply ask

 2   staff, what does their chart say.  And what

 3   they've done is essentially they're taking old

 4   technology, old submittal, needing 300,000

 5   panels, and now as technology has progressed,

 6   that's actually generating considerably more

 7   power.  Okay?

 8             We hear 90 megawatts.  This is -- 90

 9   megawatts, they're talking AC power.  Okay?  When

10   we had that analysis done by an independent

11   energy firm, who by the way, built the Borrego

12   project, who's done a bunch of high transmission

13   lines in San Diego.  They know their stuff.  They

14   came back, and the minimum we're looking at is

15   over 150 megawatts.  Conservatively, they're

16   saying 162 megawatts, which makes sense.

17             In Imperial Valley, SDCP has also

18   signed a contract with exactly a 604-acre

19   project.  Okay?  And the output on that project

20   is 150 megawatts.  So either Imperial Valley

21   knows something, some secret technology we don't

22   have or simply put, they're just being honest

23   with their numbers.

24             So there's so many questions raised by

25   this that we can't possibly cover in these ten-
```

1   minute presentations that it's just creating more

 2   questions than it's answering. Hundreds of --

 3   actually, excuse me. Thousands of pages of CEQA

 4   documents and yet we don't have answers to simple

 5   questions like how much power does this really

 6   produce or is it fair to this community to offer

 7   them a million dollars to go away, $2 million to

 8   foreclose on their future.

 9   It's almost impossible. We had a lot

10   of things said here. I just want to thank Jeff

11   specifically. If he had not purchased the town

12   that he did at the time he did and the resort,

13   there literally would be -- the only opposition

14   would be a sponsor group saying, we don't want

15   this.

16   Jeff has spent considerable of his

17   personal money to try to hire CEQA consultants to

18   hire engineering firms to just get accurate

19   answers and at the end of the day, if it comes

20   down to who has more money, we know who will win,

21   but the County of San Diego is here for a reason

22   and staff is here for a reason, to give us

23   answers, to answer those questions. Thank you.

24   CLERK: Sir, I'm going to give you ten

25   seconds for your third speaker to address the

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 1   board.
 2            DANIEL LEON:  Good morning.  Thank you
 3   for having us.  My name is Daniel Leon.  I've
 4   lived in the community for 32 years.  I do a lot
 5   of volunteer work with the youth in the community
 6   as well as the elders and as a representation of
 7   all the community that I've represented as a
 8   former secretary for the sponsor group as well --
 9            CLERK:  Thank you.
10            DANIEL LEON:  -- they're in opposition.
11   Please hear our voices today.  Thank you.
12            CLERK:  Thank you.  Now we'll hear from
13   our last group presentation in opposition that
14   includes Natalie Richards, Corbin Winters, and
15   Melissa Strukel.  Again, you'll have ten minutes
16   to address the board.  All individuals in your
17   group must provide testimony during that ten
18   minutes.
19            NATALIE RICHARDS:  Good morning, and
20   thank you for your time.  My name is Natalie
21   Richards.  I'm the GM of Jacumba Hot Springs
22   Hotel.  I've lived in San Diego for 16 years.  I
23   went to college at San Diego State and I've had
24   the privilege of working in the hospitality and
25   tourism industry for those 16 years.
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1   I started in restaurants and then I

2   worked for San Diego theaters at the Civic and

3   Balboa Theatre and then I worked for a tour

4   company, did history tours of the Gaslamp, Old

5   Town, corporate tours throughout the San Diego

6   area, and then now I'm doing my passion, which is

7   hotel management, which is how I met Corbin and

8   Melissa, owners of We Are Humankind with Jeff

9   Osborne.

10   They reached out to me to come to

11   Jacumba to take a look at their newest project,

12   and I have to say, upon arrival, I was blown

13   away. Jacumba is a true hidden San Diego gem.

14   As I think we all agree, we live in an amazing

15   city and county. We're very lucky, and one of

16   those reasons why is you can be at the beach,

17   let's say Encinitas surfing, having a breakfast

18   burrito, and within one hour you can be in the

19   desert soaking in hot spring water and gazing at

20   all the stars.

21   And so this is what Jacumba brings to

22   San Diego. It is a destination. It is an escape

23   and it is an experience. So shortly after being

24   in Jacumba, I knew I didn't want to just consult

25   on this project. I wanted to be a part of it. I

1   wanted to be a part of the revitalization of the

2   town. The community, the members of the

3   community are great.

4   I wanted to bring jobs to the area,

5   bring businesses back and reopen them and have

6   them thrive and then also give this town a chance

7   to be seen by locals and visitors. So I want to

8   pass it to Corbin and Melissa and they'll share a

9   little bit more about the vision.

10   CORBIN WINTERS: Hello. My name is

11   Corbin Winters. I have lived in San Diego for he

12   last 15 years, since graduating from San Diego

13   State University. I have a degree in interior

14   design and have spent the last 12 years working

15   in residential, commercial design and event

16   design. I'm a new home owner and business owner

17   in Jacumba Hot Springs and my husband and I have

18   chosen to raise our three-year-old son in this

19   wonderful community.

20   We have fallen in love with the beauty

21   of the natural hot springs, the natural

22   landscape, the mineral hot springs, and the peace

23   that comes with the absence of commercialization,

24   industrialization that are common in this

25   pristine area.

In October of 2020, my business
partners, Jeff Osborne and Melissa Strukel and I
acquired the Jacumba Hot Springs Resort. The
purchase of the town -- of the hotel came with 80
percent of the town, including five vacant retail
stores, a variety of outdoor event venues,
Jacumba Lake, which we recently rehabilitated,
and a handful of rental residences, which we are
currently restoring, all with the help of local
workers.
          We have the unique opportunity to
revitalize an important part of San Diego's rich
history and make a profound difference in the
community's residents. Rehabilitating it to a
popular tourist destination as it was beginning
in the 1920s. These are before photos of the
lake area.
          We are currently renovating the resort,
have reclaimed the lake to a beautiful oasis, and
are working to make this a vibrant community once
again. We have already hired more than a dozen
locals to help us with these projects and we will
continue to create sustainable jobs for the
community that will provide them with the life
they deserve, the life we all deserve.

1   The outpouring of support and

2   thankfulness from the community over the last few

3   months has been nothing short of inspiring. I

4   have truly met the most beautiful human beings in

5   my new community. Jacumba residents have told me

6   personally that they have felt forgotten about

7   and they are tired of being the town where

8   continually unwanted things are placed.

9   The community is asking for help. We

10   need your help. We understand the importance of

11   clean energy, but the placement and details of a

12   project -- of this type of project are of the

13   utmost importance. The JVR Energy Park is

14   unethical, unreasonable, and unjust. The

15   residents of Jacumba Hot Springs oppose the 600-

16   acre solar project that will cast an enormous

17   shadow over the future prosperity of this

18   remarkable and rare community.

19   Please help to allow us the space for

20   this town to thrive once again. My partner

21   Melissa Strukel will speak next.

22   MELISSA STRUKEL: Hello, and thank you

23   for giving us this opportunity to speak before

24   you. My name is Melissa Strukel and my business

25   partners are Jeff Osborne and Corbin Winters.

1   I'm a resident and business owner in

2   Jacumba Hot Springs and a San Diego native, born

3   and raised in El Cajon. I attended the Design

4   Institute of San Diego in 2009 and I started an

5   event design and rental company in my garage,

6   which grew to a 4,500 square foot warehouse.

7   I owned and operated my business in the

8   east county for the last 12 years. My business

9   partner Corbin and I designed events all over San

10   Diego as well as in Los Angeles, Joshua Tree,

11   Palm Springs, and even as far as New York.

12   We have worked with and have

13   relationships with Rady's Children's Hospital,

14   Make-A-Wish Foundation, the Deepak Chopra

15   Foundation, the Berry Good Food Foundation, and

16   for six years I hosted a meditation, yoga, and

17   sound bath retreat for survivors of cancer.

18   Through my business, I have become very

19   well connected to the San Diego event industry as

20   well as the restaurant, entertainment, and music

21   industry. I moved to Jacumba last year upon

22   acquiring our properties and spent time getting

23   to know and becoming friends with the locals of

24   this town, many of whom I now consider family.

25   Since then, Corbin and I have been

1   working around the clock designing every aspect

2   of the revitalization of this historic town in

3   the most thoughtful way possible, keeping the

4   integrity of the character and history of the

5   town as well as the best interests of the

6   community who we've come to know so well.

7   Tourism is and has always been the only

8   commodity of this town. We are unique because we

9   are one of three natural hot springs in San Diego

10 County. I'm not sure if you're aware of that.

11 One of those hot springs is closed to the public.

12   We not only have the hotel, bar, and

13 restaurant where we will be offering retreats and

14 therapeutic services, but we also have the shops

15 on Main Street, the mineral hot spring lake,

16 which we just renewed, and the old bath house

17 where we currently host a monthly flea market for

18 locals.

19   We plan on becoming a top San Diego

20 destination for weddings and corporate events

21 which we will host monthly within multiple venues

22 that we own. We will also be opening a coffee,

23 juice, and ice cream shop, another restaurant,

24 and a massage and treatment spa. We believe,

25 without a doubt, that we will be able to provide

1   between 150 to 200 jobs within the next two

 2   years.

 3   The proposed solar plan will provide

 4   three. Three local jobs. If you were able to

 5   get to know the community the way we have, you

 6   would not view the 500 residents differently than

 7   you would the 53,000 that will be benefitting

 8   from this solar project. They are no more

 9   important than the 500 people that reside in

10   Jacumba Hot Springs.

11   The underserved community that we

12   reside in deserves a chance at a thriving

13   economy. We are a huge part of the San Diego

14   tourism industry. Please do not fail us. Thank

15   you.

16   CLERK: We'll now move on to the

17   individuals in opposition to this item and I'll

18   be calling you in groups of five, so please

19   listen for your name. When I call your name, you

20   may come to the lineup on the east wall under the

21   murals until it is your turn to speak. You may

22   come forward in any order. Armando Gallardo,

23   Alistair Mularney, Jessica Ng, Robert Wallace,

24   and Craig Rose.

25   You'll have two minutes to address the

1   board and I'll ask you to please state your name

 2   for the audio record.

 3   ARMANDO GALLARDO: Hello and good

 4   morning. My name is Armando Gallardo. I've

 5   lived in Jacumba since 1989. I've lived in San

 6   Diego since I was born. My father and mother

 7   moved us to Jacumba in 1989. We grew up there.

 8   I was nine years old. Bought a house eight years

 9   ago there in Jacumba. I'm invested into this

10   town. I plan on raising my children there. I

11   have two -- well, one not so small anymore. He's

12   19, and my daughter who's 13.

13   And the reason why I decided to buy

14   there is because even though I didn't appreciate

15   it so much when I was a child, as I got older I

16   realized what a great place it is and I would

17   love for my children to be raised there and

18   hopefully one day they will raise their children

19   there.

20   What can I say that hasn't been said

21   already? They're going to offer us, what, three

22   long-term jobs? I've just met Jeff today. I'm

23   not really a social person, so I've just met the

24   owners for the Jacumba spa today, but I've seen

25   what they've done. They gave my son a job. He's

1 been working there. I'm so proud of him. You've

2 seen the pictures of the lake.

3   The prior owners didn't do much for the

4 community. They didn't invest a single cent and

5 the lake was horrible, the lake that buddies like

6 my buddy Austin (indiscernible), Danny Leon, Ray

7 Cruz, we used to hang out at that lake. Had fun.

8 And the lake looked horrible. It was dry and

9 they came in and they made it beautiful again.

10   And in the short time they've been

11 there, they've created more jobs than the JVR

12 company is going to provide, three. That's

13 embarrassing. Very embarrassing. And please

14 help us and represent us and thank you for your

15 time.

16   CLERK: Thank you, sir. Next speaker

17 please.

18   ALISTAIR MULARNEY: Good morning. My

19 name is Alistair Mularney and I'm here to speak

20 on two specific concerns that I have. I learned

21 to fly gliders at Jacumba in 1988 and for the

22 last ten years, I've been instructing in gliders

23 at Jacumba, and when say a glider, I want you to

24 know this is -- it's a sophisticated two-seat

25 aircraft, 55-foot wingspan that lands at a speed

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 1   of over 50 miles an hour.
 2             When I first heard of this project in
 3   May 2019, I wrote to the board of supervisors,
 4   the planning commission, and the airport
 5   authority stating my concerns, and they are two:
 6   glare -- I'm going to be flying at low altitudes
 7   over a sea of glass -- and the -- my other
 8   concern is obstacles.  I can't imagine that
 9   anybody wouldn't have some misgivings about
10   entirely wrapping the end of a runway with steel
11   and glass obstacles 12-foot high.  I could speak
12   at length of these; I won't.
13             I would like to mention that I was most
14   disappointed in the planning commission board
15   when I attended the hearing in July 9th.  You've
16   heard the word infeasible used.  That was the
17   response given when the developer was asked about
18   the -- what's called the equity plan, the 300-
19   acre plan.
20             They dismissed it with one word,
21   infeasible, and nobody raised a single question.
22   I hope this board takes its job more seriously.
23   Thank you.
24             JESSICA NG:  Good morning.  My name is
25   Jessica Ng.  I am a member of the Center for
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 1   Interdisciplinary Environmental Justice and a PhD

 2   candidate at the Scripps Institute of

 3   Oceanography, studying climate and earth science.

 4   So I know as well as anybody, the importance and

 5   urgency of climate action.  I also know that

 6   there are many ways to take climate action, and

 7   that some of those ways repeat the same mistakes

 8   of the past and perpetuate those problems into

 9   the future.

10              That's why the climate movement frames

11   climate action and climate justice around

12   frontline communities and communities of concern.

13   This is stated, for example, in the vision

14   statement of the San Diego Green New Deal

15   Alliance and social equity is mentioned in the

16   San Diego Climate Action Plan, which says that

17   benefits are intended to be shared equally,

18   fairly, and with lack of prejudice.  I assume

19   that extends also to harms.

20              So now we get to see if our elected

21   officials will uphold this principle, because

22   that's clearly not what's been happening with the

23   JVR project that the community of Jacumba

24   wholeheartedly opposes because it would severely

25   disrupt the main livelihood of the town.  So I
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 1   urge you to listen to the community of Jacumba
 2   and to vote no on the project.  Thank you.
 3             ROBERT WALLACE:  Hey, you guys.  Hey,
 4   Chairman Fletcher, Vice Chair Vargas and council.
 5   How you guys doing again?  You know we're all --
 6             CLERK:  Can you please state your name
 7   for the audio record?
 8             ROBERT WALLACE:  Oh, Robert Wallace,
 9   Barona Band of Mission Indians, tribal member.
10   And you know, we're all out there trying to do
11   our best for the climate.  We know we're in a big
12   damn crisis, I mean, to put it candidly, you
13   know, but this right here, you know, I've been
14   watching it slime along and I've been watching
15   San Diego Community Power do their thing and, you
16   know, kind of wondering who's getting a paycheck
17   from that on that group that can help try to
18   slide it, you know, slide it on through and it's
19   just kind of stinky, you know.
20             The community obviously, all these guys
21   right here in the yellow and there's more, they
22   don't want it.  And what a kick in the stomach or
23   what a kick in the side of the ribs to the people
24   that have to live there that are going to have to
25   live with it for many, many years to come.  You
```

1 know, power can be got somewhere else. I mean,

 2 we need to move along in a productive way in

 3 order to be green.

 4   Are we just going to kick the butts of

 5 the normal people or come into each one of your

 6 districts and just kick them and say, take your

 7 damn money and shut up? You know, is that what

 8 it's going to boil down to in the future,

 9 everybody in east county?

10   That happens in east county, just let

11 it happen, you know, and that's unfair. That's

12 unfair to all the people, all these guys. It's

13 fair to us as human beings to have to deal with

14 that kind of stuff and live with it forever

15 because it's creating something bad for years to

16 come, you know. So thank you for your time.

17 Thank you for letting me share my little energy

18 source here in front of you guys once again.

19 Thanks.

20   CLERK: As the next speaker is coming

21 forward, I'll call five additional speakers.

22 Margit Whitlock, Joseph Dusette, Barbara Jaffe-

23 Rose, Roman Wrosz, and Luke Wasloo.

24   CRAIG ROSE: Thank you. My name is

25 Craig Rose. I'm a resident of San Diego and we

1 need photovoltaics. We need solar power. We all
2 understand that. We don't need solar at the end
3 of a 70-mile extension cord. Every mile is
4 subject to disruption. Every mile creates the
5 potential for power outages in San Diego. Every
6 mile of that cord makes San Diego less secure.
7 Every mile is a fire hazard.
8   We don't need more of that. We need
9 rooftop and parking lot solar in San Diego. We
10 have enormous potential here. Rooftop solar
11 provides jobs. Rooftop solar in town provides
12 greater security. We need the board to stand for
13 doing solar right. We need the board to stand
14 for solar in town on rooftops and parking lots
15 and not at the end of a vulnerable 70-mile
16 transmission line. Thank you very much.
17   JOSEPH DUSETTE: Good morning, folks.
18 My name is Joseph Dusette. I'm a resident here
19 in San Diego, local voter, born and raised. I
20 care about Jacumba as I'm sure all of you can,
21 you know, care about your constituents. I'm new
22 to the area as in I'm about to purchase a home in
23 town, so I have a dog in this fight. I just
24 wanted to voice my opposition and, you know, let
25 you know that our voices need to be heard. So

1 thank you.

2   MARGIT WHITLOCK: Good morning,

3 supervisors. My name is Margit Whitlock. I'm a

4 landowner in Jacumba at Star Gate One and I'm

5 also an architect here in San Diego for 30 years.

6 So I come to this meeting to plead to you about

7 good development, good environmental development,

8 about raising the culture of community, and

9 embracing community.

10   Jacumba has a rich history of thousands

11 and thousands of years, starting back with

12 Kumeyaay Nation and moving forward into the

13 1920s, kind of the heyday of Hollywood. It has a

14 really wonderful feeling and it's been left out

15 and they're having a hard time surviving.

16   And there's a revitalization program

17 that's going on now that's actually really grass

18 roots from within. It's something that really

19 needs to be embraced because it doesn't happen

20 very often. And this solar project, I understand

21 would be beneficial to many people down the

22 pipeline.

23   If it could be reduced to a substantial

24 number which would allow for more recreation,

25 camping, agriculture, festivals, more residential

1　expansion, urban development, I think that would

2　be the way that we need to think about this

3　project. It can't be just a large stamp to take

4　away the vitalization of this neighborhood,

5　because it will die if this thing happens. Thank

6　you.

7　　　　　BARBARA JAFFE-ROSE: Good morning. My

8　name is Barbara Jaffe-Rose. I am a resident of

9　San Diego. I live in District 3 in Tierrasanta.

10　I'm very disturbed that the San Diego Community

11　Power is requesting approval of such a huge 650-

12　acre solar project in Jacumba. The project will

13　supply solar energy to cities of San Diego, Chula

14　Vista, La Mesa, and Imperial Beach, but none to

15　local Jacumba residents.

16　　　　　This project runs contrary to SDCP's

17　initial stated goals of local power and local

18　control. Solar energy is clean and cheap and its

19　beauty is that it can be placed locally on

20　rooftops, over parking lots, and more. And

21　consider the possibility of shaded areas in

22　parks, over sidewalks.

23　　　　　Rooftop solar is the first required

24　step toward energy independent local grids, the

25　second being reliable storage. Not all homes and

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 1   apartment buildings are perfect for solar panels,

 2   but we have the unexplored rooftops of big box

 3   stores, flat roofed malls throughout the SDCP

 4   area, and of course, parking lot coverings are

 5   more vital as temperatures rise.

 6              In all the aforementioned options could

 7   support the many Jacumba proposed panels, but

 8   here, locally.  SDCP could also rent residential

 9   rooves in underserved communities for additional

10   space while the rental income assists low-income

11   folks with utility bills.

12              Small independent grids improve our

13   energy security by removing reliance on long-

14   distant trunks of wires we help massive prevent

15   massive blackouts.  Remove long-distance power

16   lines, we decrease the number of lives -- the

17   number of live power lines in our fire-prone

18   areas that have been the cause of wildfires and

19   ensuing loss of lives and property.

20              We can have more secure energy, more

21   secure local grids, and decreased financial costs

22   --

23              CLERK:  Thank you.

24              BARBARA JAFFE-ROSE:  -- with local

25   energy sourcing.
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 1            CLERK:  Thank you.  Your time is up.
 2            BARBARA JAFFE-ROSE:  Long distance
 3   transmission should be seen as the energy choice
 4   of last resort.
 5            CLERK:  Thank you.  Next speaker,
 6   please.
 7            ROMAN WROSZ:  Hello.  My name is Roman
 8   Wrosz and I'm the owner of the hanger built on
 9   the (indiscernible) property and with Roman's
10   Design a sign.  Airport help me to establish new
11   business.  If you are any familiar with invisible
12   braces, I'm the one who actually design, mass
13   manufacture.  Invisalign is my invention, so when
14   I finished an invention, I came another invention
15   and releasing five inventions, Invisalign start a
16   new invention, start building a glider launching
17   machines in Ramona.
18            Built a hanger and thanks to you, you
19   just provide me a home where I could prosper with
20   my inventions.  I'm the first one who actually
21   invest quarter of a million dollars to build that
22   hanger there.  I'm building machines in Ramona to
23   train for national defense pilots to train glider
24   pilots later on fighter pilots.  And also I'm
25   president of the AGCC Glider Club and working
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1   currently with San Diego State University, the

2   students, where we're going to be -- 2022, we're

3   going to be having group of San Diego aviation

4   department teaching students to fly, do aircraft

5   repairing, and so please, consider the was --

6   west of that part of a hanger. We're going to be

7   disabling my ideas, my future -- the future

8   pilots feel and being unsafe.

9   I've been testing those machine there

10 continuously and it's not true, the attorneys,

11 that this is a unabandoned airport. Thank you so

12 much.

13   CLERK: As the next speaker is coming

14 forward, I'll identify five additional speakers.

15 Leona Grenell, Thomas Wisenant, Raymond Barajas,

16 Joel Romero, and Chance Rose.

17   LUKE WASLOO: Good morning. My name is

18 Luke Wasloo. I was born and raised her in San

19 Diego, grew up in the Ranch of San Diego area,

20 District 2. Real estate industry. Have a

21 passion for just making the community better and,

22 you know, recently purchased a 15-acre horse

23 ranch in Alpine and then stepped foot on DeAnza

24 Springs resort, which is just on the north side

25 of the 8 freeway. I actually purchased one of

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 1   the other properties, so Jeff purchased the hotel

 2   from Dave Landman and I purchased the other one

 3   and what Jeff is doing is incredible and the

 4   plans that we have out there are all so

 5   incredible and what's going to happen with this

 6   solar project, it's going to destroy that town.

 7            It's something that's not on paper and

 8   on paper, sometimes things look right, but when

 9   you step out there and you feel the energy and

10   you see what is out there, it's off.  This place

11   will become one of the next, you know, Joshua

12   Trees, Julian visits that are going to bring

13   countless jobs to the county.

14            You know, when we inherited the RV park

15   that we have, we have ten -- you know, ten

16   employees there now.  That's three-X what just

17   the solar project is going to provide for us.  I

18   strongly oppose it.  I hope everybody will, you

19   know, kind of listen to the community and make

20   the right decision.  Thank you.

21            LEONA GRESNELL:  my name is Leona

22   Gresnell.  I'm a mother, a registered nurse, and

23   I own a small organic farm in the back country

24   where I have lived for the last seven-and-a-half

25   years.  My ancestors have called me here today to
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1   speak for the earth. First, I want to say thank

2   you for this beautiful day. I want to thank the

3   supervisors for holding space to hear us. I want

4   to thank all of my neighbors who have spoken on

5   this matter.

6   I'm opposed to this project. We cannot

7   continue the desecration of the sacred in the

8   name of clean or sustainable projects. We are

9   seeing the effects of hundreds of years of

10   desecration across the nation: wildfires,

11   floods, record breaking temperatures, oil spills

12   polluting our water supply. If working to

13   mitigate climate change is the goal of this and

14   other projects in the county, then we should

15   understand that the time of sustainable projects

16   has passed.

17   We must look instead toward supporting

18   projects that are regenerative. The JVR solar

19   project, six times the size of the town of

20   Jacumba, will impact the air quality, give off

21   noise pollution, leave the land with hazardous

22   wastes that may impact our water supply, and

23   negatively affect the lives and natural patterns

24   of local wildlife, all while giving nothing back

25   to the Jacumba community.

1   We must return to right relationship

2   with the earth, one of reciprocity, not continue

3   the extractive and exploitive desecration of

4   sacred land and beings. If climate change

5   mitigation is the goal, then we should be

6   focusing on the investment -- the best investment

7   for our dollar and the most efficient way of

8   harnessing solar energy in living soil.

9   San Diego has the highest number of

10 small farms in the nation. Let us envision

11 beyond that, giving land management back into the

12 hands of local indigenous groups who have

13 stewarded this land regeneratively since time

14 immemorial, and investing in education and

15 policies that support regenerative soil practices

16 that work with carbon and solar energy to create

17 abundance, not depletion.

18   We can meet and succeed our climate

19 goals and be a leader for the rest of the nation.

20 We don't need devastating projects in the name of

21 clean energy. We need to think outside the box,

22 co-creating projects with communities -- thank

23 you.

24   AUSTIN WHITMER: My name is Austin

25 Whitmer. I am from Jacumba. I grew up there for

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 1   pretty much until I was 20 and got down to the

 2   city and actually started doing some construction

 3   and making a living.  Been running the rat race

 4   now for 20 -- well, about 20 years in the city

 5   and just kind of looking forward to going back to

 6   Jacumba and getting back to the peace and quiet

 7   of what it is out there, what it has to offer.

 8             And so every time I go out there,

 9   there's always something changing.  There's a new

10   project and it's just destroying our landscape.

11   Every single time I go out, there's something

12   else.

13             And I mean, it's quiet.  It's a quiet

14   town and, I mean, if a mouse farted, it's

15   probably scare you to death.  It's awesome.  But,

16   you know, Mr. Osborne and his partners, when they

17   came in and bought these properties, he just

18   started going crazy and redoing everything.

19   Like, we couldn't believe it.  We're like, this

20   guy has so much wind in his sails, it's amazing.

21             He redid our lake, you know, and he's

22   just redoing the main street and he's just

23   incredible.  And so I reach out to him almost

24   every Friday if I'm going to come out, ask him if

25   he needs anything, because I want to help him
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 1   with his dream and his vision for our town,
 2   because everybody just abandoned us for all these
 3   years.
 4             You know, they haven't really done much
 5   for our community, and we don't have deep pockets
 6   to go and fight the suits.  We just don't.  And
 7   so somebody like Jeff came in and he dug in and
 8   then everybody realized we actually have a voice.
 9   We can get involved and we can possibly defeat
10   this, you know, from happening.
11             So I just appreciate you all taking the
12   time to listen to this matter and I hope that you
13   all can make the right decision to help us save
14   our town.
15             RAYMUNDO BARAJAS:  Good morning.  My
16   name is Raymundo Barajas.  My grandfather built
17   his house in Jacumba with his own hands.  He
18   chose Jacumba for its calm beauty.  He chose to
19   leave the distractions of the city.  That
20   distraction is now creeping up to exploit
21   Jacumba.  My grandfather is 92 years old and I'm
22   here representing him.  Save Jacumba.  Thank you.
23             JOEL ROMERO:  My name is Joel Armand
24   Romero.  I'm a Jacumba resident.  I'm a fourth-
25   generation San Diegan.  My great grandfather
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1 initially established our family's roots in

2 National City after moving from Sonoran Desert in

3 Sonora, Mexico, and I have a tendency to adopt

4 the stories of my elders as my own; although, if

5 I were to draw from my own anecdotal experience

6 here throughout my lifetime of living in San

7 Diego, I'd have to say I've seen much of its

8 indelible appeal and identify become muddled

9 through the process of developing its

10 infrastructure, effectively squandering San

11 Diego's intrinsic values.

12   I'd like to identity Jacumba for what

13 it is. It is a safe haven between vast desert, a

14 place human beings have used to rehabilitate

15 after being weary from travel. Its water and

16 geographical location have lent itself

17 historically to that purpose for all humankind.

18   It has fostered and reaffirmed life by

19 the offering of its abundant resource, natural

20 mineral water. It's a chosen ground, whether by

21 happenstance or through divine design. This is

22 Jacumba's identity. If we open our eyes and stay

23 in touch with our roots, we can identify it as

24 such here and now and avoid the egregious error

25 of misappropriating its wild beauty and hampering

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 1   its essence and undeniable value.
 2             CLERK:  Before the next speaker begins,
 3   I'd like to call five additional speakers.
 4   Michael Rockefeller, Michael Marchand, Larry
 5   Johnson, Richard Ram, and David Lampley.
 6             CHANCE ROSE:  Hi.  Good morning.  My
 7   name is Chance Rose.  I'd like to just show a
 8   video.
 9             JEFF OSBORNE:  Is there audio?  Sorry.
10   Audio?
11             CLERK:  There should be.
12             (Video begins)
13             JAKARI COUSINS:  Together we stand,
14   divided we fall.  We come together as
15   individuals, we can make an impact in our
16   community.
17             WOMAN 1:  But they're very upset about
18   thinking that they're going to have solar panels
19   in their back yard.  There's more people go out
20   there and entertain themselves than you -- person
21   might really think, and they're going to -- this
22   is going to ruin all of that.
23             JAKARI COUSINS:  Well, I'm Jakari
24   Cousins.  I live in Jacumba.  We own a house
25   there, but I'm concerned that eventually if this
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 1   solar project comes in, that the value will go
 2   down.  A lot of people say if that does
 3   transpire, they will not come to that area
 4   anymore.
 5            WOMAN 1:  Feeling and the vibe of this
 6   area, it's so important.  It's so healing.
 7            MAN 2:  What I've seen mostly from
 8   being just a resident here is the natural beauty
 9   is what most people, I think, are living here
10   for.
11            WOMAN 2:  They're treating this town,
12   the homes, the people that live here as
13   expendable, and we're not.  Families, we're
14   living life, we're living and working here.  Some
15   of us, a lot of -- we don't have to walk one
16   block and see panels versus seeing birds or bats
17   or owls.
18            (Video ends)
19            CHANCE ROSE:  Thank you.
20            MICHAEL ROCKEFELLER:  My name is
21   Michael Rockefeller and I have lived in Jacumba
22   about 20 years.  I have a small bike shop as a
23   hobby and I like Jacumba because it's a warm
24   place to come and visit and the water there is
25   really good for all your boo-boos.
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1   And you need to come and check it out

2   before you make your decision that this green

3   energy program that they proposed is so wrong for

4   our town. Nobody would want it next to their

5   village. And again, I can only speak for myself,

6   but when they bring so many workers to a place

7   where there's no place for them to sleep, there's

8   no place for them to eat, how are you going to

9   provide any of that?

10   I mean, they thought this out really

11 well. In fact, they're trying to squeak this

12 project through and it's just not -- I'm sure

13 it's perfect for them, but it's terrible for us.

14 Gives me a bad feeling all over. I really do

15 hope you would take into consideration that

16 Jacumba is a special place, and from the very

17 beginning, the Indians used it for their boo-

18 boos. And thank you very much.

19   MICHAEL MARCHAND: Hello. My name is

20 Michael Marchand and I live at 44726 Old Highway

21 80. That's the trailer park that's right next to

22 the field that they're going to be putting all

23 these solar farms into -- solar panels in. It's

24 like 150 feet off my back door.

25   I had to retire from the school

1 district for health reasons, so my purse check is

2 very small. My wife and I live on under $1,000 a

3 month. So we can't afford to move or live any

4 place else. The back country, the wildlife, the

5 sunsets, the view, that's our entertainment.

6 That's all we have left.

7   The wildlife will be destroyed by --

8 there's fences that's supposed to cover up the

9 ugliness, 7-foot fence. The panels are going to

10 -- top of that's going to be above the fence.

11 They're going to pile-drive 300,000 stanchions

12 into the ground. That's going to drive all the

13 wildlife away. They're not going to come back.

14 There's no reason for them to come back.

15   All their habitat is being destroyed.

16 The pounding, constant, all day long for three

17 years, or at least two, to get that part done.

18 Also the electronic motors that going to be

19 constantly tracking, there's going to be

20 thousands of these motor zoning, following the

21 sun, tracking one direction and back the other

22 direction.

23   They say they're double panels. I

24 don't see that coming. They -- you'll have to

25 listen to thousands of those humming motors all

1 day long and during the evening, they'll track

2 back the other direction.

3   They -- also the water usage to keep

4 the dust down, since I lived in Jacumba, I've

5 contracted Valley Fever. It's a -- it lives in

6 the soil. I'm under doctor's care from it. It

7 comes from Arizona and I know it's in -- I got it

8 from my garden in my back yard that's 300

9 (indiscernible).

10   I just thank you for your time, taking

11 in consideration this is not --

12   CLERK: Thank you.

13   MICHAEL MARCHAND: -- for other people

14 -- for the people. Green isn't always green if

15 it destroys green.

16   RICHARD RAM: Good morning, board. My

17 name is Richard Rahm. I'm a resident of Serra

18 Mesa in San Diego in District 4, and I serve as

19 the interim president for San Diego County

20 Democrats for Environmental Action.

21   Our board has reviewed this project and

22 after consideration of both its merits and

23 detrimental impacts and our stated values as an

24 environmental and political advocacy group, we

25 have voted unanimously to stand with the

1   community of Jacumba in opposing this project.

2   We've submitted a letter to each of the

3   supervisors, which we published openly explaining

4   our opposition. As you've no doubt heard before,

5   San Diego County is the most biodiverse county in

6   the nation. The mountain pass near Jacumba is an

7   important wildlife corridor, ensuring that

8   species may move about to survive and pass on

9   another generation.

10   We do want renewable energy, but at

11   what cost? This is not the right project. The

12   enormous footprint of the proposed JVR energy

13   Park sacrifices our environment and biodiversity

14   in the name of renewables.

15   The community buffer does not

16   sufficiently mitigate the damages. We believe

17   that green energy needs to be developed as in-

18   fill and on lands that have already been

19   developed, in addition to the fact that BayWa

20   provides no equity and no benefit to the heavily

21   impacted community of Jacumba. We find this

22   proposal wholly unacceptable.

23   Rural and lower income communities

24   should not bear the brunt of projects benefitting

25   wealthier urban cities. The ends do not justify

1   the means. As it is currently proposed, we urge

 2   the body to vote no on this agenda item. Thank

 3   you.

 4   LARRY JOHNSON: Good morning,

 5   supervisors. I'm Larry Johnson, president of the

 6   Mountain Empire Historical Society in Campo. We

 7   join the voices of other groups and the people

 8   from the Mountain Empire in opposition to the

 9   current plan for the JVR Energy Park in Jacumba

10   Hot Springs.

11   There are many facets to this solar

12   project, and they're unreasonable, ill planned.

13   Much could be done to improve so the local

14   community could derive some long-term benefits.

15   Our organization focuses on the history of the

16   area, the preservation of key features, and

17   significant historical interest in the area and

18   some on site and some off site.

19   A key feature of many other communities

20   in the county is a set of trails and bike paths

21   that interconnect their unique historical sites

22   and points of interest. As stated in the

23   County's Community Trails Master Plan, trails

24   help recreation, transportation, health, and

25   quality of life for the local and surrounding

1 community.
 2   The Community Trails Master Plan has
 3 detailed plans for 22 communities in our County.
 4 It does not have a plan for Jacumba Hot Springs.
 5 There are many known existing historical,
 6 cultural, and biological sites, both on site and
 7 off site that could be interconnected by trail --
 8 by a system of trails that would benefit the
 9 community and the County long term into the
10 future at this site.
11   There is a path to a win-win solution
12 for this project, but it requires the applicant
13 to quickly modify the plans for the project and
14 its relationship to the community. It is our
15 request that the board of supervisors require the
16 EIR be revised and the project plans be made more
17 compatible with the changes being proposed here
18 today.
19   If the applicant resists, then the
20 project should be denied in total. Thank you.
21   CLERK: As the next speaker is coming
22 forward, I'll identify five additional speakers.
23 Natalie Filler, Greg Curran, Laura Sparrow
24 LaPointe, Phillip Valenzuela, and Audra Morgan.
25   (Video begins)

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 1           JEFF OSBORNE:  I'm Jeff Osborne.  This
 2    is my community, Jacumba Hot Springs.  I live
 3    here and I'm a business owner in town of Jacumba
 4    Hot Springs Resort and we're trying to make this
 5    town a better place and a place that all San
 6    Diegans can come enjoy and we're asking for your
 7    support in saving our town.
 8           At the moment, there's a project being
 9    developed or proposed for development in our only
10    open space here you can see behind me in this
11    valley, and they're proposing that it should run
12    all the way from the southern border here to the
13    8 freeway.  It's about a square mile in size.
14    The town is only 100 acres and this project is
15    over 600 acres, so it's six times the size of our
16    town and because this is a blood plain, it'll be
17    built up extra high and kind of tower over our
18    town in a way, especially as you drive in from
19    the east, here.
20           We just overall just feel like this is
21    just going to be an overwhelming and devastating
22    project for us out here and we are just trying to
23    revitalize this town and rebuild after many years
24    of it being kind of forgotten in the back country
25    here.  And the community itself feels just under
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 1   served in general and forgotten about.

 2             So we're just asking anyone and

 3   everyone that's maybe been here or values the

 4   back country or values nature and open spaces to

 5   help save some.  We are in full support of the

 6   renewable energy goals of the county and the

 7   state and the world and are in full agreement.

 8             We already have two large projects just

 9   down the road, one solar farm and a giant ECO

10   Substation.  We are, you know, carrying a lot of

11   that infrastructure already out here and we're in

12   full support of the need for it.  We just want to

13   save this one space directly next to our

14   community for the future, for us, and for our own

15   ability to sustain ourselves as a tourist

16   destination.

17             We really think once this goes in,

18   essentially no one's going to want to come here

19   anymore and that's all we have to survive on out

20   here is people coming --

21             CLERK:  Thank you, sir.

22             JEFF OSBORNE:  -- here to see the --

23             CLERK:  Can you please state your name

24   for the audio record?

25             JEFF OSBORNE:  We just are asking for -
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 1   -
 2              DAVID LAMPLEY:  David Lampley and --
 3              JEFF OSBORNE:  -- just some basic
 4   consideration when they design this --
 5              (Video stops)
 6              DAVID LAMPLEY:  I invite you guys out
 7   to Jacumba, check it out for yourself.  Thank
 8   you.
 9              CLERK:  Next speaker, please.
10              LAURA WILSON:  Good morning, board.  My
11   name is Laura Elizabeth Wilson.  I go by --
12   LaPointe, and I go by the nickname Sparrow.  As I
13   am the third born child of Molly Keating of
14   Keene, New Hampshire, an Abenaki healer and a
15   medicine woman of her tribe.  I was adopted and
16   raised by a native -- by a naval officer's family
17   that has many multiple years of service in our
18   government going all the way back to the
19   revolutionary war.
20              I have prepared a statement.  It is the
21   consultation that I had with an anthropologist by
22   the name of Angeline Duran Piotrowski who
23   recently visited DeAnza Springs Resort and took
24   me on a trip to visit some of the local
25   pictographs that were on the property.
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 1              These are widespread throughout the

 2    area, as was mentioned earlier by one of the

 3    speakers, and let me find it here, quickly,

 4    quickly, quickly.  I had it a minute ago.  There

 5    we go.  Okay.  There we go.  All right.

 6              The word Jacumba literally means the

 7    land of the sacred hot spring.  Jacumba was a

 8    centralized crossroads and meeting space where

 9    bands from all over the region would gather for

10    trade and ceremony at the sacred hot springs.

11    Kumeyaay are the people who have been there for

12    the last several thousands of years, but the

13    place has been continually occupied for no less

14    than 8,000 years as demonstrated by the hearth on

15    display in the Imperial Valley Desert Museum.

16              This is how the Viejas band of Kumeyaay

17    described the importance of Jacumba in their

18    creation story.  In addition to being a place

19    where some Kumeyaay could heal themselves in the

20    hot muds and waters, at the --

21              CLERK:  Thank you.

22              LAURA WILSON:  -- base --

23              CLERK:  Thank you, ma'am.  Your time is

24    up.

25              LAURA WILSON:  So thank you for
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 1   listening.
 2           NATALIE FILLER:  Hello.  My name is
 3   Natalie Filler and I am not a public speaker.
 4   I'm a north county resident, north county coastal
 5   resident and land owner in east county San Diego.
 6   Most of my north county coastal peers and
 7   neighbors have no idea where Jacumba Hot Springs
 8   is, but I know that they would not be in support
 9   of this project if they understood the
10   devastation that it would cause to that
11   community.
12           I am here to support the
13   underrepresented community of Jacumba Hot
14   Springs.
15           JEFF OSBORNE:  (indiscernible) about
16   the SDCP here.
17           (Video begins)
18           MAN 4:  Nothing's certain, obviously,
19   but -- nothing certain, obviously, but again, we
20   think we've been responsible in development and
21   feel good about what we've done and what we'll
22   continue to do to earn the support of SDCP and
23   the broader community (indiscernible).
24           MAN 4:  So even if you had another 30
25   days, you don't think you could -- nothing would
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 1   change?
 2            MAN 4:   In what sense?
 3            MAN 4:   If you went back and talked to
 4   the community for another 30 days, it would be --
 5   you're implying that's -- no need to do that?
 6            MAN 4:   No, I'm suggesting that we're
 7   in constant communication with the community.
 8   You've heard -- you've heard from three community
 9   members or four community members out of a town
10   population of 500, so I'm happy to continue those
11   conversations with those folks directly, but, you
12   know, this is obviously a small sample of the
13   engagement that's been happening.
14            MAN 5:   Dr. (indiscernible), are you --
15            MAN 4:   I'm not sure I can -- I'll get
16   any different answer, so I'll just shut up,
17   because it's getting late.
18            MAN 5:   All right, any --
19            (Video stops)
20            JEFF OSBORNE:   Just tell them that was
21   the CEO --
22            NATALIE FILLER:   That was the CEO of --
23            JEFF OSBORNE:   -- BayWa.
24            NATALIE FILLER:   -- BayWa.  Please
25   support Jacumba.
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1   PHILLIP VALENZUELA: Hello. My name is

2   Phillip Valenzuela. I'm a hundred percent

3   disabled Marine Corps veteran and I served six

4   years in the Marines and 22 years in the Army

5   Reserve. Been all over the world for my country.

6   I love this land. I love this land. And I want

7   to tell you what -- I have two generations of

8   family that were born and raised in Jacumba.

9   Right after the Great Depression, my

10   family used to leave Imperial Valley and they

11   looked like "The Grapes of Wrath" coming up here

12   and staying in Jacumba, living in tents, and

13   working on the Ketchum Farm, working in mica

14   mines, repairing the railroad, doing every --

15   whatever they had to do to survive, like many,

16   many other people here, many people, and probably

17   your family, too.

18   Okay. You know, I believe in giving

19   something for this country. We have given in

20   Jacumba, we have given a power line. I live on

21   the northeast corner of Jacumba. I went over

22   there for peace and quiet after retiring -- I

23   retired from Dow Chemical after 20 years of

24   service for them. I was chief electrician over

25   seven power plants and I helped commission the

1 first geothermal power plant in Imperial Valley,

    2 commercial.

    3   So I know about power plants and I know

    4 about electrical. Anyway, I open up my back door

    5 of my house and I see a 500 kV line there. Okay,

    6 that's my gift. Okay, nothing's free. Okay. I

    7 go down the road a little bit. We got a gigantic

    8 substation with another solar plant over there.

    9 That's another gift, okay.

    10   Now, all I'm asking for all of us, all

    11 I'm asking is -- because we gave. I -- my

    12 grandmother which lived in Jacumba gave two sons

    13 for this country, one in World War II and one in

    14 Korea, and they almost gave up their grandson,

    15 which is me. Okay?

    16   All I'm asking is please, please, have

    17 a little compassion. You guys are good people.

    18 You have a lot of authority.

    19   CLERK: Thank you, sir.

    20   PHILLIP VALENZUELA: Okay, always --

    21 all we're asking for a small shake -- fair shake

    22 for a small group of people, Americans, and I

    23 know that all of you are fair minded people.

    24   CLERK: Thank you, sir.

    25   PHILLIP VALENZUELA: Ladies and

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 1   gentlemen, thank you very much.

 2              CLERK:  Thank you.

 3              PHILLIP VALENZUELA:  Thank you for all

 4   your wonderful comments.  Thank you.

 5              GREG CURRAN:  I don't see a green

 6   light.  Oh, there it is.  Good morning,

 7   supervisors.  As you can see, I think -- I think

 8   great spirit is very apparent here in this group

 9   in how much they love their community.  May name

10   is Greg Curran and I'm a 71-year-old Vietnam

11   veteran and I purchased 10 acres off the utility

12   grid in Jacumba.  And as everybody's speaking,

13   basically, I don't understand why you can't

14   understand right now that these big major solar

15   farms, it's not green.  It's not green.

16              I'll tell you what's green, is what the

17   county and the city administration buildings and

18   their facilities are doing by going the microgrid

19   model at point of use and having storage

20   batteries on site.  That's safer, that's greener,

21   and I applaud the county and city for doing that.

22              And I just want to add, my own personal

23   story, because this is what I was talking about,

24   spirit working in your life and I had all of this

25   narrative prepared for the supervisors.  I left
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 1    it on my table when I left here.  I got all

 2    nervous when I got here and said basically and

 3    Gabrielle Schultz was sitting in front of me and

 4    she does yoga and I seen her going like this and

 5    I just calmed down right away.  But anyway, my

 6    story is basically, I have this 10 acres off the

 7    utility grid and I think I live pretty green.

 8              I have chickens, I have dogs, I have

 9    solar, I have wind power and battery storage and,

10    you know I have an organic garden and it all

11    starts to work in this system, you know.  I have

12    this power, I have well water and Mother Earth is

13    providing for me and my dog takes care of all of

14    us.  He warns us about the rattlesnakes and about

15    the dangers up there.

16              The chickens eat the insects that would

17    go into my organic garden and they produce this

18    wonderful fertilizer poop.  I just want y'all --

19    that's green.  What the developer is doing is not

20    green.

21              CLERK:  Before the next speaker begins,

22    I'll call five additional speakers.  Murphy

23    Smith, Lea Wells, Catherine Leighty, Ellen

24    Woodward Taylor, and Celia Sigmon.

25              AUDRA MORGAN:  Audra Morgan.  So I was
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 1   going to just talk about solar, but then I saw
 2   all these people here that came to you guys today
 3   to voice the concerns about the town they live in
 4   and the impact this is going to have and I just
 5   urge you to vote in favor of all of these
 6   concerns, because they live there.  They're the
 7   ones that are going to be impacted by this
 8   decision, and it doesn't even benefit them.  It
 9   actually takes away from their livelihood, from
10   their environment.
11             It's destroying their wildlife that
12   they have and it doesn't even benefit them for
13   the power that it's going to be giving.  I mean,
14   why 5,700 or 52,000 homes should benefit over
15   these people and their lives is quite ridiculous,
16   and so it's your job to, like, represent these
17   people.
18             And so if you vote this forward, that
19   is a disgrace because look at -- I mean, they've
20   all come here and they traveled to come and voice
21   their concerns and let you know how it's going to
22   impact them, and money should never be a factor
23   in that.  These people in suits shouldn't come
24   and offer them money and say -- I mean, it's not
25   even anything that's compensationable.
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1   So it's just sad that these people have

2   to come and say these things and sadly, I think

3   you're probably going to vote it through, but you

4   shouldn't. That's not what you should be doing.

5   You should be listening to these people and

6   taking every single one of their concerns into

7   consideration and put an end to this, because

8   it's not good for the environment. Lithium

9   batteries are totally toxic.

10   So, I mean, what you're doing is

11   actually destroying the environment and these

12   people's lives, so I mean, if you pass this, it's

13   disgusting.

14   LEA WELLS: Hi. My name is -- am I

15   ready? Hi. My name is Lea Wells. I've been a

16   resident in Jacumba since 1974. My mom brought

17   me there when I was like five years old. I

18   graduated out of Jacumba elementary school.

19   I've watched the town go from booming

20   to where the lake was dry and all that. These

21   folks here, they just bought the town. They're

22   fabulous. They're magnificent. The lake is up.

23   They've brought the town back to life, you know.

24   It's alive again. For the first time in so many

25   years, it's alive.

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 1            I've even got a job there.  I mean,
 2   they're giving all us locals jobs there, you
 3   know, Jeff is.  It's fabulous what he's doing for
 4   us, you know.  And that solar panel, I used to
 5   ride horses and I still ride horses in Jacumba,
 6   but I used to ride horses in that pasture there,
 7   you know, that field there that they're going to
 8   build the solar field and I'm appalled, I really
 9   am, that there's -- that they would -- we moved
10   to the country to be country.
11            You know, we wanted to stay country.
12   You move all those solar panels out there, it's -
13   - we might as well just move back -- we might as
14   well move to the city.  I mean, it's just -- it's
15   an eyesore.  Along with that, we're trying to get
16   tourists in right now.  We're trying to get that
17   place -- because it was forgotten when they built
18   Highway 8 -- Old 80, you know, when they build
19   Highway 8, we've -- that town kind of
20   disintegrated.
21            But now, since we got Jeff here and
22   he's got the town going, we got so much going
23   right now in that town, it's like it's thriving
24   again.  It hasn't been like that since I was a
25   little girl.  I learned how to fish on that lake
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1   and that lake's been dry for (indiscernible).

2   And for them to build that solar panel, it's

3   going to take away from the tourists that we've

4   got coming -- we've got tourists coming in from

5   all around right now and it's beautiful.

6           And the ecosystem is coming back again,

7   you know, with all the birds and the coyotes and

8   all that.  We finally got the ecosystem coming

9   back again.

10          CLERK:  Thank you.

11          LEA WELLS:  Yeah, it's just -- yeah.  I

12  just don't see the solar panels, you guys.  It's

13  just (indiscernible) make no sense.  Let it be

14  country.  Let it keep country.  Thank you.

15          CATHERINE LEIGHTY:  Hi.  My name's

16  Catherine Leighty and I live in Jacumba and it

17  seems to me that this project is a nightmare deal

18  for the people and wildlife of Jacumba.  To even

19  have a thought to come charging into this small,

20  peaceful community with your big trucks and

21  propaganda is simply pathetic and anyone that

22  votes this through is not doing their job.

23          This is a spiritual territory.  This is

24  an historic land, to say the least.  To let this

25  company from Germany, no less, ruin our town is
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1   simply obscured corporate greed and quotas,

          2   absolutely horrendous. Thank you.

          3   ELLEN WOODWARD TAYLOR: My name is

          4   Ellen Woodward Taylor. I'm a resident of Jacumba

          5   and I'm a business owner. I own -- my husband

          6   and I own the first certified organic white sage

          7   farm in the world. I moved to Jacumba 22 years

          8   ago and we started our farm shortly after that.

          9   In 22 years, I've gotten to know the

         10   community. I sit on the arts board, and what

         11   this community needs is what this man Jeff

         12   Osborne has brought to us. For the first time in

         13   all the years I've been here, I see this

         14   community coming together, and we're coming

         15   together over a common issue, our town, and we

         16   see hope for our town.

         17   And I'm asking you, please, do not take

         18   away that hope. Empower this community and we're

         19   more than willing to go half way and allow our

         20   choice of the reduced solar area to exist. If

         21   you haven't been to Jacumba, you need to. My

         22   property that the Desert Museum at Cuyamaca

         23   Junior College has artifacts and all the Indian

         24   artifacts on that came from my property and the

         25   adjoining property.

1   This is old historical spiritual land.
2   There's no way -- no other way to put it. Please
3   save our community.
4   CELIA SIGMON: Do I need to wait until
5   this is reset? I'll just go ahead and go. Good
6   -- still morning. Good morning, board of
7   supervisors. My name is Celia Sigmon, I'm an
8   adjunct professor at San Diego State University.
9   Been there 25 years. I'm also a long-term
10   resident of Jacumba. I've been there -- lived
11   there now in that area for 20-plus years, but
12   I've been coming to this area for many, many
13   years for most of my life.
14   I'm here to request that the
15   supervisors delay their vote on the JVR solar
16   project to give residents like myself more time
17   to evaluate the feasibility of an EIFD, Enhanced
18   Infrastructure Financing District. This would
19   allow for the collection of TIF funds in order to
20   build a thriving economy and an enhanced tax
21   base.
22   Since your vote on this land use issue
23   will determine if the solar park is given control
24   of the only land available for growth, it seems
25   only fair that we, the residents, be given some

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 1   time to explore this viable option.  As it is,

 2   the solar park will provide no collective

 3   benefits to all of its residents; however, an

 4   EIFD will provide a variety of benefits to this

 5   community, including the development of

 6   affordable housing, bypassing the VMT, vehicular

 7   miles traveled restriction.

 8            It will develop community space like a

 9   town hall, auditorium, museum, art gallery.  It

10   will develop business space for services like a

11   laundromat, hardware store, office rental.  It

12   will also develop infrastructure for our airport,

13   which is really important, to encourage more

14   frequent use by the gliders who currently use it

15   and have developed it as well as private pilots

16   who do stop in when the (indiscernible).

17            These kinds of projects not only boost

18   our economy, but provide jobs.  With the new

19   ownership we have --

20            CLERK:  Thank you.

21            CELIA SIGMON:  -- a chance to improve

22   and these improvements are critical to rebuilding

23   --

24            CLERK:  Thank you.

25            CELIA SIGMON:  -- a flourishing tourist
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 1   destination.
 2            CLERK:  Thank you.
 3            CELIA SIGMON:  Our future is in your
 4   hands.  Do the right thing.
 5            CLERK:  Before the next speaker begins,
 6   I'll call the remaining in-person speakers.
 7   Michael Brackney, David Moss, and Lori Saldana.
 8            MURPHY SMITH:  Hello, respected members
 9   of the board.  Thank you for listening to our
10   community.  My name is Murphy Smith.  I serve as
11   the secretary of Our Friends of the Library
12   group, Jacumba, and I'm just going to condense
13   some of my comments from a letter we already
14   submitted in opposition to this project.
15            All the members of Our Friends board
16   have been involved in countless community project
17   devoting our precious time, energy into
18   sustaining our challenge community.  By approving
19   this project, the board would instantly nullify
20   all of that hard work and condemn our community
21   to the dust bin of history.
22            Our community, most of it would agree
23   that the library is the beating heart of our
24   community. In this town, people search for jobs,
25   reconnect with lost loves ones, and draft
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 1   blueprints for their dream homes, their dream
 2   gardens, and their dream chicken coops in the
 3   walls of the library.
 4            Young readers venturing into other
 5   worlds via the words on a page glance out the
 6   windows and visualize the magical characters and
 7   places painted upon an open canvas that the open
 8   space provides, their imaginations soaring, like
 9   the wise owls, the hunting hawks, and the
10   peaceful doves would be forever misplaced by this
11   project.
12            Children climbing upon the monkey bars
13   of a neighboring community park who once looked
14   upon a vast open desert of beauty will now see a
15   dead and baren sea of metal and glass, if they're
16   not blinded by reflected glare.
17            I understand that this statement may
18   not be written in the language of numbers and
19   statistics and dollar signs.  You're going to
20   hear plenty of that.  Okay?  But I'm going to
21   talk to you as a patron of the letters and of the
22   arts.  Literacy will plummet in this town if this
23   project goes through, and that's going to
24   increase crime; that's proven.
25            So please do not approve this project.
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1   The community of Jacumba Hot Springs can shine,

2   as long as they don't steal our sunlight. Thank

3   you.

4   MICHAEL BRACKNEY: Hello, esteemed

5   supervisors. My name is Michael Brackney. I

6   live in Hill Crest and I'm a retired indexer of

7   books. I want to begin by acknowledging the

8   point made by the original JVR speaker that we

9   are, indeed, in a climate emergency and we need

10 to do everything we can to switch off fossil

11 fuels and on to renewables.

12   However, this project is not necessary.

13 It's not necessary to turn Jacumba into a

14 sacrificial zone, and I urge you not to do so.

15 Why is it not necessary? Because we have plenty

16 of opportunity to develop rooftop solar

17 throughout the whole county. There's no county

18 in the whole country that's better suited for

19 this then ours.

20   We have the opportunity to show the

21 whole -- to lead the whole world in what we must

22 do to save our planet. So I urge you to a higher

23 calling than certainly to stop this project, but

24 to do more. Please lead the way for all of us to

25 maximize, to put rooftop solar on every rooftop

1 in this whole county and to urge the city to do

2 the same.

3   And then see what we -- whether we need

4 to develop solar in faraway places. Let's do the

5 truly local work first. Thank you.

6   LORI SALDANA: Good morning. I spoke

7 earlier regarding the fires that devastated San

8 Diego in 2007 when power lines ignited, the same

9 power lines that this project now wants to put

10 additional energy into, to get to homes that have

11 ample resources to do rooftop solar throughout

12 San Diego, in an area that is much -- where the

13 demand for the power is.

14   The proponents have suggested that they

15 will put into escrow $1.25 million to support the

16 community. To put that into perspective, the

17 Witch Fire 14 years ago cost this region $1.4

18 billion in damages, $1.4 billion, and that was 14

19 years ago. If a similar fire happened today,

20 it's probably going to be closer to $2 billion in

21 damages.

22   Let me just remind you that we closed

23 our freeways. We closed our businesses and our

24 schools because power was cut off at that time.

25 Julian lost power. Amtrak closed. Cars were

1 diverted from the 5 to the 15. This project will

2 impact every one of us in the building today, not

3 just the folks that live in Jacumba.

4   But if a fire is sparked, once again,

5 just as the Dixie Fire burning right now is going

6 on because of downed power lines, we are all

7 going to pay the price and $1.25 million in an

8 escrow account is budget dust. It is nothing

9 compared to what we stand to lose.

10   Send this project back. Take a hard

11 look at the reality of climate change. The

12 recent report that came out from the

13 Intergovernmental Panel on Climate Change makes

14 it clear. We are in a crisis today. We cannot

15 keep doing what we've been doing and expect

16 different results. Thank you.

17   CLERK: And Ms. Saldana, can you please

18 state your name for the audio record?

19   LORI SALDANA: Sorry, Lori Saldana from

20 San Diego. Thank you.

21   CLERK: Final call for David Moss.

22   DAVID MOSS: Good afternoon. Good

23 afternoon. So my name is David Moss and I'm a

24 business owner and resident of Jacumba. I'm also

25 a member of the JCSD water board. I was recently

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 1   told the water board was in agreement with the

 2   plans.  This is pretty much the first I've ever

 3   heard of the plans, myself.

 4              So it's kind of a shock.  I kind of

 5   echo the same sentiments that everybody else has

 6   brought in today and that -- basically that

 7   Jacumba is too valuable of a natural resource to

 8   plop down solar panels.  There's more responsible

 9   ways to put solar panels in.

10              I, myself, have an associate's degree

11   from San Diego City College in electrical.  I

12   also attend -- will be attending SDSU this fall

13   to study business administration.  In addition,

14   I'm a certified auto mechanic.

15              Nobody like green energy more than I

16   do.  Nobody does.  I drive a Prius, an electric

17   BMW.  I believe in solar panels.  La Jolla has a

18   1 square mile by 1 square mile natural preserve

19   there that's preserve that we all enjoy.  This --

20   Jacumba should be looked at the same way.

21              We don't have a lot of these spaces

22   left.  We need these spaces for our future

23   generations.  The responsible way to install

24   solar paneling is to incentivize homeowners with

25   low interest loans to make up this 90 kilowatt,
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 1   90 gigawatt, whatever it is, project that they

 2   want to put up, opposed to using this valuable

 3   natural resource that we have, that's limited.

 4            CLERK:  Thank you.

 5            DAVID MOSS:  At any rate, thank you for

 6   your time.  I hope you guys, you know, make the

 7   right decision.

 8            CLERK:  We will now hear from those

 9   that requested to speak by phone.  We will be

10   identifying speakers by the last four digits of

11   your phone number.  You will hear notification

12   that your call has been unmuted.  You will then

13   need to press start-six to unmute your phone.

14            I'll ask you to please state your name

15   for the audio record and I would remind the

16   callers that they should mute their TV or live

17   video stream before they begin speaking.  And if

18   you could please identify the first caller.

19            SECRETARY:  Our first caller is 6210,

20   6210.  Please press star-six to unmute.

21            JASON PFAFF:  Hi, this is Jason Pfaff

22   with Power Engineers.  I'm the vice president of

23   innovation and our company was responsible for

24   the analysis for the glare section, so I'm going

25   to yield my time.  We're just here to answer any
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 1   questions if they come up regarding the glare

 2   analysis, so thank you.

 3            SECRETARY:  Thank you.  Our next caller

 4   is 4591, 4591.  Please press star-six to unmute.

 5            JIM PEUGH:  Hello, this is Jim Peugh

 6   from the San Diego Audubon Society.  We had

 7   submitted a letter to each of you talking about

 8   trying to minimize the wildlife impacts of this

 9   project, but we've gotten some more information

10   since we sent that letter and we'd like to share.

11            They found that there are two golden

12   eagle nests where the birds from that nest forage

13   in this area, but we don't find any answer to the

14   question of, will this project take out so much

15   habitat that the rabbits and other mammals that

16   the eagles forage on will that still allow then

17   to survive there.

18            Also, they're really important to us is

19   the tricolored blackbirds in the area, and they

20   are discussed in the EIR, but will this area take

21   so much vegetation and habitat that the insects

22   that the tricolored blackbirds live on won't be

23   enough there to allow them not to decline.

24            And then similar, the EIR talks about

25   and acknowledges that this is occupied habitat
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1 for burrowing owls, but it says -- but there's

 2 better habitat a little distance away, so that's

 3 not a problem. But maybe there's not. We don't

 4 think the -- you have a (indiscernible) request

 5 from the California Department of Fish and

 6 Wildlife for similar information and we just

 7 don't think you have enough information to be

 8 sure that the midrange and long-range

 9 environmental impacts of this project will, in

10 fact, be less than significant. Thank you.

11   SECRETARY: Our next caller is 2012,

12 2012. Please press star-six to unmute. 2012.

13   JULIE RENTNER: Hi, there. Thank you

14 for the opportunity to address the board today.

15 My name is Julie Rentner and the president of a

16 not-for-profit habitat restoration firm called

17 River Partners. We've been in dialog with

18 stakeholders in Jacumba for a number of years

19 around our interest and ability to partner

20 locally to convert the fallowed farmland that's

21 out there today into more publicly beneficial

22 wildlife habitat that serves the needs of people

23 and wildlife for the benefit in the county.

24   We submitted a comment letter and I'm

25 delighted to review just a couple comments for

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 1   you all today, but what I wanted to add to this
 2   kind of robust dialog that we've all experienced
 3   today is that the development of renewable energy
 4   is a very important, you know, outcome for all of
 5   us and climate resilience for California to move
 6   forward; however, in tandem with the development
 7   of clean energy is the need for us to, and it's
 8   becoming more and more apparent, year after year,
 9   the need to both protect and restore ecosystem
10   function that's been lost and the proposed Equity
11   for Jacumba and a scale-down of the solar project
12   represents an enormous opportunity for the
13   community and for the county to find a medium
14   between its need for renewable energy and its
15   need for ecological restoration.
16           The outcome for people associated with
17   ecosystem restoration that could be realized, if
18   that alternative is selected, include very
19   important outcomes with regard to carbon
20   sequestration, water supply, water quality, and
21   they speak to the needs of not just the local
22   residents of Jacumba, but to the county, to the
23   State of California, and even to international
24   global interests, so as a habitat restoration
25   practitioner, I just want to say that there's not
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 1    only deep technical information about the

 2    importance of ecosystem --

 3             CLERK:  Thank you.

 4             JULIE RENTNER:  -- recovery that's

 5    possible here in a scaled-down version, but also

 6    great --

 7             CLERK:  Thank you.

 8             JULIE RENTNER:  -- realize.

 9             CLERK:  Thank you.  Your time is up.

10    Thank you.  Next speaker.

11             SECRETARY:  Our next caller is 4058,

12    4058.  Please press star-six to unmute.  4058.

13    Please press star-six to unmute.  We'll come

14    back.  Our next caller is four --- 4058?

15             KELVIN BARRIOS:  Yes.  Good morning,

16    county board of supervisors.  My name is Kelvin

17    Barrios.  I serve as the director of government

18    affairs for Laborers Local 89.  I'm calling in

19    representing our business manager, Val Macedo and

20    our over 3,800 members in San Diego County.

21             We are in full support of the JVR

22    Energy Park moving forward today.  Projects like

23    this provide opportunities for our local

24    workforce to build renewable energy projects and

25    provide good paying jobs and benefits.  At a time
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1   when there are aggressive efforts by the county
2   to pass new renewable energy policies and updated
3   cap, we hope to see that this will translate to
4   approval of projects that will help achieve such
5   goals of clean energy and a benefit for the
6   broader community.
7            There is a five-craft PLA agreement on
8   this project, which includes Laborers Local 89,
9   the Southern California District Council of
10  Laborers, Operating Engineers Local 12, Southwest
11  Regional Council of Carpenters, IBEW Local 569,
12  and Ironworkers Local 229.
13           This agreement would ensure that this
14  project is built by a local workforce and we
15  invest those dollars in our local economy and
16  working families.  We encourage the board to
17  approve this project today and not delay it.
18  Thank you for your time.
19           SECRETARY:   Thank you.  Our next
20  caller is 4974, 4974.  Please press star-six to
21  unmute.  4974, please press star-six to unmute.
22  We'll come back.  Our next caller is 8902, 8902.
23  Please press start-six to unmute.
24           JASON ANDERSON:  Good morning,
25  supervisors.  My name is Jason Anderson and I'm
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 1   calling in today on behalf of Cleantech San Diego
 2   in support of BayWa Renewables Jacumba Valley
 3   Ranch Energy Park project.  Cleantech San Diego
 4   is a business organization that was born 14 years
 5   ago to support the region's growing cleantech and
 6   renewable energy industries for the benefit of
 7   the economy and the environment.
 8            Today, this industry has a $7.1 billion
 9   impact on our regional economy.  Not only does
10   this project before you today support renewable
11   energy goals, including those established by San
12   Diego Community Power, who as you know, recently
13   approved a power purchase agreement for the
14   project, but it will also have a positive impact
15   on our regional economy.
16            To meet our regional energy goals, we
17   need a mix of renewable energy resources.  These
18   types of utility scale projects in the county are
19   critical and your support today is not only
20   important for this project, but will also
21   indicate to the community your serious commitment
22   to helping our region meet its renewable energy
23   goals.
24            I urge you to support the Jacumba
25   Valley Ranch energy project and vote on its
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1   approval today. We have to meet our renewable

2   energy goals and it is important that we support

3   those of our local energy providers, including

4   San Diego Community Power. Thank you in advance

5   for your support and for your continued support

6   of the development of all renewable energy

7   projects in the San Diego region, again, for the

8   benefit of our economy and environment. Thank

9   you.

10   SECRETARY: Thank you. Our next caller

11 is 3008, 3008. Please press star-six to unmute.

12   DONNA JONES: Good morning,

13 supervisors. I'm Donna Jones and I represent the

14 owners of the Jacumba Hot Springs Resort.

15 Jacumba's general plan vision calls for new

16 development that is compatible with and preserves

17 the natural and historic environment, protects

18 existing neighborhoods, and manages growth to

19 reinforce the rural, small town character of the

20 area.

21   This project does none of that. The

22 EIR found not one but ten significant and

23 unmitigated impacts to the community, including

24 to Jacumba's character, image, and valued focal

25 and panoramic views as well as its general visual

1 quality.
2   The MUP findings ignore this,
3 disregarding this project's impact to the
4 community and instead focusing on unrelated solar
5 projects further from Jacumba. Those other
6 projects did not impact the community and do not
7 and cannot turn this incompatible project into
8 one that is in harmony with Jacumba.
9   The required findings cannot be made
10 without ignoring basic facts found in the EIR.
11 The project creates very few jobs post-
12 construction and makes permanent jobs in the
13 community even less likely. JVR's contract with
14 SDCP should not have been entered into until
15 after you had an opportunity to hear this
16 project.
17   The fact they tried to box you in by
18 going early to the interconnect is no reason to
19 approve a project that will irreparably harm this
20 community. Jacumba does not want JVR's money.
21 It wants a livable community. This project is
22 inconsistent with the county's zoning, which
23 requires that incompatible uses like this one be
24 temporary; yet, the switchyard is permanent.
25   The fact it could've applied for a

1   minor use permit is irrelevant because no minor

2   use permit was or is being sought. Moreover, the

3   rest of the project is essentially permanent, as

4   nothing other than a solar farm will ever go on

5   this property once it is covered with solar

6   panels associated infrastructure, and a permanent

7   switchyard.

8   Due to these unmitigated impacts and

9   the project's need to twist the county code to

10 try to fit into a location where it clearly does

11 not belong. This project should be denied.

12 Thank you.

13   SECRETARY: Our next caller is 5356,

14 5356. Please press star-six to unmute. 5356.

15   BILL CARNAHAN: Yes, thank you very

16 much. I'm pleased to address you today. I'm

17 Bill Carnahan, the interim executive director for

18 the San Diego Community Power and I'd like to

19 express our support for this proposed new

20 renewable energy project in San Diego County

21 that, among other things, will improve grid

22 resiliency and added battery storage.

23   SDCP is the new regional community

24 choice energy program in San Diego County,

25 representing families and business in five

1   cities: Encinitas, La Mesa, Imperial Beach,

 2   Chula Vista, and the City of San Diego. We are

 3   currently representing nearly half of SDG&E's

 4   energy load and have ambitious renewable energy

 5   targets above those of the state and what is

 6   currently provided by SDG&E.

 7   With the likelihood that our service

 8   area will expand over the coming years, we expect

 9   the need to procure a significant amount of

10   renewable energy, and most of that in the form of

11   long-term contracts. We're excited about

12   projects like JVR Energy Park because they are

13   new projects creating new jobs and new clean

14   energy right here in our own county that will

15   serve folks living in this region.

16   Our board has already approved this

17   project and a few other solar plus storage

18   projects with more to come. Every day, we read

19   reports on the increasing threat of climate

20   change and we are glad to be doing a small part

21   to help meet and exceed the goals we all need to

22   reduce our collective impacts.

23   It will take projects like this as well

24   as an ambitious approach to distributed renewable

25   energy and storage to meet the climate targets in

1 a way that remains affordable to the families and

2 businesses we serve. We are pleased that the

3 power that comes from this project can be kept

4 locally rather than sold to others around the

5 state who are also trying to meet the same

6 mandates. We look forward to the board's

7 consideration of this important item. Thank you.

8   SECRETARY: Thank you. Our next caller

9 is 4592, 4592. Please press star-six to unmute.

10   KATHLEEN LIMPET: Good morning,

11 supervisors. I'm here to support unincorporate

12 planning groups without county representation.

13 The Jacumba planning group was left out of

14 communications between JVR and the county just

15 like other unincorporated county planning groups

16 were left out of the county's plan --

17   CLERK: Please --

18   KATHLEEN LIMPET: -- commercial

19 marijuana businesses.

20   CLERK: Can you please state your name

21 for the audio record?

22   KATHLEEN LIMPET: Yes, Kathleen Limpet.

23 I'm sorry.

24   CLERK: Thank you.

25   KATHLEEN LIMPET: JVR has no more

1 communities ties with Jacumba than wealthy

2 marijuana profiteers had with county

3 unincorporate communities. The county's support

4 for wealthy non-minority foreign investors over

5 community residents exposes the insincerity of

6 Supervisor Fletcher's feigned concern for social

7 equity and social justice.

8   Top-down leadership is not leadership;

9 it's tyranny and antithetical to the oath of

10 office that you all took. Jacumba Planning Group

11 did not simply say no, and the county should not

12 have simply said yes.

13   The failure of JVR to negotiate in good

14 faith is not the fault of JVR, but the county

15 that assured them it had their back. The Jacumba

16 Community Planning Group's Equity for Jacumba

17 Alternative is a reasonable compromise. None of

18 the 350 union jobs touted will benefit Jacumba

19 residents, and certainly none of the top 150

20 administerial jobs or the 90 megawatts JVR

21 promises, not one megawatt will serve Jacumba.

22 Newer technology provides distributable point of

23 energy use.

24   It is cost effective, safer, and more

25 equitable. Such technology soon will supplant

1 projects like JVR's and their obsolete, archaic

2 technology that destroys wildlife habitats,

3 environments, and entire communities. No

4 supervisor should support this project before

5 taking the time to visit Jacumba. That is the

6 least these residents deserve. Thank you.

7   SECRETARY: Our next caller is 6608,

8 6608. Please press star-six to unmute. 6608,

9 please press star-six to unmute.

10   MATTHEW VASILAKIS: Good afternoon,

11 chair and supervisor. This is Matthew Vasilakis

12 with Climate Action Campaign, dialing in to

13 support the JVR project to help our region meet

14 our 100 percent clean energy goals, provide more

15 affordable local clean electricity, and create

16 good union jobs.

17   We encourage the county to also engage

18 with San Diego Community Power on developing a

19 community power plant to identify and incentivize

20 local distribute energy resources such as

21 microgrids and rooftop solar and storage within

22 existing communities, key components for any

23 climate resilient energy system.

24   The county should also consider joining

25 SDCP as soon as possible, to have more input on

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 1   these types of projects.  Please support the JVR

 2   project.  Thank you.

 3             SECRETARY:  thank you.  Our next caller

 4   is 3976, 3976.  Please press star-six to unmute.

 5             RICHARD SCHULMAN:   Good afternoon.  My

 6   name is Richard Schulman.  I'm an attorney

 7   representing We Are Humankind, LLC.  Several

 8   attorneys in county counsel's office are familiar

 9   with me; I'm a litigator.

10             You've already received a thousand or

11   so pages, including a letter I submitted

12   yesterday objecting to the project and

13   identifying legal vulnerabilities.  I want to

14   focus on three issues.  First, Z Global report

15   memo that was submitted yesterday shows that the

16   same amount of electricity could feasibly be

17   generated with fewer panels.

18             Seems that the project's significant

19   unmitigated impacts on, for example, aesthetics,

20   can be mitigated.  The Z Global memorandum was

21   prepared and submitted by a technical expert, the

22   rebuttal by the applicant's counsel, who did not

23   show any technical qualifications to rebut that.

24             Second, we understand staff supports an

25   alternative design; however, the EIR examined its
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1   alternatives sufficiently as hypotheticals, but

2   it did not examine them in enough detail to

3   support approval.

4   Third, much of your findings are

5   premised on the project being an interim use.

6   Aside from the term of the major use permit,

7   however, all the facts show that it is not

8   interim. Use permits are routinely extended.

9   The switchyard is permanent, will not even be

10   under the control of the permittee. The solar

11   panels will require maintenance and replacement,

12   which will extend the project's life.

13   Even if you accept the 35-year terms as

14   interim, it is almost two human generations. It

15   is permanent financing. It is permanent

16   construction. One of the opponents who spoke to

17   you, Lori Saldana, co-author of AB-32, solar is

18   good, but this project and the county's analysis

19   of it are flawed. We ask that you either sent

20   this back to staff to correct and recirculate the

21   EIR or reject the proposal. Thank you.

22   SECRETARY: Our next caller is 6979,

23   6979. Please press star-six to unmute.

24   PAM HEATHERINGTON: Good morning, Chair

25   Fletcher and supervisors. Pam Heatherington from

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 1    the Environmental Center of San Diego.  Thank you

 2    for your attention this afternoon.

 3             The Environmental Center is supportive

 4    of clean energy.  We believe every rooftop in San

 5    Diego should have solar panels.  While there may

 6    be a time and a place for larger projects like

 7    Topaz which is not near a community, this is not

 8    the time nor the place.

 9             Do we really want to sacrifice a

10    community's livelihood and potential so it

11    pencils out for the corporation?  Perhaps someone

12    else should be holding the pencil.  Community --

13    the community is willing to work with the

14    developer and have offered an alternative design

15    with a smaller footprint.

16             Perhaps the developer could start with

17    solar panels on all the rooftops in Jacumba, not

18    the afterthought it is.  It would help lessen the

19    number of acres and be more in line with the

20    community.

21             Send it back to the drawing board or

22    your actions may very well lead to an

23    environmental injustice project.  Thank you.

24             SECRETARY:  Our next caller is 0028,

25    0028.  Please press star-six to unmute.
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 1              MAN 6:   Yes, good afternoon, Chair

 2   Fletcher, Vice Chair Vargas, and San Diego County

 3   Board of Supervisors.  My name is (indiscernible)

 4   and on behalf of the San Diego Regional Chamber

 5   of Commerce, I'd like to thank you for your

 6   consideration of this major use permit for the

 7   JVR Energy Park.

 8              The chamber's public policy committee

 9   supports this project in part because of its 20-

10   year power purchase agreement with San Diego

11   Community Power.  This project provides local

12   renewable power, assisting both the State of

13   California and the County of San Diego in meeting

14   greenhouse gas and energy storage goals.

15              In addition to creating the 350 local

16   construction jobs, this project also allows for

17   permanent conservation of up to 435 acres of

18   habitat adjacent to an existing state park and

19   federal wildlife land and upon completion will

20   produce enough power to -- enough energy to power

21   approximately 50,000 -- 57,000 homes per year.

22              We respectfully request that you

23   approve this item in front of you today and we

24   look forward to continued collaboration as this

25   project goes forward.  Thank you.
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1   SECRETARY: Our next caller has -- from
          2   an unknown number. If you hear Zoom tell you
          3   that you've been unmuted, please press star-six
          4   to unmute yourself.
          5   TOM LEMMON: Good afternoon. My name
          6   is Tom Lemmon. I'm the business manager with San
          7   Diego Building and Construction Trades. I'm
          8   sorry my number didn't come up, as I'm calling
          9   from my home phone in beautiful downtown Ocotilla
         10   Wells, where I am surrounded by photovoltaic
         11   plants that help solve climate change. It is
         12   important that we do everything we can to stop
         13   the global disaster that is happening and the
         14   project in Jacumba is just another chain link in
         15   the process.
         16   As for the San Diego Building Trades
         17   and the project labor agreement that we have,
         18   we're looking forward to putting highly skilled
         19   and trained workers on that project. We welcome
         20   the opportunity from folks in the community who
         21   wish to become skilled and trained professionals
         22   and work on the project to reach out to the San
         23   Diego Building Trades at
         24   SanDiegoBuildingTrades.com and we will help move
         25   your folks in that community into those projects,

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 1    onto that project.
 2             Thank you so much for your time and I
 3    hope co-chair Vargas feels better.  I know she's
 4    been under the weather and a shout out to my
 5    brother Nathan Fletcher who took unbelievable
 6    amount of abuse yesterday by the callers and
 7    people that showed up.  This is not the proper
 8    forum for that.  I love you guys.  Bye.
 9             CLERK:  Chair Fletcher, we have --
10    there are a number of consultants that have
11    dialed in that I understand are available for
12    questions.  If any of those consultants would
13    like to speak that have -- are in the conference
14    line, please press star-nine so we can identify
15    you.
16             Otherwise, we have one individual who
17    requested to speak on Item 2, but meant to speak
18    on this item, so like to invite Cynthia Swan to
19    come forward and you'll have two minutes to
20    address the board.
21             CYNTHIA SWAN:  Good morning.  My name
22    is Cynthia Swan.  I am currently a retired
23    registered veterinary technician.  My husband and
24    I moved out to Jacumba in 2008.  He has spent 30
25    years in the military and this is where we
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1   decided we would have our retirement home. We

2   are not actually in the village proper, but we do

3   consider ourselves Jacumba residents.

4   Since we have moved out there, our

5   landscape and our skyline has changed

6   dramatically. The Sunrise Powerlink came in, and

7   it did drive out animals from the (indiscernible)

8   valley area. I can attest to that personally. I

9   don't know what your environmental reports say;

10 they were gone for a while.

11   They did start making a comeback, not

12 quite as much; however, then the Tule wind

13 project came in and again, they have disappeared.

14 There's nothing environmentally sound about the

15 projects regardless of what you've heard.

16 Actually, seeing the facts for yourself would

17 tell a different story than what you may be

18 reading it on your reports.

19   We have all been told the joke, off

20 color, about the difference between theory and

21 reality. This is a prime example of that

22 difference. Our power is constantly in jeopardy

23 of being shut off for fire safety reasons.

24 Electrical cables and winds do not coincide well;

25 however, this solar project will only increase

1   those risks.

2   We may go without power, with or

3   without notice it will be shut off, so the inland

4   and coastal regions who are currently represented

5   by SDCP have power which will travel along the

6   power lines that continue to increase the fire

7   risk in our back country communities.

8   How is this green or environmentally

9   sound? Thank you for your time.

10   CLERK: Chair Fletcher, that concludes

11 public comment on this item. It would be

12 appropriate at this time to close the public

13 hearing.

14   CHAIR NATHAN FLETCHER: Thank you. We

15 will close the public hearing and go to board

16 deliberation. I want to thank everyone who came

17 down today. I want to apologize for being a

18 little late. I had a family medical appointment,

19 but was able to monitor remotely and hear from

20 all of the speakers from the very beginning of

21 the meeting and I appreciate everyone's comments

22 and words.

23   I understand we have a motion to

24 approve the recommendations on the table from

25 Supervisor Anderson, seconded by Vice Chair

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 1   Vargas, to approve staff recommendations.  Let me
 2   to first to Supervisor Lawson-Remer and then
 3   we'll come back to Supervisor Anderson.
 4              SUPERVISOR TERRA LAWSON-REMER:  Hi,
 5   thank you.  So I actually have a couple questions
 6   for staff and the project proponent and then some
 7   comments.  So I guess I just want to begin with
 8   the question to the project proponent.  So when
 9   you do your looking at this project over the
10   lifetime of the project, I know that the capital
11   investment is 237 million at the outset.
12              What's the anticipate ROI and over what
13   timeframe?
14              GEOFF FALLON:  The anticipated ROI is
15   in the high single digit return over a 35-year
16   investment period.
17              SUPERVISOR TERRA LAWSON-REMER:  What --
18   so just give us a round number.
19              GEOFF FALLON:  Eight to ten.
20              SUPERVISOR TERRA LAWSON-REMER:  Eight
21   to ten.  And so that was my first question.  So
22   the second question I had for staff is whether
23   you've been involved at all in sort of trying to
24   facilitate.  Obviously, we have a really
25   different perspective from the project proponents
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1 and the community, what staff's involvement to

       2 date has been in trying to figure out a path

       3 forward here?

       4   MARK: Supervisor Lawson-Remer through

       5 the Chair, we meet with both the community and

       6 the applicants, trying to address the concerns of

       7 the community; however, we have not been in

       8 negotiations between both sides. That was --

       9 that has not been directed to this point. We

      10 certainly could do that, if directed by the board

      11 today.

      12   SUPERVISOR TERRA LAWSON-REMER: Sorry,

      13 couple more questions. This is obviously

      14 incredibly challenging conversation. So much

      15 gratitude for everyone who showed up and have

      16 made your voices heard and take time from your

      17 busy schedules. I'm just trying to get

      18 additional information so we can kind of move

      19 forward.

      20   From your perspective, project

      21 proponents, would there be a significant setback

      22 or significant delay or any, you know,

      23 significant concerns if you had, say, 30 days to

      24 try to, with support of county staff, to try to

      25 reach an agreement with the community that would

1 -- you know, I think we probably won't meet every

2 concern here, but do a better job of taking into

3 account the concerns raised.

4   Is that something that would -- you

5 would be -- you would think would be helpful so

6 that you could then not move forward with such a

7 contentious project or would that be a massive

8 disaster?

9   GEOFF FALLON: We'd obviously prefer

10 not to have a continuance. We heard the planning

11 commission loud and clear on July 9th, work with

12 the community directly to try to come up with

13 community benefits. That's what they directed us

14 to do, and over the past five-and-a-half weeks,

15 multiple times we've communicated with the

16 community sponsor group, and effectively the

17 response has been the same every time.

18   Reduce the project in half, get rid of

19 the substation, bury the lines to the ECO

20 Substation, and essentially those are the

21 offerings that they've always said to us in

22 response, and so we're urgently trying to build

23 this project to deliver these jobs and this

24 power, and so it's hard to see from our

25 perspective in our diligent work with the

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 1   community sponsor group over the last five weeks
 2   how the result will be any different.
 3              SUPERVISOR TERRA LAWSON-REMER:  So you
 4   said you think -- you said you anticipate, say,
 5   like a $9 million -- sorry.
 6              CHAIR NATHAN FLETCHER:  -- for one
 7   second.  Hey, we're not going to interrupt here,
 8   because we're not going to let anyone's voice be
 9   heard, no matter what side of the issue you're on
10   here.  Everyone's going to have a chance to
11   speak, has had a chance to speak without
12   interruption and we're going to afford that same
13   courtesy to every speaker who's here.
14              So I'd ask everyone, I know people feel
15   passionately about this issue.  I respect that
16   deeply, but we're going to respect each other and
17   allow the board to proceed and allow the debate
18   and the board members to question whoever they'd
19   like to question.  I'm sorry, Supervisor Lawson-
20   Remer.  Continue.
21              SUPERVISOR TERRA LAWSON-REMER:  Thank
22   you.  So from your perspective, you feel like
23   you've made a good faith effort and there's not
24   been meeting in the middle that the community
25   hasn't moved in terms of their -- there's no
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 1   agreement that you can imagine coming to that is

 2   different than what you've offered?

 3              GEOFF FALLON:  We -- I mean, we'd be

 4   willing to continue engage in community benefits

 5   and we've, in the past five weeks, we've -- with

 6   the help of community members not here that have

 7   come to us directly, there's been a lot of ideas

 8   with regards to outdoor activities, regarding,

 9   you know, YMCA, Boys and Girls Club.

10              There's been, you know, health and

11   nutrition program that's been identified.

12   Certainly other folks in the community have been

13   receptive to the rooftop program.  And so we've

14   been willing and trying to be engaging in

15   alternative community benefits for -- with the

16   community sponsor group for the last five weeks,

17   and so I'm -- you know, I just think it's

18   challenging for us because we feel like we've put

19   in a very honest, diligent, and respectful effort

20   over the past five weeks at the direction of the

21   planning commission, and we just felt like we

22   haven't been getting that dialog in return of

23   what are these other ideas that the community is

24   interested in.

25              SUPERVISOR TERRA LAWSON-REMER:  Other
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1   than basically cutting everything in half.

2   GEOFF FALLON: Correct.

3   SUPERVISOR TERRA LAWSON-REMER: No,

4   like, meeting in the middle.

5   GEOFF FALLON: Correct. That's the --

6   I mean, those are the emails that we received in

7   return which is, you know, when we've offered up

8   a skate park of sheriff substation or even the

9   solar opportunity on the rooftops, which could

10   save residents hundreds of dollars a year for 20

11   to 25-plus years on rooftop solar systems, what

12   we've gotten in return is the community has

13   communicated their desires for the project to be

14   well north of Old Highway 80, no switchyard, and

15   other various requests associated solely with

16   design.

17   SUPERVISOR TERRA LAWSON-REMER: Nothing

18   to do with community benefits, only with design?

19   GEOFF FALLON: Correct.

20   SUPERVISOR TERRA LAWSON-REMER: This is

21   extremely helpful. I appreciate it. I just want

22   to say, you know, I have a number of remarks.

23   I've been thinking a lot about this for the last

24   four days and I first want to take -- thank

25   everyone so much for taking your time to be here,

1   on all sides.

2   I know from the project development

3   perspective, it takes and enormous amount of

4   effort to put a renewable project together, and

5   especially a project that aims to create good

6   jobs for working families. I think this is an

7   incredibly challenging discussion. You know, the

8   transition to renewable energy is not only at the

9   core of my agenda here at the county, but it's at

10   the core of our work, in my life's work.

11   You know, I think in the medium and

12   long term, I strongly favor distributed energy

13   production and rooftop solar and a movement

14   towards a local and sustainable microgrid. In

15   the immediate term, we can't make that transition

16   to renewables without investments in major large

17   scale solar projects and renewable projects.

18   I think my concern is that this

19   project, while I strongly favor it in principle,

20   as currently designed doesn't seem fair to the

21   community of Jacumba in the sense that it imposes

22   enormous costs but does not make the community

23   whole.

24   So you know, I think I approach this as

25   an economist, right, which is you think about a

1 project and how do you ensure that when there's

2 project costs that you're internalizing the costs

3 of the project and not imposing them on the

4 community and the community is left sort of

5 holding the bag on something that benefits others

6 and they're holding the costs.

7 And this is the kind of environmental

8 injustice that I think we fear when we look at

9 big scale energy investments. So I'm just kind

10 of trying to pause her and figure out a path

11 forward because fundamentally, we're not talking

12 about this project. We're really talking about

13 the future of our regional energy system and our

14 values and our vision.

15 So I do believe and I want to say this

16 to our community members who've taken so much

17 time to come here, that our climate needs are

18 existential; but I also want to say to our

19 project proponent that we have a responsibility

20 to reduce consequences and impacts -- and

21 community impacts as we move towards that zero-

22 carbon future.

23 And this means making workers whole, if

24 their jobs are being asked to transition to green

25 energies, but it also means making communities

1 whole when vitally needed renewable energy

2 projects are in their back yards. So while the

3 CEQA process does do a good job at mitigating

4 environmental impacts, it leaves socioeconomic

5 impacts largely unaddressed, and that is our job

6 here today.

7   We heard a lot about the nature of this

8 community, that it's a low-income community with

9 a median household of $31,000 a year, 43 percent

10 residents of color. Members here believe that

11 this project will adversely affect their future,

12 and the thing I keep thinking about when I think

13 about this project is I think about Robert Moses

14 and freeways, and like, what happened to the

15 urban landscape when we had a vision about where

16 we were going as a country and we decided to just

17 unilaterally bulldoze and split communities

18 without thinking about the local impacts on our

19 inner-city communities of color when we just

20 built freeways, thinking about social engineering

21 and larger scale benefits.

22   So this is a lot to say and I'm really

23 saying it to you as the project proponent, which

24 is I'm not against this project. I'm quite --

25 very much in favor in project -- in concept, but

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 1   I don't think it makes the community whole and
 2   there might not be a way to make everyone in the
 3   community happy.  I think that's -- I know in my
 4   coastal community, we often have projects that
 5   people don't like and there's no way to make
 6   everyone happy, and I know that, and I know that
 7   that is very possible, that not everyone can be
 8   happy.
 9            But I'm just hoping and asking you if
10   we can do better, because I would like to get to
11   yes, but I can't get to yes when I don't feel
12   like there's a process here or a vision of making
13   the community whole on a $237 million project.
14            GEOFF FALLON:  Just in response, we're
15   happy to continue to further engage with the
16   community on additional enhancements.  I mean,
17   the approval of the permit is not the end.  It's
18   the beginning of a 35-year life of a partnership
19   and a neighbor and we fully intend to continue
20   the engagement with the community on how we can
21   be a good neighbor.
22            For instance, I heard today the efforts
23   to engage in rebuilding the downtown and one of
24   the original ideas proposed, and it was an idea
25   from the county, was a business revitalization
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1   district. We'd be willing to fund money towards

2   that and -- but yet when these ideas are

3   communicated through just a phone call, as soon

4   as we're told no, that they kind of go away, and

5   so I guess what I'd like to offer is that we're

6   going to continue engage, we have to continue to

7   engage. This is going to be -- if it's approved,

8   it's going to be a big construction project. We

9   are going to be there for 35 years.

10   But we think that the town

11   revitalization and the efforts to rebuild the

12   town, we can be in support of that. We can be in

13   support of solar on rooftop, but we feel like

14   we've been communicating this willingness and,

15   you know, and the return that we've been getting

16   back is strictly about the design.

17   SUPERVISOR TERRA LAWSON-REMER: So I

18   want to say, I mean, once we vote here today, we

19   don't -- it doesn't come back, right, so whatever

20   leaves here today I need to -- we need to believe

21   that what is fair and right is built into the

22   structure of the project today. It can't just be

23   a promise of a future. It needs to be part of

24   what we approve today, so I think where I'm at,

25   I'll be very honest, is I'm very inclined, if

1   there was a number amount you put on that, $5

2   million, I don't know what it is, I'm not giving

3   you an answer.

4   But right now, you have a package of

5   $1.6 million. If there was a number amount that

6   you were willing to amend the project and attach

7   that to and say that you're going to ensure that

8   that amount of community benefits in a negotiated

9   process with the community moving forward, is --

10 benefits the community or if you want to say,

11 like, you don't know that yet today and you need

12 more time and you want 30 days to come up with

13 it, I think both of those could be approaches I

14 would support.

15   But we can't just -- I can't, in good

16 conscience, just give you a blank check without

17 some kind of commitments.

18   GEOFF FALLON: Yeah, and I understand

19 completely and I appreciate that. I mean, the --

20 so the challenge here is you know, we're willing

21 to commit to this. We're willing to commit to

22 this and, you know, I stand here in front of you

23 humbled by, you know, the opposition's

24 perspectives and certainly this is a passionate

25 argument that we have a lot of respect for both

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 1   sides.
 2             And so -- but if I sit up here and I
 3   say we're willing to commit to a total package of
 4   $3 million, am I just -- are they going to turn
 5   around and work with us and actually fulfill that
 6   or just say that we're buying them off and
 7   continue to come against us and not propose ideas
 8   to actually benefit the community long term?
 9             SUPERVISOR TERRA LAWSON-REMER:  I mean,
10   I -- I think what you -- as I said, I don't think
11   you're -- we're going to get to a point where
12   everyone's happy, right, but I think where I sit
13   as a person who says, look, we need to think
14   holistically, right, we need to think about our
15   zero-carbon future.  We need to think about
16   climate change.
17             We need to think about the impact on
18   the community.  We need to think about ensuring
19   that there's fairness and equity in how we chart
20   a path to a zero-carbon future.  So I know that
21   we will never all agree, right.  Like we spent
22   six-and-a-half hours yesterday in a chamber where
23   there's people really unhappy with how we're
24   dealing with, you know, the pandemic in our
25   community.
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1　　　　　So I'm not asking you to get to a

2　hundred percent, but I'm asking if there is some

3　way that we can do better today, because what I

4　think we have today is not good enough. So I

5　don't know. Like I said, do you need 30 days so

6　you can come back or is there some number that

7　you could give --

8　　　　　GEOFF FALLON: If --

9　　　　　SUPERVISOR TERRA LAWSON-REMER: -- put

10　out now?

11　　　　　CHAIR NATHAN FLETCHER: If -- I mean, I

12　think what I heard, and obviously, we're not --

13　it's a discussion, right? We're not committing

14　anyone to anything at this point. We're having a

15　discussion. But if they were willing to

16　essentially go from the $1.6 to $3 million in

17　community benefit -- hey, hold on. Hey.

18　Everyone gets their say. Now, the board's going

19　to deliberate. We're going to have an orderly

20　conduct of the meeting, okay?

21　　　　　Now, we need to respect each other. No

22　one who spoke got interrupted. We're not going

23　to allow that to happen. We're going to do the

24　same. We're going to extend that courtesy to

25　everyone. The board's going to deliberate and

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 1   discuss.

 2            So my -- I'm just trying to help

 3   resolve --

 4            SUPERVISOR TERRA LAWSON-REMER:  That's

 5   -- no, so let me ask you --

 6            CHAIR NATHAN FLETCHER:  If they move to

 7   three --

 8            SUPERVISOR TERRA LAWSON-REMER:  My -- I

 9   had the number five in my head; he said three, so

10   I think if it was four, I'd be like, okay --

11            JAM ATTARI:  I'm the CEO --

12            SUPERVISOR TERRA LAWSON-REMER:  -- you

13   know, I'm trying to get --

14            JAM ATTARI:  I'm the CEO of the

15   company.  Okay, done.

16            CHAIR NATHAN FLETCHER:   Four?

17            JAM ATTARI:  Yeah.  We'll commit to

18   four.

19            CHAIR NATHAN FLETCHER:  Okay, so we're

20   good.

21            SUPERVISOR TERRA LAWSON-REMER:  We're

22   good.

23            CHAIR NATHAN FLETCHER:  Okay.  So --

24   okay.  Thank you.

25            JAM ATTARI:  Yeah, no problem.
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 1              CHAIR NATHAN FLETCHER:  Vice Chair

 2   Vargas.

 3              VICE CHAIR NORA VARGAS:  Well, thank

 4   you for that and thank you for your commitment,

 5   and I can't see you, so I apologize, but I wanted

 6   to day first and foremost, thank you to all the

 7   stakeholders and community members that provided

 8   input and comments on this item.  I think it's

 9   really important to keep -- continue to have

10   input from the community to identify additional

11   ways that we can strike a balance for projects

12   and community.

13              I think we're at a point with climate

14   impacts where we can actually see how it's

15   affecting us and we're at a point where we need

16   to take action for meeting our state and local

17   goals for regional decarbonization and GHG

18   reduction, so for me, I think this is an

19   important project that's going to advance cleaner

20   energy production and will help us to reach our

21   decarbonization goals.

22              We need projects like this for our

23   region and I will say to you that I'm monitoring

24   this very closely because I've been asking a lot

25   of questions about providing additional community
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1 | benefits to provide some sort of balance.
 2 | Just to put it into context, the San
 3 | Ysidro Port of Entry expansion cost $800 million
 4 | and East Otay Port of Entry cost $1 billion and
 5 | provided zero community benefits, and so San
 6 | Ysidro Port of Entry took ten years of
 7 | construction and that's why it's, I think, so
 8 | critical to have community benefits at the front
 9 | end of these projects and work with the
10 | community.
11 | So I want to make sure that the
12 | surrounding community receives benefits from the
13 | profits and I also want to make sure and I thank
14 | Tom Lemmon for highlighting the fact that we can
15 | make sure that people are part of the process
16 | through the PLA programs as well, because I've
17 | seen it work, particularly at the community
18 | college where I used to serve before.
19 | And so in addition to that, I mean,
20 | we're doing everything we can at the Air
21 | Pollution Control District to approve a more
22 | aggressive community emission reduction plan in
23 | the county and we're going to keep at it, but as
24 | I hear everybody's concerns, I'm ready to support
25 | staff's recommendation and continue the

1   engagement with the community and I appreciate

2   the additional dollars to support this effort.

3   CHAIR NATHAN FLETCHER: Thank you.

4   Thank you, Vice Chair Vargas. You know, our

5   planet is on fire and we cannot continue to delay

6   action to tackling climate change to invest in

7   solar to pave the way in our region for 100

8   percent renewable, and to do it with good local

9   union jobs.

10   And I'm aware both in my work here as a

11   supervisor, my work on the Air Resources Board,

12   how challenging that this issue is and the

13   reality is of course, we want distributive and of

14   course we want rooftop. But we're not in a

15   position today where we can meet our energy needs

16   exclusively by doing those, and so that requires

17   us to confront these really difficult challenges

18   and difficult issues where there's a set amount

19   of power, there's a set amount of projects.

20   There's just things we have to do to

21   come through, and as a board, we have adopted and

22   said as a board, we're going to go to 100 percent

23   renewable in our county. And that is a big,

24   monumental task and that requires us to confront

25   challenging situations and difficult situations

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 1   in an effort to get there.
 2            We're considering our movement into
 3   community choice energy, so there's not going to
 4   be one individual strategy, one that's going to
 5   get us to 100 percent renewable energy.  We're
 6   going to have to do a lot of things and we're
 7   going to have to do a lot of things differently
 8   than the way we've done them all, and there's no
 9   possible way that we can tackle the issues of
10   climate change and tackle our desire to get to
11   100 percent renewable energy and also not do any
12   of those things near anyone.
13            And so it's -- I think all of us take
14   to heart the very real concerns of the community
15   and then we have to weight that versus the real
16   concerns to our region and to our planet in terms
17   of the decisions we make and how we move forward,
18   and so I appreciate the work that's being done.
19   I appreciate the willingness to significantly
20   increase the community investment.
21            I think that there's a lot that can be
22   done.  Although it is a small community, we've
23   heard today it's a very powerful community.  It's
24   a community with great meaning and purpose and a
25   great sense, and I think that the investment
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1 you're willing to make can really enhance

2 everything we see there and so I appreciate the

3 applicant's work. I appreciate your willingness

4 to be flexible, to continue to engage.

5   I appreciate the work of labor. We

6 have environmental justice issues. We have

7 economic justice issues, and people need good

8 jobs and good union jobs that can help us move

9 forward. And so I also am prepared with the

10 addition of the funds today to support this

11 project moving forward. With that, let me to go

12 Supervisor Desmond.

13   SUPERVISOR JIM DESMOND: Thank you very

14 much, Mr. Chair. A lot has happened since I

15 pressed my speaker button, and so I'm happy to

16 hear that there's more dollars being put in here.

17 I've never been a fan of the community choice

18 energy entities; however, that's become a

19 reality.

20   I hear a lot touted about union labor.

21 I would like to see this for all San Diego jobs

22 and all San Diego companies, not just union

23 shops, but that project is bringing that PLA

24 along with it. I do have very strong concerns

25 about the fact that the benefits, you know, are

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 1   all going to other cities, are going to the urban

 2   areas and the coastal areas, but all the impacts

 3   are being felt by Jacumba, that very small

 4   community that is already a disadvantaged

 5   community and having this project come forward

 6   and basically engulfing your community, to me,

 7   very strong concerns.

 8               I also represent part of the

 9   unincorporated area in San Diego County in

10   northern part of the county and I know this going

11   to be coming to my district as well, and we can't

12   make one community bear all of the burdens for

13   everyone else, so everyone else can feel better

14   about themselves as being part of a solution.

15               So I had some very strong reservations

16   about this particular project.  I did like,

17   actually, the Equity for Jacumba Alternative,

18   which I'm not sure who came up with it, but it

19   said it was going to produce 80 megawatts of

20   energy.  I don't know if it does or not, but it

21   did allow for some solar options with keeping the

22   land adjacent, right adjacent to the town open.

23               So I did like that Equity Jacumba

24   Alternative.  I could've gone along with that,

25   but it looks like more money is going to be
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1   thrown at the solution as opposed to looking at

2   this project. If it was going to be set back and

3   take 30 days to come back with -- negotiate, I

4   would've liked this equity alternative looked at.

5   I'd also -- you know, the $4 million,

6   where is it going to go? I don't know if it's

7   all going to go to solar on the roof or it's

8   going to go to downtown or if it's going to go --

9   I would like to know where that money is going to

10 be spent and make sure it's done equitably and is

11 spent in a way that benefits the community of

12 Jacumba instead of a small few or instead of -- I

13 just -- I'm not sure where those dollars are

14 going to be spent.

15   So I'm looking forward to my colleague

16 Supervisor Anderson's comments on this, since

17 this is his district, to hear what he wants to

18 go, but I'm very concerned because I know the

19 unincorporated area is going to bear the burden

20 of the solar and clean energy projects.

21   We've just got to make sure people that

22 are in the unincorporated areas are made whole,

23 as Supervisor Lawson-Remer had suggested or made

24 that point. The communities have to be made

25 whole as well. Shipping all that power that's

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 1   being generated right next door to the coast and
 2   to the big cities, you're not benefitting from it
 3   at all, is just crazy.
 4              So thank you very much.  Look forward
 5   to comments.
 6              CHAIR NATHAN FLETCHER:  Thank you.
 7   Thank you, Supervisor Desmond.  We'll go to
 8   supervisor Anderson.
 9              SUPERVISOR JOEL ANDERSON:  Thank you,
10   Mr. Chair, and thank you Supervisor Lawson-Remer.
11   I thought that your insights parallel much of
12   what I'm thinking.  You know, for too often,
13   we've allowed affluent communities to step on
14   smaller communities, weaker communities, and
15   that's not fair and it's not right.
16              And we know that this is a community of
17   color.  It's everything that we say that we want
18   to protect in terms of equity and I also
19   subscribe to the green goals.  I voted for it
20   just like everybody else on this board and I
21   understand that we're going to have to do it.
22              But because of the way the process
23   works, I'd like to ask the applicant a few
24   questions, and one of them is, why doesn't -- why
25   isn't it acceptable to go with Equity Jacumba and
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1 their plan? When you look at the footprint of

2 what you're producing and what you're signing,

3 why wouldn't that pencil out, because that seems

4 like the one item that everybody -- well, that

5 Jacumba agree with.

6   And I'm not trying to push you in one

7 way -- I'm just trying to get understanding.

8   GEOFF FALLON: No, certainly, sir. So

9 we've actually submitted evidence to the record

10 and engineering documentation by a BHFS response

11 letter, Exhibit C, and in the EIR exhibit --

12 Appendix V where we discuss that the project's

13 development footprint is determined by the

14 technology utilized and site constraints.

15   And so the Equity for Jacumba

16 Alternative, as we understand, was developed by

17 looking at the hundred acres of Jacumba solar

18 down the street and doing some simple ratio

19 calculations and saying that could be 80

20 megawatts.

21   And so the difference is the project

22 technology and the project constraints. We have

23 four broken-up areas of oddly shaped pieces of

24 parcel. There's setbacks. There are

25 environmental constraints, and we're using a

1   different, more efficient racking technology.

2   That project is fixed tilt; this

3   project is single axis tracker. Single axis

4   tracker is the most widely utilized, most

5   efficient powerful technology to deliver the

6   highest amount of power today and it's widely

7   implemented and moreover than fixed tilt anymore.

8   And so we've submitted documentation to

9   that record explaining why this project needs to

10 utilize this space using this -- these site

11 constraints and this technology to deliver this

12 amount of power.

13   SUPERVISOR JOEL ANDERSON: Thank you.

14 I know that you talked about rooftop solar for

15 the community and possibly using it as the

16 community benefit, but if -- would you have, at

17 your facility, without changing our EIR, any

18 capacity for perhaps a larger battery that could

19 serve the community if the community decided to

20 invest in pursuing a microgrid?

21   GEOFF FALLON: So our project -- the

22 technology for our project is slated to deliver

23 into the transmission system and we submitted

24 comment about the ability to do a microgrid.

25 SDG&E owns the transmission lines -- or excuse

1 me, the distribution lines and the transmission

2 lines in this case, but we don't have the ability

3 to -- we have a contract to connect into the

4 transmission lines.

5   We don't have the ability and it's a

6 multi-year process through SDG&E to connect to

7 those distribution lines, and we don't know the

8 impact of the facilities that are required to be

9 built to do that. Moreover, SDG&E needs to

10 deliver that retail power to the community. We

11 provide wholesale power to the transmission

12 system.

13   I think there's another point that I

14 would like to make, too, because there's a big --

15 there's been a lot of points made that the

16 community won't benefit from our power

17 whatsoever, so there's the Boulevard Substation,

18 which feeds Jacumba. Jacumba's load comes from -

19 - Jacumba's generation comes from the Boulevard

20 Substation.

21   Our project bisects the ECO and

22 Boulevard Substations, so electrically, electrons

23 flow to load. Our project is the closest project

24 on that line to the Boulevard Substation. Our

25 load, our generation is going to satisfy the load

1 and there is definitely more generation from our

2 project than the load in Jacumba, but part of our

3 generation is going to satisfy the load in

4 Jacumba and projects generation close to load

5 increases reliability.

6   SUPERVISOR JOEL ANDERSON: I appreciate

7 that and -- but I was thinking in terms of I live

8 a bit in the back country and every time somebody

9 sneezes, I lose power. And so I was more

10 concerned about having, if they had a microgrid

11 of some sort that there could be more stability

12 and that -- instead of people putting individual

13 batteries which may require them to do all sorts

14 of upgrades, that if there was a way to do it on

15 a more commercial standpoint, would that be

16 something.

17   I was just -- you know, I didn't have

18 the ability to ask questions prior to this,

19 because the way the rules are set up, so I didn't

20 know from your perspective whether that was a

21 possibility or not.

22   The second portion, I have a question

23 for staff, and that is, if they're committed to

24 $4 million and we were to move forward, I looked

25 and we saw proposed, proposed, proposed, like

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 1   health care was proposed and -- but it's not

 2   done.  So we're getting one bite at this apple.

 3   We're going to have a vote and I -- and here's a

 4   community that's small, that's not going to be

 5   able to hire a bunch of attorneys and chase

 6   people down after the fact.

 7            What -- how can that deal be struck?  I

 8   mean, is there a way to amend my motion to

 9   include it so that the people of Jacumba are

10   protected or would staff recommend that we come

11   back in 30 days after the applicant and the

12   community have greater chance to speak?

13            And Mark, I was looking at you, but

14   anybody could answer.

15            DEPUTY CHIEF SARAH AGHASSI:  Mark, why

16   don't I go ahead and answer that one?  Chair

17   Fletcher, Supervisor Anderson, we can certainly

18   incorporate a condition for purposes of today

19   that would capture if it's $4 million that the

20   board is directing and the applicant is agreeing

21   to, that's something that we can craft for your

22   purposes today.

23            SUPERVISOR JOEL ANDERSON:  And could be

24   include -- could we include in that $4 million a

25   period of community engagement to come up with a
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1 plan to spend that $4 million? Is that something

2 that is doable for how you would spend the delta

3 between the $1.6 and the $4? I assume you'd be

4 open to that.

5   That's kind of to your point,

6 Supervisor Anderson.

7   SUPERVISOR JOEL ANDERSON: Correct and

8 the other -- my last question is, at one point we

9 were looking at $750,000 or $1 million for

10 community benefit, but would that also -- would

11 that be in addition to the proposed, I think it

12 was $225,000 for health care or is that inclusive

13 or is that in addition --

14   CHAIR NATHAN FLETCHER: So let me ask -

15 - let me try and bridge between, I think, where

16 you're going and where the applicant and where

17 the committee goes to, to basically say that the

18 applicants are willing to go from $1.6 million to

19 $4 million of community benefit agreement and ask

20 staff to facilitate some meetings to help

21 determine the best allocation of that $4 million.

22   And I'm assuming we could have --

23   SUPERVISOR JOEL ANDERSON: I'm going to

24 amend my motion to --

25   CHAIR NATHAN FLETCHER: Encapsulate?

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 1              SUPERVISOR JOEL ANDERSON:  -- to that,
 2   but I just want to make sure that at the end of
 3   the day, everyone's kept honest and that we
 4   haven't forgotten this community or stepped on it
 5   --
 6              CHAIR NATHAN FLETCHER:  Okay.
 7              SUPERVISOR JOEL ANDERSON:  -- more than
 8   absolutely necessary.
 9              CHAIR NATHAN FLETCHER:  And is staff
10   comfortable doing that?  Okay.
11              SUPERVISOR TERRA LAWSON-REMER:  Is
12   there specific -- sorry.
13              CHAIR NATHAN FLETCHER:  Yeah.  Go
14   ahead.
15              SUPERVISOR TERRA LAWSON-REMER:  Is
16   there specific language that we would need to
17   include in the motion?  I want to make sure that
18   this isn't just minutes for the record, but that
19   this is legally binding, so --
20              CHAIR NATHAN FLETCHER:  Yeah, I would
21   think -- Sarah, what's the best most appropriate
22   way to do that?
23              DEPUTY CHIEF SARAH AGHASSI:  Thank you.
24   I -- do we have some language, Mark and Bill,
25   that we can just read into the record right now?
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 1                MARK:  Just take one second, sir, and

 2   we'll --

 3                DEPUTY CHIEF SARAH AGHASSI:  Okay.

 4                SUPERVISOR JOEL ANDERSON:  Okay.

 5                DEPUTY CHIEF SARAH AGHASSI:  Thank you.

 6                SUPERVISOR JOEL ANDERSON:  Mr. Chair,

 7   if you'd like, maybe we could table, this, move

 8   forward with our agenda, give staff time, and

 9   then bring it back.  I don't know if we --

10                CHAIR NATHAN FLETCHER:  Let me ask

11   Mark, how much time you need.  Like two or three

12   minutes?

13                MARK:  Chair, just a few minutes.

14                CHAIR NATHAN FLETCHER:  Okay.  Why

15   don't we give him just two or three minutes.

16                SUPERVISOR JOEL ANDERSON:  Okay.  Well,

17   I was trying to give me more time.

18                CHAIR NATHAN FLETCHER:  But I don't

19   want to go into all the other items.

20                SUPERVISOR JOEL ANDERSON:  I don't want

21   any misspelled words.

22                CHAIR NATHAN FLETCHER:  Just stay

23   close.  When we read it out, you all can get your

24   agreement.  You don't have to stand right there,

25   just, like, don't leave.
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 1              (background speakers)

 2              SUPERVISOR JIM DESMOND:  This guy owns

 3   half the town.

 4              CHAIR NATHAN FLETCHER:  Yeah, I mean,

 5   if a supervisor has an individual question for an

 6   individual person, then we can do that, but once

 7   the public record's closed, it's just board

 8   deliberation and questions.

 9              MAN 7:  Would you like to know what we

10   think about the $4 million or (overlapping

11   speakers).

12              CHAIR NATHAN FLETCHER:  Okay, hold on.

13   Let me ask Supervisor Anderson.  It's your

14   district.  Do you want to hear from someone?

15              SUPERVISOR JOEL ANDERSON:  You know

16   what, we're cutting -- we are putting language

17   together for the community.  I'm open to hearing

18   what the community has to say.  I did do the math

19   in my head and, you know, we started off with

20   $107 per year per household in the community, but

21   if -- I would be open to hearing, yes.

22              CHAIR NATHAN FLETCHER:  One individual

23   would like to come up for two minutes?

24              MAN:  Jeff would be -- that'd be good.

25              CHAIR NATHAN FLETCHER:  That'd be fine.
```

```
 1   Yeah.
 2              JEFF OSBORNE:  I think I talked about
 3   this earlier, but I think our most important
 4   point is just respect for the people that live
 5   there and their children and their children's
 6   children and the generations to come that are
 7   going to live in this town.
 8              And this project at this scale will
 9   permanently affect these kids, their kids, their
10   education, everything that happens from here will
11   be affected by this project.  I know a lot of
12   people here ran on equity and social justice and
13   you're creating a sacrifice zone as we speak, if
14   you vote for this at its full size.
15              We proposed a fair Equity for Jacumba
16   Alternative.  They can take the time to study it.
17   I want to make another point.  Every year the
18   cost and efficiencies go down, so sometimes, it's
19   a little more time, they could probably get to
20   our equity plan if they just waited 12 months,
21   and imagine what that means for the future of
22   every single person in this room, their kids, and
23   their kids.
24              Is this the right move?  The size is
25   the problem.  It's not money.
```

```
 1            SUPERVISOR JOEL ANDERSON:  Mr. Chair?

 2            CHAIR NATHAN FLETCHER:  Yeah.

 3            SUPERVISOR JOEL ANDERSON:  Perhaps we

 4    can move that 300 buffer to 1,000 feet.

 5            CHAIR NATHAN FLETCHER:  Now we're

 6    getting in -- we're over complicating it.

 7            CHAIR NATHAN FLETCHER:  Supervisor

 8    Lawson-Remer.

 9            SUPERVISOR TERRA LAWSON-REMER:  Yeah, I

10    have a question, actually, for the project

11    proponent.  Obviously, the -- you know, we're

12    hearing from the community that the benefits are

13    important but the size is really the major issue

14    at stake.  I think I've made clear that, you

15    know, I believe that we do need to move forward

16    with these kinds of projects, scale and

17    particularly ones that invest in renewable.

18            I'm wondering, from your perspective,

19    you know, the 300-foot buffer, which has been

20    recommended, is a lot less than the equity

21    approach they proposed, but is there some slight

22    or medium sized increase in that buffer that you

23    could contemplate today that would -- I know

24    we're not going to make the community completely

25    happy, but there are -- to begin to address some
```

1 of those concerns about the over shadowing of the

 2 community.

 3   GEOFF FALLON: We've started to -- a

 4 lot of the engineering to date has been

 5 preliminary engineering for land use permitting

 6 purposes. We've started to move into -- we

 7 started to move into final engineering as we were

 8 hopeful to move forward towards permits.

 9   We've been working very hard and we've

10 recently engaged our engineering, procurement,

11 and construction contractor and so in all the

12 efforts throughout the past few months, we've

13 been continuing to push and push on those

14 boundaries and so we are willing to commit to

15 another 50 to 100 feet and a firm commitment to

16 continue to try to bring that in as we go into

17 final design, just with the note that those

18 design -- those hard electrical and civil

19 engineering design comments that we've submitted

20 are what make it difficult to go much further

21 than that.

22   SUPERVISOR TERRA LAWSON-REMER: So just

23 to clarify, you could commit to a 400-foot

24 instead of a 300-foot buffer with an aspiration

25 to reduce that potentially, but not an ability to

1   commit to that today?

 2   GEOFF FALLON: That's correct, yes.

 3   SUPERVISOR JOEL ANDERSON: That's fine.

 4   Okay. Thank you.

 5   CHAIR NATHAN FLETCHER: Thank you.

 6   Mark, what have you got? You want to read to us?

 7   MARK: Chair, what we recommend is it

 8   would be -- provide $4 million to be used towards

 9   community benefits prior to approval of a grading

10   permit and the applicant shall report to Planning

11   and Development Services on what funds have been

12   spent and what -- for what types of projects and

13   the applicant shall use all reasonable diligence

14   to the satisfaction of PDS to use those funds.

15   CHAIR NATHAN FLETCHER: Okay. That

16   would include the community engagement. So

17   essentially, we have a friendly amendment to the

18   motion on the table to adopt that change and

19   change the setback from 300 to 400 feet, and I

20   assume the maker and seconder of the motion are

21   okay with that?

22   SUPERVISOR JOEL ANDERSON: Was yours to

23   move to 400 or to move to 400 with the hope of --

24   CHAIR NATHAN FLETCHER: Four hundred

25   with the hope of --

1   SUPERVISOR JOEL ANDERSON: -- perhaps

      2   getting to a thousand?

      3   SUPERVISOR TERRA LAWSON-REMER: Binding

      4   400 with the acknowledgement that they're going

      5   to try to continually do better.

      6   SUPERVISOR JOEL ANDERSON: Because when

      7   we went back and asked if we could get to a

      8   thousand, there was thought that we could get to

      9   a thousand. And initially, one of my amendments

     10   was to get to a thousand, but guarantee 400.

     11   CHAIR NATHAN FLETCHER: Four hundred.

     12   Okay. Okay, so we have a motion and a second.

     13   Thank you, sir.

     14   VICE CHAIR NORA VARGAS: Happy to

     15   accept the amendments.

     16   CHAIR NATHAN FLETCHER: We have a

     17   motion and a second to approve the staff

     18   recommendation, with the two changes that have

     19   been outlined, one around community benefits and

     20   the $4 million funds and the second around the

     21   setback moving to a minimum of 400 with an

     22   aspirational goal of striving to get to a

     23   thousand if possible.

     24   Ask my colleagues if they have any

     25   final thoughts. Not seeing any. Ask the clerk

1 to please call the roll.
 2   CLERK: Thank you. Supervisor
 3 Anderson.
 4   SUPERVISOR JOEL ANDERSON: Aye.
 5   CLERK: Supervisor Lawson-Remer.
 6   SUPERVISOR TERRA LAWSON-REMER: Aye.
 7   CLERK: Supervisor Desmond.
 8   SUPERVISOR JIM DESMOND: Aye.
 9   CLERK: Vice Chair Vargas.
10   VICE CHAIR NORA VARGAS: Vargas, aye.
11   CHAIR NATHAN FLETCHER: Fletcher, aye.
12   CLERK: That motion passes unanimously,
13 with all supervisors being present and voting
14 aye.
15   CHAIR NATHAN FLETCHER: Thank you.
16 Thank you for everyone who joined us today.
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1   C E R T I F I C A T I O N

2

3   I, Sonya Ledanski Hyde, certify that the

4   foregoing transcript is a true and accurate

5   record of the proceedings.

6

    Date: August 27, 2021

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                    Sonya M. Ledanski Hyde

12   Sonya Ledanski Hyde

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