

Comment Letter I17

SOITEC SOLAR DEVELOPMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT

3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ),
3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP);
ENVIRONMENTAL LOG NO.: 3910 120005 (ER)

PUBLIC REVIEW PERIOD
January 2, 2014 through February 17, 2014

PUBLIC REVIEW COMMENT SHEET

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 110
SAN DIEGO, CA 92123

RECEIVED
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Planning and
Development Services

WRITTEN COMMENT FORM

Please attached written statement.

(Attach additional pages as needed)

 1/20/14
Signature Date

Don Bloom
Print Name

MAIL, FAX or E-MAIL FORMS TO:

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City State Zip Code
619-247-9496
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COMMENTS MUST BE RECEIVED BY 4:00 PM, FEBRUARY 17, 2014

Response to Comment Letter I17

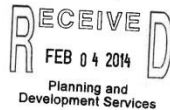
Don and Kate Bloom
February 4, 2014

Hingtgen, Robert J

From: Don Bloom <donbloom42@gmail.com>
Sent: Tuesday, February 04, 2014 8:57 PM
To: Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; Hingtgen, Robert J
Subject: Written Comments regarding Soitec's Solar Project - Tierra del Sol, Boulevard, CA
Attachments: 1.20.14.SOITEC comments.pdf

Subject: Written Comments regarding Soitec's Solar Project - Tierra del Sol, Boulevard, CA

Greg Cox, San Diego County Supervisor
 Diane Jacob, San Diego County Supervisor
 Dave Roberts, San Diego County Supervisor
 Ron Roberts, San Diego County Supervisor
 Bill Horn, San Diego County Supervisor
 Robert Hingtgen, Planner, Planning and Development Services



Proposed SOITEC Solar Development

February 4, 2014

I am writing this letter to provide public comments on the proposed Soitec Solar Projects in Boulevard on Tierra del Sol Road.
 We own two (2) beautiful homes directly across the street on Tierra del Sol Road from the proposed Tierra del Sol Solar Project.
 These homes and the other homes are directly fifty (50) feet across the road from the Brown property and are located at (1) 880 Tierra del Sol and (2) 686 Tierra del Sol.

I17-1

This project will be both a public and private nuisance placing people, families and property at risk.
 These solar panels will interfere with the health, safety and property rights of my husband and I, the neighbors and the community.

I17-2

How can the County or any other agency approve this massive, industrial utility-type project directly across the street – fifty (50) feet from residential homes where people live?
 Part of the land on Tierra del Sol is zoned "Agricultural." No one or company should receive a land re-zoning approval to allow big, industrial solar panels thirty (30) feet tall across from residential properties due to the risks involved.

I17-3

When building these huge panels, there will be excessive public and private nuisance involving blasting the land to remove the vegetation, excessive noise from the construction, and excessive sand blowing with all the trucks hauling in materials and building during the construction.

I17-4

What is the impact of our water table? This is an arid climate. The water table will be substantially lowered with the huge quantities of water needed for this project. Our wells could go dry and that is the needed primary life source to have water.
 From the hydrology report attached, there are three runoff streams surrounding this area that flows directly into Mexico directly south of this project. This town will lose their water supply and from my reading of the reports, none of the Mexican officials have been notified of this huge proposed project that will affect their primary water source.

I17-1 Potential adverse impacts of the project were addressed in the Draft Program Environmental Impact Report (DPEIR). The decision makers will consider all information in the Final Program Environmental Impact Report (FPEIR) and related documents before making a decision on the Proposed Project. The information in this comment will be provided in the FPEIR for review and consideration by the decision makers.

I17-2 A portion of the Tierra del Sol solar farm site would require a rezone to remove the Special Area Designator "A" for certain portions of the site and to ensure compliance with Section 5100 et seq. of the Zoning Ordinance. Although the Tierra del Sol site is located on "Other Land" as determined by the San Diego County Important Farmland 2008 Map, agricultural operations do not currently occur on the site. The Special Area Designator "A" specifies that a portion of the Tierra del Sol site is located in a County-designated Agricultural Preserve. The Tierra del Sol Solar Farm applicant is processing an Agricultural Preserve Disestablishment application with the County in conjunction with the other project permit applications. (See DPEIR, Chapter 2.5, Land Use.)

I17-3 Issues raised in this comment were considered and addressed in the DPEIR. The removal of vegetation is considered in Chapter 2.3, Biological Resources, construction noise is analyzed in Chapter 2.6, Noise,

<p>The solar panels if installed will continue to be both a public and private nuisance to ourselves, our families and the community due to the massive height of the panels and the visible glare of the panels. You can hardly screen this project from our existing views of the property across the street. We would lose the beautiful rural views of the hills, the chaparral, sage brush and the rocks. Instead we would be staring at massive, glaring, monster solar panels.</p> <p>Also, the operating of these solar panels will continue to be both a public and private nuisance. They generate excessive heat. WE worry about the fire hazard with the excessive heat generated from these panels. And what is the effect of "global warming?" These panels generate 200+ degrees of heat. There is so much recent concern of the industrial impact causing global warming and this is a prime example of that.</p> <p>No one knows what the electrical charges or currents are generated from these massive sources generating electricity. When my daughter was in 6th grade, her science fair project was to measure the electromagnetic forces (EMF's) emitted from electrical sources. My daughter and I checked out an instrument from SDG& E, that measured the electromagnetic forces from all electrical sources. The dial of the instrument registered much higher whenever you put the instrument next to electrical poles, utility substations, electrical wires on telephone wires, etc. We don't want those massive electromagnetic forces next to our homes. No one knows what the health and safety hazards are. We don't want to hear in 20 years how dangerous these Electro-Magnetic forces are.</p> <p>Another issue creating a public and private nuisance directly to our homes and the community, are the winds. We frequently have wind gusts in excess of 60 mph in Boulevard. Those panels could fly off in the wind and damage our homes or injure people in the area.</p> <p>Lastly, which company will compensate the property owners like ourselves that would suffer real economic harm from the substantial loss of value of our two properties after a project like this is built literally across the street from us – 50 feet away?</p> <p>Thank you for your consideration and please we ask that you do NOT approve these solar projects. The landowners in Boulevard do NOT want these massive industrial projects in their rural community. Projects like this would be best placed in the areas demanding the electricity – on rooftops, on parking garages, on buildings in the city demanding more electricity.</p> <p>Don Bloom Katie Williams Bloom 880 Tierra del Sol 686 Tierra del Sol Don't cell - 619-247-9496 Katie's cell – 619-726-1532</p>	<p>and fugitive dust is analyzed in Chapter 2.2, Air Quality. Vegetation will not be removed by blasting but will be removed during the preparation of the site (grading) for the installation of the solar facility. Typical construction equipment such as graders and tractors will be used to remove the vegetation.</p> <p>I17-4 Refer to common response WR1 and the discussion in Chapter 3.1.5, Hydrology and Water Quality. The project will be conditioned to cap construction and operational water use from on-site wells to prevent drawdown below County significance thresholds. As such, the Proposed Project would not result in neighboring residential wells going dry or cause streams surrounding the area to run dry.</p> <p>I17-5 The County agrees that the Proposed Project will result in significant adverse effects related to aesthetics. The project will be conditioned with landscape screens for both the Rugged and Tierra del Sol projects. The landscaping proposed would break up the mass and scale of the trackers, block views of trackers and other project components from critical mobile and stationary viewpoints, and create visual interest to divert attention away from the trackers. Landscaping screening would only partially screen the views of the trackers. The trackers (approximately 30 feet in height) are taller than the recommended trees and shrubs. In addition, wildfire</p>
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The Blooms also included two attachments to their February 4, 2013 email. These attachments consisted of the November 15, 2013 Groundwater Report by Dr. Ponce and the October 10, 2013 letter from the Law Offices of Stephan C. Volker. These two attachments are already included in the Administrative Record in the files named "2014-01-30-WayneSkains-email-Comment-Including-November152013-DrPonce-GroundwaterReport.pdf," and "2013-10-10-Stephan-Volker-re-Soitec-Solar-PEIR-Scoping-Comments-of-The-Protect-Our-Communities-Foundation-et-al.pdf," respectively.

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I17-6

protection standards limit opportunities to install and maintain a dense landscape screen. See Chapter 2.1 of the DPEIR for additional details related to visual impacts and mitigation.

As described in Section 1.2.1.1 of the DPEIR and further clarified in the response to comment I1-1, heat from the solar panels dissipates quickly and would not affect ambient air temperatures. Therefore, the County disagrees that the panels would produce excessive heat that could pose a health risk to neighboring residents, vegetation, or wildlife around the Proposed Project sites.

The Proposed Project's effects on global warming have been addressed in Section 3.1.3, Greenhouse Gas Emissions, of the DPEIR. Based on the evaluation conducted, all of the proposed projects (Rugged Solar, Tierra del Sol, LanWest, and LanEast) would have a less than significant effect of greenhouse gas emissions.

The County acknowledges the commenter's concern associated with electric and magnetic fields (EMF). Recognizing there is a great deal of public interest and concern regarding potential health effects and hazards from exposure to EMFs, the DPEIR provides information regarding these potential issues; see Section 3.1.4.5 of the DPEIR. The DPEIR does not consider EMFs in the context of the CEQA for a determination of environmental impacts because there is no agreement among scientists that EMFs create a

	<p>health risk and because there are no defined or adopted CEQA standards for defining health risks from EMFs. As a result, the EMF information is presented for the benefit of the public and decision makers. Furthermore, in response to this comment and other comments regarding EMF, a memorandum was prepared by Asher R. Sheppard, PhD to support the information provided in the DPEIR and provide more detail; see Appendix 9.0-1 of the DPEIR. The memorandum concludes that EMF from the Proposed Project are highly localized and pose no known concern for human health.</p> <p>I17-7 The County does not agree that the solar panels could pose a risk to homes or people in the areas by detaching during high winds. As described in the DPEIR, each tracker would be mounted on a 28-inch steel mast that would be installed to accommodate specific wind loading and soil conditions (DPEIR Section 1.2.1.1). In addition, during high wind or storm events, trackers would be positioned in a horizontal “stow mode” (DPEIR Section 1.2.1.1).</p> <p>I17-8 This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to an environmental impact (see 14 CCR § 15131; see also response to comment I76-2.). The information in this comment will be provided to the decision makers for their consideration during the hearing process for the Proposed Project.</p>
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	<p>References 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.</p>
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