

## Tammy Cloud-McMinn

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**From:** Laurie Kemp <kemprlj@gmail.com>  
**Sent:** Tuesday, April 16, 2024 10:10 AM  
**To:** City Clerk; Council Internet Email  
**Subject:** Item 15 on Tonight's Agenda  
**Attachments:** IMG\_0187.png; IMG\_0188.png

All Receive - Agenda Item # 15  
For the Information of the:  
CITY COUNCIL  
Date 4/16/24 CA  CC   
CM  ACM  DCM (3)

Dear Council,

Tonight you have before you an item to consider whether to authorize CMWD to go forward with a feasibility study for a solar panel farm adjacent to the Maerle Reservoir and several neighborhoods in the cities of Vista and Oceanside. Staff estimates this will cost ratepayers \$460,000. Although you will not be authorizing the expenditure tonight there are some questions staff should be prepared to answer now.

The parcel is currently zoned as open space. As you know, Carlsbad has a permissive zoning code, which means that only uses authorized by the code are allowed. Solar panel farms are not listed on the table found in CMC 21.33.020.

Under the general plan the property is designated as "Category 2: Open Space for Managed Production of Resources (forestry; agriculture; aquaculture; water management; commercial fisheries; and major mineral resources)" will staff be considering the production of power a resource such as agriculture, water management, fisheries, etc.?

If a Solar power farm is authorized on this open space area will they then be allowed in all open spaces?

If staff concludes the property must be rezoned to allow solar panels, how will the city make up for the loss of the 56 acres of open space. It appears to be counted in the total for open space in the general plan. See table 4-1.

These are basic questions that staff should be able to address before looking into the technical feasibility of the project.

The staff report identifies several stakeholders in the project but does not include the surrounding properties in the list. You have been shown a graphic map of the area that does not show the density of the housing that will be affected by this project.

I am attaching an overhead from google maps. The neighborhood to the left is the Ocean Hills retirement community in Oceanside and the other sides are in Vista.

If staff were proposing to put a project of this size next to residences in Carlsbad would you be considering it? Although not comparable in size, would it not be similar to dropping a solar farm in the recently purchased Aura Circle parcel?

So I ask that surrounding neighbors be considered stakeholders.

Lastly, the report mentions buffers. A quick scan of the internet, which may not be too accurate, shows a 1 km (1100 yards) buffer from residences. What is contemplated here?

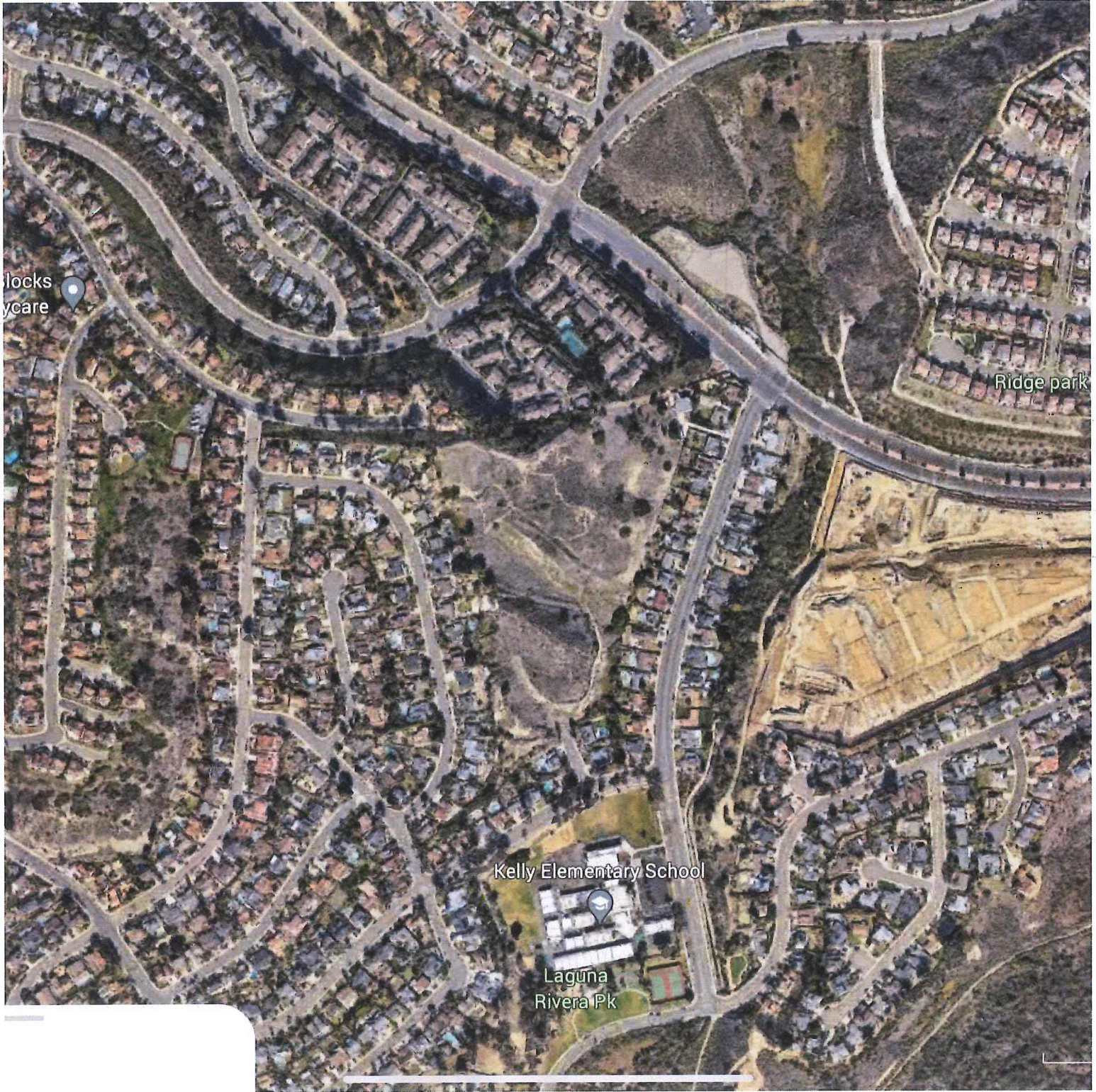
Please be a good neighbor and proceed in due diligence on this project.

Ron & Laurie Kemp













April 15, 2024

City of Carlsbad Municipal Water District Board of Directors  
City of Carlsbad City Council  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

**SUBJECT: MAERKLE RESERVOIR SOLAR ENERGY STUDY**

Honorable President/Mayor Blackburn and Board/Council Members:

As the load serving entity for both the City of Carlsbad (Carlsbad) and the Carlsbad Municipal Water District (CMWD), Clean Energy Alliance (CEA) commends the CMWD for considering a renewable energy facility at the Maerkle Reservoir site. The opportunities for bringing locally generated renewable energy to the residents and businesses of Carlsbad, in support of Carlsbad's Climate Action Plan (CAP), are few and this decision is an important one for the CMWD and the Carlsbad City Council.

As one of CEA's founding members, Carlsbad created CEA to pursue one of Carlsbad's top initiatives in achieving its CAP goals, also with a goal to achieve a minimum 2% savings on generation costs. Since its launch, CEA has achieved those goals for residents and businesses in Carlsbad.

CEA's Joint Powers Authority (JPA) Agreement, which Carlsbad led the effort to develop, prioritizes the procurement of locally generated renewable energy for the benefit of CEA's customers, including Carlsbad residents and businesses. CEA staff has previously expressed to the CMWD staff working on this project that CEA is very interested and willing to work with them to develop a project that is beneficial to Carlsbad, CMWD, CEA and Carlsbad residents and businesses. CEA staff and its technical consultants have the expertise to study and develop these types of projects. The staff report indicates that \$460,000 will be included in the FY 24/25 budget for energy consulting services to assist with preparing an RFP/RFQ and evaluating responses, as well as additional costs that may be incurred during the feasibility assessment phase. As an alternative to that approach, CEA proposes that the CMWD Board/City Council direct its staff to work with CEA to develop a partnership agreement to develop the site, which would avoid some, if not all, of that \$460,000 projected cost.

We look forward to continuing to work with Carlsbad and CMWD on this very important project.

Thank you,

A handwritten signature in blue ink, appearing to read "Gregory Wade", is written over the typed name.

Gregory Wade  
Chief Executive Officer

## Tammy Cloud-McMinn

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**From:** Jason Haber  
**Sent:** Tuesday, April 16, 2024 12:17 PM  
**To:** Tammy Cloud-McMinn; Sheila Cobian  
**Cc:** Vicki Quiram  
**Subject:** FW: Maerle Reservoir Solar Study

Please see correspondence received below re: Item #15 on tonight's agenda.  
Thank you,

—  
Jason Haber  
Intergovernmental Affairs Director



442-339-2958 | [Jason.Haber@carlsbadca.gov](mailto:Jason.Haber@carlsbadca.gov)  
[www.carlsbadca.gov](http://www.carlsbadca.gov)

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**From:** Gregory Kusiak <[Gregory\\_Kusiak@msn.com](mailto:Gregory_Kusiak@msn.com)>  
**Sent:** Tuesday, April 16, 2024 9:10 AM  
**To:** Vicki Quiram <[vicki.quiram@carlsbadca.gov](mailto:vicki.quiram@carlsbadca.gov)>; Jason Haber <[jason.haber@carlsbadca.gov](mailto:jason.haber@carlsbadca.gov)>  
**Cc:** [gtodisco@keystonepacific.com](mailto:gtodisco@keystonepacific.com)  
**Subject:** Maerle Reservoir Solar Study

Vicki and Jason:

The Ocean Hills Country Club Homeowners Association owns the land in Oceanside which borders the proposed solar project. Naturally, we are interested in any potential impacts of the proposed project on our property and those private interests of our Members. The packet for today's City Council meeting contains only a very small map locating the CMWD land in question. Are there any other maps or diagrams indicating the proposed location of the installation itself on the CMWD property? If so, a PDF or other image would be greatly appreciated; if not, please forward one when it becomes available. Please consider us a concerned party and include us on any matters which would otherwise involve the owners of adjacent properties in the City of Carlsbad. Likewise, those homeowners in Sea View in the City of Vista are neighbors to the project and will be very interested.  
Thank you.

Gregory M. Kusiak, MBA, President  
Ocean Hills Country Club HOA  
4819 Marathon Way  
Oceanside, CA 92056-7406  
818.424.0067

## Tammy Cloud-McMinn

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**From:** Council Internet Email  
**Sent:** Tuesday, April 16, 2024 1:48 PM  
**To:** City Clerk  
**Subject:** FW: Solar farm

All Receive - Agenda Item # 15  
For the Information of the:  
CITY COUNCIL  
Date 4/16/24 CA  CC   
CM  ACM  DCM (3)

-----Original Message-----

From: Sue <speller001@gmail.com>  
Sent: Tuesday, April 16, 2024 1:38 PM  
To: Council Internet Email <council@carlsbadca.gov>  
Subject: Solar farm

We live on Dassia Way in Ocean Hills Country Club and need to be kept informed regarding this project. Please add our email to any updates. We moved here for peace and solitude in our retirement years and feel we have the right to know of anything that may affect our current way of life. Thank you.

Sue & Sal Pellerito  
Speller001@gmail.com  
Sent from my iPhone

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