

MINUTES OF THE
WARNER RANCH COMMITTEE OF
VISTA IRRIGATION DISTRICT

August 20, 2019

A meeting of the Warner Ranch Committee of Vista Irrigation District was held on Tuesday, August 20, 2019, at the offices of the District, 1391 Engineer Street, Vista, California.

1. CALL TO ORDER

Chair Dorey called the meeting to order at 2:00 p.m.

2. ROLL CALL

Committee members present: Dorey and MacKenzie

Committee members absent: None.

Staff present: Brett Hodgkiss, General Manager, Don Smith, Director of Water Resources, Mark Saltz, Water Resources Specialist; and Lisa Soto, Secretary of the Board.

Other attendees: None.

3. APPROVAL OF AGENDA

The agenda was approved as presented.

4. PUBLIC COMMENT TIME

No public comments were presented on items not appearing on the agenda.

5. SOLAR ENERGY PROJECT ON THE WARNER RANCH

See staff report attached hereto.

Director of Water Resources Don Smith said that the District was approached by Global Impact Energy, Inc. (GIE) with a proposal that would allow GIE to investigate the technical feasibility and financial viability of a proposed solar project on the Warner Ranch. He stated that staff met with GIE in June 2019 at which time staff provided an overview of the District's experience with similar proposals, and a copy of a Draft Request for Preliminary Proposals (RFPP) prepared by the District and AECOM in 2013. Mr. Smith recalled that the RFPP was never issued because San Diego Gas and Electric (SDG&E) indicated interest in pursuing a similar project, which never came to fruition. Mr. Smith said that he suggested to GIE that it prepare a proposal based on the Draft RFPP so that it can be reviewed by staff and the District's Warner Ranch Committee (Committee).

Chair Dorey suggested that GIE check with SDG&E to see how much power it would be able to purchase from their project and at what cost to make sure their project would pencil out. Mr. Smith said that he believes GIE is seeking direct off-takers, including the District, for the energy it produces. Mr. Smith said that GIE has offered to sell the facility to the District after 30 years for \$1.00, which Mr. Smith did not recommend, as the facilities would be old technology and near the end of its useful life and value.

Mr. Smith said that if the Committee would like to pursue the proposal by GIE, he would have three recommendations:

1. that GIE incorporate a demolition plan into their proposal and be bonded to implement it before breaking ground;
2. that GIE provide a deposit to defray the District's cost for professional services such as engineering, legal, and possibly environmental, to assist the District in evaluating the proposal; and
3. that GIE agree to a floor for any appraisal for compensation based on the per-acre lease rate paid by SDG&E for power substation across the street.

There was a discussion regarding the major use permit that would be needed for this project; it was noted that the District could authorize GIE to act on its behalf and bear responsibility for all project fees. Director MacKenzie suggested that a fourth condition be added that requires GIE provide the District with a copy of all studies and reports done for the project and that the District be copied on all emails and communications between GIE and the County of San Diego. The Committee discussed the proposed site for project and the type of technology that GIE is considering for the site.

Mr. Smith stated that if the Committee wishes to move forward staff would inform GIE of the four conditions listed above. If GIE accepts the conditions, the next step would be to have General Counsel review the draft non-binding term sheet provided by GIE along with the District's list of conditions to be incorporated. Following finalization of the non-binding term sheet, GIE would make a presentation on their proposed project to the full Board. The Committee was agreeable to staff continuing to negotiate with GIE, while moving through the next steps as outline by Mr. Smith. The Committee requested that an item be added to the Division Report regarding the proposal by GIE.

6. FERAL PIG MANAGEMENT

See staff report attached hereto.

Mr. Smith provided an overview of the work done by the Inter-Governmental Group of Feral Pig Impacts (Pig Group), which has been successful; only one boar remains, roaming in a range near Descanso. He stated that Wildlife Services (a division of the US Department of Agriculture, Animal and Plant Health Inspection Service) increased its pig management efforts in 2017; since then, all efforts have been headed up by Wildlife Services. In spring 2019, the feral pig mitigation budget for Wildlife Services ran out.

Megan Jennings, Ph.D., Research Ecologist at San Diego State University (SDSU) has put together a new budget to continue monitoring for pigs within the County of San Diego (County) and is requesting funding from all of the members of the Pig Group with the District's portion being \$10,000. In addition to monitoring, the funding would also go for the development of a protocol in the event of another release or sighting of feral pigs. Contributions from City of San Diego and the San Diego Association of Governments will provide about 60 percent of the funding needed for the projects.

It was noted that in 2017 the Board approved a \$10,000 contribution that was never issued because Wildlife Services stepped in and took over the program. The Committee wanted to make sure that other entities and agencies that have a vested interest in the matter are contributing to the effort. The Committee

also expressed concern that this will be an ongoing request for contribution. Mr. Smith said that Ms. Jennings has indicated that his effort should be substantial enough to complete the original recommendation for dealing with the feral pig problem in the County.

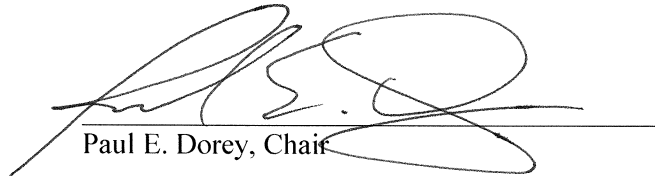
The Committee recommended that the request for a \$10,000 contribution by the District be presented for consideration by the full Board at an upcoming meeting in September. Director MacKenzie asked that staff try to find out what other agencies have been approached for contributions towards the effort, and what other agencies have committed to contributing so far. She also requested information regarding the number and locations of cameras used in the monitoring program.

7. COMMENTS BY COMMITTEE MEMBERS


No committee member comments were presented.

8. ADJOURNMENT

There being no further business to come before the Committee, at 2:54 p.m. Chair Dorey adjourned the meeting.


Paul E. Dorey, Chair

ATTEST:



Lisa R. Soto, Secretary
Board of Directors
VISTA IRRIGATION DISTRICT



**WARNER RANCH COMMITTEE
STAFF REPORT**

Agenda Item: 5

Meeting Date: August 20, 2019
Prepared By: Don Smith
Approved By: Brett Hodgkiss

SUBJECT: SOLAR ENERGY PROJECT ON THE WARNER RANCH

RECOMMENDATION: Consider proposal by Global Impact Energy for a solar energy project on the Warner Ranch.

PRIOR BOARD ACTION: On February 2, 2012, the Board authorized staff to “solicit proposals for alternative energy projects on the Warner Ranch prior to preparing a master plan or performing habitat conservation planning on the Warner Ranch and prior to resolving all issues pertaining to the Indian Water Rights Settlement negotiations.” On June 12, 2013, the Board authorized the General Manager to execute a non-binding agreement for a solar generation project on the Warner Ranch with San Diego Gas & Electric (SDG&E). SDG&E withdrew their proposal in September 2013, citing both schedule constraints associated with securing a major use permit through the County of San Diego and concerns about the potential cost of environmental mitigation for Stephens’ kangaroo rat.

FISCAL IMPACT: Unknown amount of income from potential rents and/or royalties.

SUMMARY: Global Impact Energy, Inc. (GIE) proposes to enter into a non-binding agreement with the District to allow them to investigate the technical feasibility and financial viability of a proposed solar project on the Warner Ranch. The project is envisioned as an initial 20-megawatt (MW) project occupying approximately 100 acres of land with potential future phases expanding the project up to a total of 49 MW occupying approximately 250 acres of land.

DETAILED REPORT: District staff met with representatives of GIE on June 13, 2019 and gave them a copy of the Draft Request for Preliminary Proposals that the District had prepared with the assistance of AECOM in 2013 (attached for reference). GIE followed up with additional information in an email dated June 26, 2019 (attached), including informational handouts regarding GIE’s experience and qualifications (GIE Information – Renewable Energy Developers, attached) and GIE’s specific ideas about the Warner Ranch project (GIE Information – 20 MW Solar Powered Energy Project, Warner Springs, CA, attached).

District staff has discussed the proposed project with AECOM and will be prepared to discuss its initial observations regarding the project with Committee members.

ATTACHMENTS:

- Draft Request for Preliminary Proposals – Alternative Energy Projects on the Warner Ranch – March 28, 2014
- Email from Chris Chun dated June 26, 2019 regarding Proposed 20 MW Solar Power Project at Warner Springs
- GIE Information – Renewable Energy Developers
- GIE Information – 20 MW Solar Powered Energy Project, Warner Springs, CA

REQUEST FOR PRELIMINARY PROPOSALS (RFPP)
ALTERNATIVE ENERGY PROJECTS
ON THE
WARNER RANCH

*** DRAFT ***

March 28, 2013

The Vista Irrigation District (District) requests Preliminary Proposals from prospective Project Proponents (Proponents) for the development of Alternative Energy Projects on lands the District owns in northeast San Diego County referred to as the Warner Ranch. The District anticipates that the Warner Ranch may be suitable for the development of wind energy and solar power projects, but other alternative energy projects consistent with the District's mission and goals may also be considered. The District is inviting proposals to engage in a process that could lead to a long-term lease of a portion of its Warner Ranch properties to operate alternative energy projects in exchange for royalty and/or other financial considerations to the District. Responsive Project Proposals must not rely on the District being a regular consumer of a significant portion of the energy produced – the Proponent must demonstrate a strategy to obtain interconnection capacity with the California Independent System Operator (CAISO) and execute a Power Purchase Agreement with a third party. The minimum acceptable installed generating capacity for any proposed project will be 10 MW.

The District recognizes that evaluating potential project feasibility is a time consuming and expensive process, both for the Proponent and for the District. In order to minimize inefficiencies while retaining an open and transparent selection process, the District proposes to implement a phased approach in selecting partner(s) for developing alternative energy projects on the Warner Ranch. The first step in this process shall be the submission of Preliminary Proposals from interested parties.

A pre-proposal meeting will be held at the District's Office on [insert date], at 9 AM, to describe the District's operations on the Warner Ranch, explain the District's goals in soliciting Preliminary Proposals for alternative energy projects, describe the District's phased approach in evaluating, selecting and negotiating with Proponents, and to address questions. **A single site visit to the Warner Ranch will be conducted after the pre-proposal meeting. This will be the only site visit the District will conduct for prospective Proponents.** Contact only the District staff member listed at the end of this RFPP for questions or comments.

Proposal packages must be received at District Offices prior to 5:00 p.m., [insert date – allow about 3 months for publication, distribution, and response] (Preliminary Proposal Due Date). Each preliminary proposal package shall include: six (6) hard copies and one digital (PDF) copy of the preliminary proposal. Each proposal must be accompanied by an executed "Statement of Intent to Prepare Detailed Project Proposal" (attached). Within 60 days of the Preliminary Proposal Due Date, the District shall evaluate the responsive Preliminary Proposals and invite not more than three (3) Proponents to prepare a Detailed Project Proposal, as described below. All materials submitted by Proponents shall become the property of the District.

I. DISTRICT BACKGROUND AND INFORMATION

I.A. District Background and Service Area

The Vista Irrigation District was formed in 1923 pursuant to Section 20500, et. seq., of the California Water Code and provides water to the City of Vista, as well as portions of San Marcos, Oceanside, Escondido and unincorporated areas of the County of San Diego. The District obtains its water from Lake Henshaw, which it owns, and from Northern California and the Colorado River through facilities owned by the Metropolitan Water District and the San Diego County Water Authority. The District service area is approximately 21,200 acres with nearly 70% of that area currently developed. The District serves a population of approximately 125,000 and has more than 28,000 potable water service connections to residential, commercial, industrial, agricultural and irrigation customers.

I.B. The Warner Ranch

The District owns approximately 43,000 acres of land adjacent to the community of Warner Springs, CA, near the junction of Highways 79 and S-2 (San Felipe Road) in northeast San Diego County (See map of the Warner Ranch, included as Attachment A). This land, which was acquired by the District from the San Diego County Water Company in 1946, is largely undeveloped and consists primarily of open grasslands, with areas of chaparral, oak woodland and riparian corridors. These natural communities provide habitat for several rare and endangered species, including Stephens' kangaroo rat, arroyo toad, southwest willow flycatcher, bald and golden eagles, and others. Elevations on the Warner Ranch range from about 2,600 to 4,400 feet above sea level, with most of the property at about 3,000 feet of elevation.

The District owns and operates Henshaw Dam, a 123 foot high earthen fill dam, which impounds the 52,000 acre-foot capacity Lake Henshaw. The District also operates the Warner Wellfield, consisting of about 14 active water production wells which discharge into Lake Henshaw through a network of lined and unlined ditches.

The District is in the process of concluding 40 years of negotiations with five local Indian Bands, the Department of the Interior, and the City of Escondido, pertaining to the rights to the waters of the San Luis Rey River, which has its headwaters on the Warner Ranch. As a result of these negotiations, Projects which have little or no consumptive use of water during commercial operations will be favored.

In addition to water production activities, the District administers a collection of lease and license agreements for activities on the Warner Ranch, including: cattle grazing; resort operations (including fishing, camping, a mobile home park, a restaurant and a general store); hunting; military training (at Remote Training Site Warner Springs); and others.

Primary land holdings adjacent to the Warner Ranch include the Cleveland National Forest, the Warner Springs Ranch, the Los Coyotes and Santa Ysabel Indian Reservations, and the Boy Scouts of America Camp Mataguay.

In 1983 and 1984, the LaJet Energy Corporation constructed a 5 MW solar-steam power generation plant on about 20 acres of the Warner Ranch southwesterly of the intersection of Highways 79 and S-2. This plant ceased operation within two years due to economic forces and design challenges. San Diego Gas & Electric Company operates the 69kV electrical substation near this intersection (Warner substation), and several of the 69kV electrical transmission lines which connect to this substation have been recently reconducted.

Between May of 2004 and January of 2006, SeaWest Windpower collected wind and temperature data from two temporary meteorological observation towers installed on the Warner Ranch. This data has been turned over to the District and is available to Proponents upon request. Contact Don Smith at the email address given at the end of this RFPP to request this data.

Suitable sites for alternative energy projects on the Warner Ranch may include portions of the following Assessors Parcel Numbers (APN's):

<u>APN</u>	<u>Size (Acres)</u>
136-160-41	13,407
137-090-34	843
137-090-35	9,691
193-080-30	9,590
195-070-31	7,303

I.C District's Mission on the Warner Ranch, Goals for Alternative Energy Projects, and Role in Environmental Compliance and Permitting

As a public water system supplying the needs of about 125,000 people, the District's mission is: "...to provide a reliable supply of high quality water that meets the needs of its present and future customers in an economically and environmentally responsible manner." The District owns and operates the Warner Ranch primarily to protect the watershed for water production activities associated with the Warner Wellfield and Lake Henshaw.

To help offset its water production expenses, the District engages in other economic activities on the Warner Ranch that are consistent with its water production goals and environmental stewardship values. The District anticipates that alternative energy projects could be designed to complement the District's current and future planned activities on the Warner Ranch.

The County of San Diego (County) will most likely act as lead agency for California Environmental Quality Act (CEQA) compliance on this Project, as the Project will be subject to the land use regulatory authority of the County. In such case the District will act as a responsible agency. The Proponent will be responsible for preparing all environmental documentation under CEQA for review and consideration by the County and the District, as well as conforming to all federal, state, and local laws and permitting requirements.

II. REQUIREMENTS OF THE PRELIMINARY PROPOSAL

Proposals shall include, as a minimum, the following information in order to be considered responsive:

- 1) Identification of Project Proponent.
 - Identify project team (and where based) for development, construction and operation phases of the Project
 - Does the Proponent have a long-term equity interest in the project, or does Proponent plan to sell the project after commercial operation is demonstrated?
- 2) Project Description and Understanding.
 - Technology or technologies proposed.
 - Proposed installed electrical generating capacity, and gross and net capacity factors
 - Area and terrain needed for project, including an estimate of disturbed area
 - Estimate of the Project's annual water consumption during operation and source of water
 - Estimated time to permit, to construct, and to operate Project.
 - Range of compensation the Project will generate for the District
 - Description of primary challenges facing successful implementation of the Project
 - Description of Proponent's plan to prepare the Detailed Project Proposal
- 3) Project Proponent Experience.
 - Proponent experience in developing similar projects
 - Proponent experience with projects in Southern California, and San Diego County in particular
- 4) Proponent Financing Capacity.
 - Describe and demonstrate the Proponent's financing capacity
- 5) Executed "Statement of Intent to Prepare Detailed Project Proposal"

General marketing literature prepared by the Proponent may be submitted as an attachment to the Preliminary Proposal, but shall not take the place of a narrative that addresses the specific requirements outlined above.

III. SUBSEQUENT ACTIVITIES

III.A. Notification of Proponents

Within 3 business days of the Preliminary Proposal Due Date, the District shall distribute a list of all Proponents that have submitted Preliminary Proposal packages with an executed "Statement of Intent to Prepare Detailed Project Proposal". All materials submitted without the required executed "Statement of Intent" shall be returned to the submitting Proponent without further consideration.

III.B. Evaluation of Preliminary Proposals and Invitation to Prepare Detailed Project Proposals

Within 60 days of the Preliminary Proposal Due Date, the District shall evaluate the Preliminary Proposals and invite not more than three (3) Proponents to prepare a Detailed Project Proposal, as described below. The District shall evaluate the Preliminary Proposals based on the experience, understanding, and responsiveness of the Proponent. The District reserves the right to invite less than three (3) Proponents to prepare Detailed Project Proposals, including the right to reject all Preliminary Proposals. All materials submitted by Proponents shall be retained by and shall become the property of the District.

III.C. Detailed Project Proposals and Invitation to Execute An Exclusive Negotiation Agreement

Those Proponents invited to prepare Detailed Project Proposals shall have 15 calendar days to submit a \$10,000 non-refundable Proposal Reservation Fee (Fee). If this time expires and an invited Proponent fails to submit the required Fee, or if an invited Proponent informs the District in writing of its intention not to prepare a Detailed Project Proposal prior to the time the Fee is required to be submitted, the District may extend an invitation to other Proponents until it has collected up to three non-refundable Proposal Reservation Fees. When the District has collected up to three Fees, or when, in its discretion the District determines not to invite any other Proponents to submit Detailed Project Proposals, it shall inform the invited Proponents who have submitted Fees that the final Project Proponents have been determined, who they are, and that they then have 90 days (Proposal Development Period) to further evaluate project feasibility and refine their approach, project team, and the terms of an exclusive negotiation agreement that they would be willing to execute with the District.

During the Proposal Development Period, Proponents may arrange for the following activities as deemed necessary:

- Obtain access to the Warner Ranch to perform investigations
- Ask questions and/or meet with District Staff to understand District operations and plans
- Research environmental and regulatory parameters
- Research permitting and taxation issues
- Research electrical interconnection issues and power purchase agreement opportunities
- Refine proposed Project parameters and verify procurement and construction feasibility
- Secure financing commitments
- Develop terms of an exclusive negotiation agreement that the Proponent would be willing to execute with the District
- Other activities as required.

The District has attached the final draft of an Exclusive Negotiation Agreement that was developed

with Nordex USA, Inc. in 2011 for the development of a wind energy project, but never executed. This draft agreement is provided for reference only. It is expected that a new exclusive negotiation agreement would be negotiated with a successful Proponent, but that it would address many of the same provisions and terms.

At the end of the Proposal Development Period, each invited Proponent who wishes to proceed shall submit a final Detailed Project Proposal. The Detailed Project Proposal shall include all the items required as part of the Preliminary Proposal (outlined above), but in greater detail and with the following minimum additional requirements:

- 1) A map of the proposed Project showing Project facilities, points of access, power lines, etc.
- 2) A detailed description of the required permits, permissions and agreements; and plans to obtain the same.
- 3) A description of the Proponent's public information plan including when and how public outreach is proposed, and how the Proponent will respond to public inquiries.
- 4) Proposed terms for an exclusive negotiating agreement with the District.
- 5) A revised detailed Project schedule, including permitting, construction and operational phases of the Project.
- 6) A revised estimate of Project electrical production.
- 7) Proposed terms of District compensation during the various phases of the Project, which may become contractually binding.

The District will evaluate the Detailed Project Proposals, and may request an interview with one or more Proponents to explain aspects of the Proponent's proposed Project. The District will consider whether to execute an exclusive negotiating agreement with any of the Proponents based on the merits of each Proponent's proposed Project and the perceived likelihood of successfully delivering an operational Project that is in the best interests of the District and its ratepayers. The District reserves the right to reject any and all Project Proposals.

III.D. Project Approval and Execution of Lease

The execution of an exclusive negotiating agreement shall initiate a multi-year negotiation and permitting period. During this period, the Proponent shall, per the terms of that agreement: complete the Project design and site development plan; execute required studies; obtain necessary permits, interconnection agreements and power purchase agreements; complete all required CEQA documentation; and negotiate terms of a final lease agreement with the District. During the negotiating period, the District shall not negotiate or enter into an agreement with any other entity regarding the lease or development of the Project site, provided, however, that District may conduct activities on the Project site, and grant utility easements and rights of way in portions of the Site, that will not interfere with the possible development of the Project.

When the Proponent has completed all its requirements under the exclusive negotiating agreement it shall submit required documentation to the District for consideration. The District Board of Directors shall then consider the Project, the site development plan, the Proponent's financing proposal for the Project, the draft lease and CEQA document; and all other matters

affecting the Project, and determine in its sole discretion whether the District desires to proceed to implement the Project with the Proponent in accordance with the Site Plan by approving the lease and certifying the CEQA document.

IV. MISCELLANEOUS

1. The District reserves its full discretion to extend or suspend the due date for the submission of Preliminary Proposals, to determine not to invite Proponents to submit Detailed Project Proposals, to determine not to enter into an exclusive negotiating agreement or lease with any Proponent, to suspend or cancel this Request for Preliminary Proposals, and to make decisions in what the District determines in its sole discretion are in the best interests of the District.

2. The District shall have no liability for any costs or expenses incurred by any Proponent in the event that the District suspends or cancels any portion of or decision set forth in this Request for Preliminary Proposals. Each Proponent assumes full and sole responsibility for all costs and expenses associated with that Proponent's investigations and submissions in response to this Request for Preliminary Proposals, or any decision of or invitation from the District in accordance with this Request for Preliminary Proposals.

3. Each Proponent submitting a Preliminary Proposal acknowledges that its submission constitutes a "public record" under the California Public Records Act, and may be disclosed to and copied by members of the public who request to do so.

4. Any Proponent seeking further information or wishing to communicate regarding this Request for Proposals shall communicate only with the District official listed below. Any communication with any member of the District Board of Directors regarding this Request for Preliminary Proposals or any submission to the District relating thereto may be grounds for disqualification of that Proponent from participating in this Request for Preliminary Proposals.

All inquiries regarding this RFPP should be directed to Don Smith, Director of Water Resources, at (760) 597-3168 or dsmith@vid-h2o.org.

Don Smith

From: Chris Chun <ccchun@gmail.com>
Sent: Wednesday, June 26, 2019 10:34 AM
To: Don Smith
Cc: johndaiza; Brett Hodgkiss; Mark Saltz
Subject: Proposed 20 MW Solar Power Project at Warner Springs
Attachments: GIE - Warner Springs 20MW SPV-CSP Power Plant (June 2019).pdf; GIE-CEC.Initiative (June.2019).pdf

Dear Don,

On behalf of John Daiza, the President & CEO of our company, it was a pleasure meeting you and Mark Saltz on June 13th at your VID offices. Mr. Daiza and I thoroughly enjoyed our discussion and thank you for conducting a very productive and substantive meeting.

As mentioned during the meeting, our company, Global Impact Energy, Inc. ("GIE"), which is an Independent Power Producer that specializes in the industrial and commercial renewable energy space, is hereby proposing to develop, build, own and operate a nominal 20 MW (as Phase I) Solar Power Project. The solar project is envisioned to be either: i) Solar PV (AC) with an integrated battery storage facility, or ii) a Solar/CSP Thermal power plant to be sited at a strategic location at Warner Springs adjacent to Lake Henshaw ("Project").

Enclosed please find a Power-Point-Presentation (entitled "20 MW Solar Powered Energy Project") that outlines a brief, but comprehensive, description of the Project (including the identification of the targeted site for the Project) that we presented to you during our meeting. Please note we've also included a top-level, but preliminary, schedule (in the PPT) of the major development milestones and activities that incorporate, among other items, receiving the various governmental permitting/approvals and executing the prerequisite contractual documents (such PPA's, Interconnect Agreement with SDG&E, EPC Contract, O&M Agreement, securing non-recourse debt-financing) in a timely fashion.

In combination with our consortium / JV partners: i) American South General Contractors, Inc. ("ASGC"), which is a D&B / EPC Contractor; ii) Solargenix Energy, LLC ("Solargenix"), which is a technology-driven company specializing in the design, production, installation and operation of proprietary non-imaging optics/modules within the Solar Thermal/CSP platform; and iii) Innovative Design, Inc. ("IDI"), which is an architectural and engineering (A/E) Firm specializing in the cleantech and renewable energy sector, GIE (in combination with our JV partners and equity investors) is very confident that we have the full-spectrum of expertise and capabilities to design, develop, finance, build, commission, own and operate solar power projects of any size and scope. For your info, our sweet spot is generally in the range of about 10 MW to 200 MW power plant built-outs.

In view of the fact that the County of San Diego Board of Supervisors adopted a new climate action plan ("CAP") program last year, which calls for producing 90% of the electricity for the county from renewable sources of energy by 2030 (coupled with the State RPS requirements of generating 100% renewables by 2045), GIE stands ready, willing and able to assist and support the County and its various stakeholders (including VID) to achieve these long-term sustainable development objectives and mandates. We have very innovative and practical solutions to help the County (and its public and private stakeholders including VID) achieve the CAP Agenda with respect to the 90% RPS and the GHG/CO2 footprint reduction goals, etc.

In this connection, as well as other key drivers including, but not limited to, significantly increasing load growth and reliability standards and requirements (as mandated by the CPUC and Cal-ISO) to ensure a long-term base-load capacity and stable and well-balanced Power Grid (within California and throughout our County in particular), along with a decarbonized paradigm/environment, GIE proposes to develop and implement Project at an approximately 100 acre parcel of land (+/- 10%) at Warner Springs adjacent to the SDG&E substation (at the coordinates identified in the enclosed PPT).

Consistent with our proposed Project initiative, GIE has been, on a preliminary basis, conducting a general evaluation/examination into certain potential viable project sites within the County's District 5 (which of course includes the Lake Henshaw / Warner Springs area). As discussed during our meeting, we've identified a few sites that appear to be promising and could potentially meet our criteria including, but not limited to, the Project site identified in the PPT at Warner Springs. Our general technical, operational, economic, environmental, and infrastructure related criteria and guidelines are also incorporated in the attached PPT.

Thus, and in addition to the aforementioned important benefit to San Diego County, our proposed Project is designed to help the County (and its private and public stakeholders and off-takers including VID) achieve several strategic KPI objectives and solve multiple economic, environmental and infrastructure related issues and challenges in the process as follows:

1. Comply with San Diego County Climate Action Plan (CAP) and the State's Renewable Portfolio Standard (RPS) mandates.
2. Cleantech Energy Center consisting of Solar PV or CSP Power Plant with "Zero" Carbon foot-print.
3. GIE will help our off-takers lock-in electric rate structure that are cost-competitive and potentially be 2% less expensive than the rates that SDG&E will charge commercial and industrial customers that are applicable at the time the off-takers enter into a long-term (30-Year) PPA with GIE.
4. If VID is willing to enter into a long-term PPA with us for the off-take of at least (i.e., a minimum off-take of) one (1.0) MW (or approximately, 8,400 MWH per year for the term of the PPA) of the base-load capacity requirements of any assets that VID may own/operate, then GIE intends to sell the entire Project to VID and its applicable Warner Springs

Stakeholders for \$1.0 (One US-Dollar) at the conclusion of the 30-Year PPA and Lease Agreement term pursuant to a BOOT model (i.e., Build, Own, Operate, Transfer basis).

5. Stimulate, encourage and promote economic growth, job creation (i.e., "green jobs"), tax revenue, and sustainable development for the local Communities and the San Diego County.

Regarding the RFP inquiry that you furnished us with during the June 13th meeting, please note that we've done our best to address and answer most (if not all) of the questions even though it's a bit early and premature in the process to provide the necessary details until we've had the chance to conduct the requisite due diligence investigation and initial design characteristics and specifications of the Project. Nevertheless, our preliminary answers to your inquiry are incorporated below (in "Blue") for your info. In addition, we're hereby enclosing another PPT (entitled: "Renewable Energy Developers") that outlines "Who We Are" as well as our mission and vision statements, list of similar projects that our management team and affiliated/JV partners have completed within the past 10 years (or so), identification of our executive management team, and our brief strategic plan and overall business approach, etc. The attached PPT should supplement the answers we're providing you below with respect to your RFP inquiry.

Notwithstanding, and in order to conduct the required due diligence analysis, we (GIE) must enter into a "Non-Binding Term Sheet" with VID so that we can receive the required authorization from our BOD to launch and commence the Project in earnest. Thus, it's imperative that we jointly enter into the Term Sheet can we begin the due diligence process and other predevelopment activities for the exclusive development rights to proceed with the Project.

We intend to submit to you our proposed Non-binding Term Sheet within the next 30 - 45 days; after which we propose to have a follow-up meeting to negotiate and finalize the Term Sheet with you and your colleagues.

We look forward to your reply in the near future and for a long-term mutually beneficial relationship.

Thank you.

Sincerely,

Chris Chun
Business Development Director
Global Impact Energy, Inc.

Vista Irrigation District (VID) Inquiry:

REQUIREMENTS OF THE PRELIMINARY PROPOSAL:

Proposals shall include, as a minimum, the following information in order to be considered responsive:

1) Identification of Project Proponent:

- Identify project team (and where based) for development, construction and operation phases of the Project.

In combination with our consortium partners: i) American South General Contractors, Inc. ("ASGC"), which is a D&B / EPC Contractor; ii) Solargenix Energy LLC ("Solargenix"), which is a technology-driven company specializing in the design, production, installation and operation of proprietary non-imaging optics/modules within the Solar Thermal/CSP platform; and iii) Innovative Design, Inc. ("IDI"), which is an Architectural/Engineering (A/E) Firm specializing in the renewable energy sector, GIE (along with our equity investors) is very confident that we have the full spectrum of expertise and capabilities to design, develop, finance, build, commission, own and operate solar power projects of any size and scope. GIE, as the core management team and the lead developer for the proposed Project is based in San Diego County, while our affiliated/JV partners (ASGC, Solargenix and IDI) are headquartered in Raleigh, NC.

- Does the Proponent have a long-term equity interest in the project, or does Proponent plan to sell the project after commercial operation is demonstrated?

GIE (along with our consortium partners as the so-called Project Proponent and Sponsor) not only will have an equity interest, but will have 100% ownership interest in the Project. At the present time, it is our strategic objective to maintain an equity interest position in the Project beyond COD (i.e., commercial operations date). We are well financed and supported by private domestic and international consortium of individual and institutional investors and financiers.

2) Project Description and Understanding:

- Technology or technologies proposed.

Following execution of a "Term Sheet" with VID, it is the intent of GIE to conduct due diligence examination and techno-economic analysis to evaluate the best technology option for the Project: in particular, either a Solar PV (AC) or Solar CSP/Thermal configuration.

- Proposed installed electrical generating capacity, and gross and net capacity factors.

Pursuant to our strategic plan, and as a Phase I Project Built-out, GIE is proposing a 20 MW capacity for the Project; although we are flexible with respect to the final output of the Project. We may (as Phase II), decide to incorporate an additional 20-25 MW at a later date predicated on the base-load capacity requirements of our off-takers pursuant to long-term PPA's as well as other factors and considerations.

- Area and terrain needed for project, including an estimate of disturbed area.

About 100 acres (+/- 10%) will be needed for Phase I at a levelized and preferably undisturbed terrain near the SDG&E substation. We intend to conduct the required surveys and geotechnical analysis (as necessary) to ascertain the overall boundaries, geology and topography of the proposed Project site, physical features and characteristics of soil and rock formations (including density and specific gravity, soil subsidence considerations, etc.), and the application of pylons for our proposed project, etc.

- **Estimate of the Project's annual water consumption during operation and source of water.**

We will certainly provide you with the water consumption requirements after we conduct due diligence analysis (following execution of the Term Sheet between our respective organizations: VID and GIE). Additionally, and concerning the type of technology that we intend to utilize (as this will have an impact on the water consumption requirements), and as outlined in the attached PPT as presented during our June 13th meeting, once we enter into the Term Sheet, we will conduct comparative analysis between Solar PV (AC) vs. Solar CSP/Thermal to determine (from a cost/benefit standpoint as well as from our rigorous investment criteria point of view), which of the two systems/technologies is the best option and the most optimum solution including meeting the long-term base-load capacity and reliability standards, etc. Generally speaking, and for your information, CSP/Thermal technology will consume more water than SPV technology; however, CSP's are inherently MORE thermally efficient (especially with respect to the deployment of dry condensers and steam turbines that will provide reasonably low "net plant heat rate" characteristics) and can produce base-load capacity (i.e., 24/7 power generation) that many County off-takers/stakeholders need and CPUC/Cal-ISO rules, standards and guidelines mandate.

- **Estimated time to permit, to construct, and to operate Project.**

The enclosed PPT provides a suggested schedule of the major milestones during the development, financing (including FCD), turnkey construction (including the COD), and O&M operations.

- **Range of compensation the Project will generate for the District.**

We are not quite sure what is meant by "compensation" for the District. As you know, we plan to enter into a 30-year lease agreement (with potentially an additional tranche / term of 10 years, as required); so the District will benefit from being "compensated" pursuant to the 30-year lease provisions. Furthermore, the Project will pay the necessary / required State and County tax provisions, etc... It should also be noted that if VID is willing to enter into a long-term PPA with us for the off-take of at least (i.e., a minimum off-take of) one (1.0) MW base-load capacity (or approximately, 8,400 MWH per year for the term of the PPA) of the base-load capacity requirements of any assets that VID may own / operate, then GIE intends to sell the entire Project to VID and its affiliated Warner Springs Stakeholders for \$1.0 (One US-Dollar) at the conclusion of the 30-Year PPA and Lease Agreement term pursuant to a BOOT model (i.e., Build, Own, Operate, Transfer basis). We do prefer to enter into a multi-mega-watt PPA arrangement with the District if feasible... Nevertheless, this is a tremendous value-added benefit for VID (and the County as a whole) as it will effectively provide "free-electricity" to VID (and its stakeholders) for many years after the 30-year PPA term concludes and we transfer ownership of the power plant to VID. Therefore, this will result in reverse compensation benefit to VID and its shareholders.

- **Description of primary challenges facing successful implementation of the Project**

Overall Project permitting from the various State and County government agencies, potential regulatory hurdles with respect to the local endangered species considerations (e.g., in connection with the CA Department of Fish & Wildlife, etc.) and overall cooperation of all government agencies at the State, County, District and Local levels, etc. Additionally, and while we anticipate good-faith cooperation and professional collaboration with SDG&E with respect to entering into an Interconnection and operating agreement with them for the intertie and power grid transmission and distribution of the electric capacity from Project, there could be some underlying technical, legal, financial and/or regulatory issues that we'll potentially have to address and resolve with them; which issues we expect to be able to satisfactorily mitigate and resolve.

- Description of Proponent's plan to prepare the Detailed Project Proposal.

A preliminary plan is incorporated in the enclosed PPT. If a formal detailed plan is necessary and required, we can endeavor to prepare a similar document (at a later date) at the conclusion of the extensive due diligence process (which will be undertaken after we execute the Term Sheet with VID).

3) Project Proponent Experience.

- Proponent experience in developing similar projects.

Our management team has a combined over a 100-year track record of developing, building, and operating power projects of all types and scope sizes and configurations. We've provided a comprehensive list of completed solar projects in the attached PPT (i.e., both SPV's and CSP's).

- Proponent experience with projects in Southern California, and San Diego County in particular.

While we've developed and built many projects within the US and throughout the world (as the attached PPT list documents), the proposed project represents our first development opportunity in Southern California and specifically in San Diego County. We have a robust strategic growth plan for Southern California with respect to a diversified portfolio of renewable energy projects, most specifically Solar PV's and SCP's.

4) Proponent Financing Capacity.

- Describe and demonstrate the Proponent's financing capacity.

GIE has several private investors -- both domestically and on a global scale -- to provide the required equity investment. These types of renewable projects will consist of financing based on a 70/30 or 60/40 debt/equity ratio. Meaning, if a particular project (hypothetically) will have a Capex (total capital cost) of \$100 million, then the equity will be either \$30 million or \$40 million; while the non-recourse debt-financing structure will be either \$70 million or \$60 million -- pursuant to negotiations with the project lenders (which is a very typical modus operandi for these IPP projects). There are numerous lenders that are ready and willing to provide the required non-recourse debt-financing provided that the project is bankable -- which we anticipate will be the case otherwise we would not pursue the Project.

5) Executed "Statement of Intent to Prepare Detailed Project Proposal".

General marketing literature prepared by the Proponent may be submitted as an attachment to the Preliminary Proposal, but shall not take the place of a narrative that addresses the specific requirements outlined above.

Please see the attached PPT's that provide the various marketing literature and related corporate material about GIE, our affiliated companies, and a brief description of the envisioned Solar Powered Project, etc.

Thank you.

**STATEMENT OF INTENT
TO PREPARE
DETAILED PROJECT PROPOSAL**

**ALTERNATIVE ENERGY PROJECTS
ON THE
WARNER RANCH**

Name of Project Proponent: _____
(Proponent)

Business Address: _____

Taxpayer's ID Number: _____

Contact Person: _____

Telephone Number: _____

Email Address: _____

TO THE BOARD OF DIRECTORS OF THE VISTA IRRIGATION DISTRICT:

Pursuant to and in compliance with your Request for Preliminary Proposals (RFPP) for Alternative Energy Projects on the Warner Ranch, the above identified Proponent hereby submits, attached to this Statement of Intent, the specified number of copies of a Preliminary Proposal for Alternative Energy Projects on the Warner Ranch. The Proponent understands that the District may invite up to three (3) Proponents to prepare a Detailed Project Proposal, and if the Proponent receives such an invitation, the Proponent shall have fifteen (15) calendar days to submit a \$10,000 non-refundable Proposal Reservation Fee. Failure to submit the Fee within this time period shall disqualify the Proponent from further consideration.

If invited to prepare a Detailed Project Proposal, the above identified Proponent fully intends to timely submit the required Proposal Reservation Fee and subsequently prepare and submit a Detailed Project Proposal, per District requirements, within the specified Proposal Development Period.

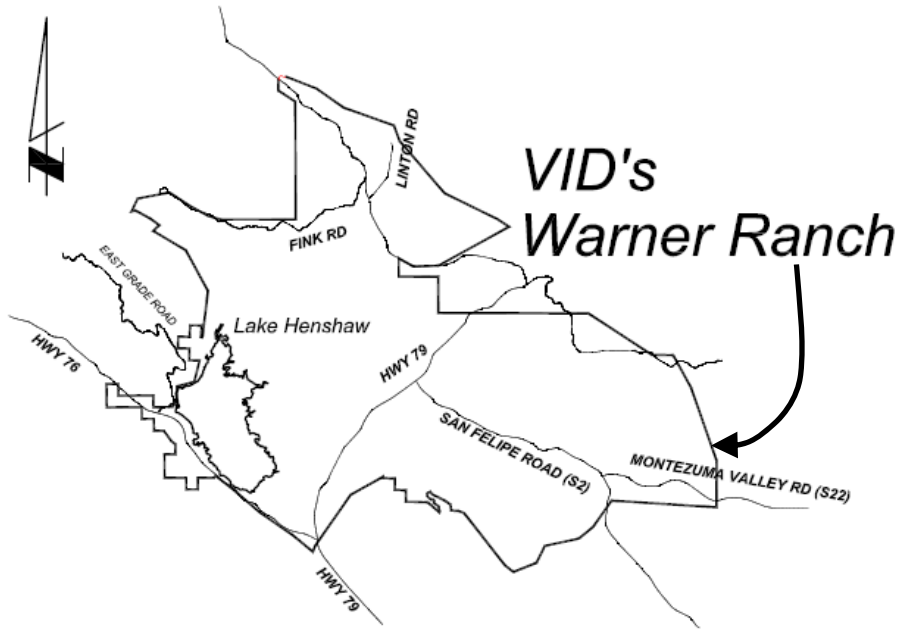
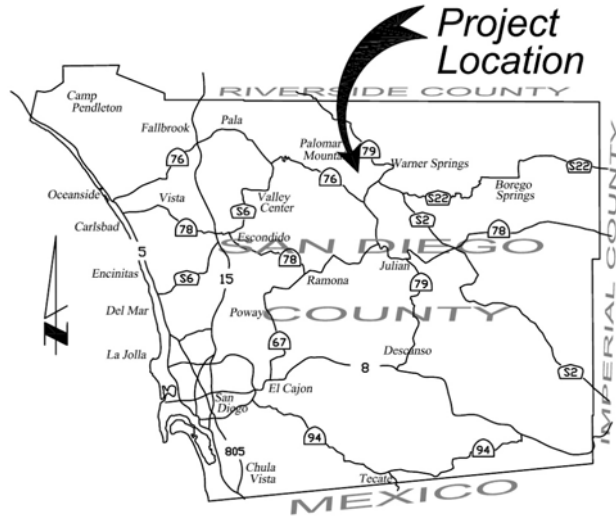
Signature of Authorized Representative: _____

Printed name and title: _____

Date: _____

Attachment A

Map of the Warner Ranch



Global Impact Energy, Inc. (GIE)



Renewable Energy Developers

We are what is NEXT within the Renewable and Sustainable
Energy Sector

GIE-Cleantech Energy Center (GIE-CEC) Initiative Presentation



Who We Are: GIE Corporate Description



- Global Impact Energy, Inc. (“GIE”) is an independent power producer that specializes in the cleantech energy sector of renewable energy & sustainable development on a worldwide basis.
- GIE is a developer of commercial and industrial scale applications as well as federal government-based infrastructure (e.g., military installations) of proven and diversified renewable energy technologies that incorporate a wide array of energy systems such as Solar PV, Solar CSP/Thermal, Biomass, Combined Heating and Power (CHP) platforms as well as related sustainable technology configurations.

Corporate Strategic Vision & Mission Statement



- GIE's Strategic Vision: To develop, acquire, own and operate Cleantech Energy Centers within targeted strategic global markets.
- GIE's Mission Statement: To achieve superior shareholder value for our stakeholders by unilaterally or jointly executing our business plan by collaborating with our strategic partners (public and private) to develop, acquire, build, own and operate GIE Cleantech Energy Centers and related assets in order to improve the standard of living and quality of life of our customers and the communities we serve by delivering highly efficient, reliable, cost-competitive, clean and sustainable energy products and services.



Value Proposition

- GIE Cleantech Energy Center (GIE-CEC) consists of either a Solar PV System, Solar CSP/Thermal or a Biomass platform integrated with a hydroponic greenhouse in a CHP/Cogen configuration.
- With respect to biomass/MSW application and Solar CSP/Thermal platform in a CHP configuration with an innovative hydroponic greenhouse, the GIE-CEC will generate organic produce and clean, efficient, reliable and sustainable electricity to the power grid while simultaneously achieving significant water conservation and helping to solve in-house sustainability challenges.
- GIE has the capability (in-house) to fully design, develop, manage and operate the entire GIE-CEC from initial concept to full development, non-recourse financing, turnkey construction and power plant commissioning.
- GIE's Executives and Managers have a combined > 100 years of outstanding track record of developing and implementing integrated power projects on a worldwide basis. GIE has the technical expertise, financial engineering acumen, project development skills and operations management know-how to achieve significant cost-savings for our clients/off-takers.



GIE Niche & Unique Benefits and Advantages for our Clients

- GIE has the in-house capability to design, engineer and develop CEC (A/E, mechanical, electrical, civil, etc.).
- GIE has expertise, skill-set, knowledge and know-how to undertake a variety of renewable platforms such as Solar PV, Solar CSP/Thermal, Biomass (MSW, WTE, AGRI, etc.).
- GIE will not be outbid by any competitor as we pride ourselves as the most cost-effective developer and builder of CEC's.
- Our affiliates, American South General Contractors, Inc. (a Solar PV and Solar CSP/Thermal D&B Company), Solargenix Energy, LLC, a CSP/Thermal-driven Technology firm, and Innovative Designs, Inc., an A/E Firm have significant experience and relationships w/equipment suppliers that provide substantial cost-savings for our clients/off-takers.
- GIE and our affiliated companies will work with one focal contract with client/off-takers to handle entire project (e.g., EPC or D&B turnkey contract).

Strategic Plan and Business Approach



- Develop, build, own and operate a portfolio of GIE-CEC's which are relatively close to a substation/T&D Network and within a state that has promulgated economically favorable and investment-friendly rules and regulations (e.g., RPS, ITC, etc.).
- Strategic Plan is to develop, build, own and operate plants in the range of 10-200 MW (AC or DC) each; subject to a techno-economic analysis.
- Secure all required permits, licenses, approvals and consents to build, own and operate the CEC plants.
- Execute long term PPA(s) with off-takers/large energy consumers.
- Execute long term fixed-price fuel supply contracts.
- Execute all contracts (EPC, O&M, etc.) on a turnkey basis.
- Finance projects on non-recourse basis; design, build, test and commission; bring plants into successful commercial operations.

Development Plan



- Project development and implementation will consist of three major phases:
 - Development Phase
 - Construction Phase
 - Operation & Maintenance (O&M) Phase
- GIE will manage, oversee and execute the Development & Financing Phase scope of work.
- GIE will contract with our highly qualified EPC turnkey contractors and equipment suppliers (along with American South General Contractor) to build the GIE-CEC and contract with a qualified O&M operator to operate the power plant and integrated systems on a long-term basis.

List of Solar Power Projects (PV/CSP) Completed w/in the past 10 years by GIE and affiliated consortium of Companies



Project Name	Project Size	Location	Customer	Year Completed	Scope of Work
1. Solar One	72 MW (CSP)	Boulder City, NV	Nevada Power	2008	Develop, Build, Own, Operate and Maintain (DBOOM)
2. Alvarado	50 MW (CSP)	Alvarado, Spain	Endesa	2009	DBOOM
3. Majadas	49 MW (CSP)	Las Majadas, Spain	Endesa	2010	DBOOM
4. Orellama	50 MW (CSP)	Orellama, Spain	Endesa	2012	DBOOM
5. Ouarza	160 MW (CSP)	Ouarzazate, Morocco	Morocco One	2015	DBOOM
6. Hope Mills Solar	100 MW AC	Hope Mills, NC	Alpha Group	2016	Pier Driving, Raking & Module Installment
7. MCI Solar	6.4 MW DC	Williamson, NC	ET Solutions	2016	EPC Turnkey Contract
8. Tolson Solar I	4 MW DC	Tolson, NC	O2 Energies	2016	EPC Rework & Repowering
9. Wadesboro Solar I	8.6 MW DC	Wadesboro, NC	O2 Energies	2017	EPC Turnkey SOW
10. Salisbury Solar I	6800 KW DC	Salisbury, NC	O2 Energies	2017	EPC Turnkey SOW
11. Eden Solar	6.6 MW DC W/Battery Storage	Cary, NC	SAS	2018	EPC Turnkey Contract
12. Darlington	1.36 MW DC	Darlington, SC	Sunshine Solar	2018	Module Installation & Electrical Works



Key Management Personnel

- John Daiza, President & CEO
- Gary Bailey, Executive Chairman
- Bill Walden, Director of Construction Management
- Baewon “Brian” Koh, Director of Design & Engineering
- Chip Boyd, Director of Project Management
- Chris Chun, Business Development Director



Global Impact Energy, Inc. (GIE)



20 MW Solar Powered Energy Project

Warner Springs, CA

Sustainable Development & Cleantech Energy Center

CONFIDENTIAL





Outline of the Solar Project

- Global Impact Energy, Inc. (“GIE”) proposes to develop and implement a nominal 20 MW (+/- 10%) Solar PV or Solar CSP Power Project (“Project”)¹.
- Project is envisioned to be located at Warner Springs (adjacent to Lake Henshaw) pursuant to technical, operational and environmental factors, criteria and guidelines.
- Intelligently planned, state-of-the-art technology, and forward-thinking sustainable development.
- GIE to incorporate/deploy a Battery Storage Facility for the Cleantech Energy Center if Project is determined to be a Solar PV facility.
- Project will require about 100 (+/- 10%) acres of land to site the Solar Power Plant.

Note (1): GIE reserves the right to increase the MW production capacity of Project predicated on the long-term capacity needs and requirements of commercial and industrial off-takers.



Benefits & Value Proposition

- The envisioned Project Concept is designed to achieve several objectives and solve multiple environmental and socio-economic challenges as follows:
 - Comply with San Diego County Climate Action Plan (CAP) and the State's Renewable Portfolio Standard (RPS) mandates.
 - Cleantech Energy Center consisting of a Solar Power Plant (PV or CSP) with "Zero" carbon foot-print configuration.
 - Stimulate, encourage and promote economic growth, job creation, tax revenue, and sustainable development for the local Communities and the County of San Diego County as a whole.
 - GIE has identified a potentially viable site at Warner Springs just North of the SDG&E substation and across from SR-79 in an eco-friendly platform (Please see Exhibit 1 for illustration purposes).



Solar (SPV vs CSP) Power Plant Description

- Approximately 20 MW (+/- 10%) Solar PV or CSP Power Plant (“Project”).
- If it’s Solar PV, Project will be supported by Lithium-Ion Battery Storage Multi-Cell Module for base-load capacity enhancement, back-up emergency power and frequency regulation.
- If it’s Solar CSP, Project will provide base-load capacity utilizing parabolic trough modules to concentrate the Sun’s radiation to drive traditional steam turbines to produce electricity in a Rankine or Brayton cycle in a solar-thermal configuration.
- GIE plans to conduct a Techno-Economic Analysis to determine whether Solar PV or Solar CSP is the most efficient and optimum design from a cost/benefit analysis standpoint and then select the best platform for the Solar Project.
- If the off-takers are nearby, GIE to explore incorporating a Micro-Grid/Off-Grid System to work independently (in an “Island” platform) and/or in conjunction/synchronization with the SDG&E’s T&D Macro-Grid Network.
- GIE envisions entering into a 20-year Lease Agreement commencing from COD (with a 10-year renewal option as required) plus an initial 5-year Exclusive Development Rights agreement to develop, finance, construct, commission, own and operate the Project.

Project Site Criteria



- Project Site to be selected must meet the following design, infrastructure, economic, environmental, operational and logistical criteria:
 - Availability of ~ 100 acres (+/- 10%) on a relatively level terrain/topography.
 - Accessibility of reasonable transportation/infrastructure system such as nearby roads, highways, etc.
 - Accessibility of a nearby SDG&E Substation, Overhead T&D Network and adjacent Interconnection distribution circuit.
 - Accessibility of a nearby source of water (e.g., lake, reservoir, aqueducts, etc.).
 - Over 300 days per year of sunny weather conditions for the SPV/CSP application.
 - Proactive, collaborative and supportive local and county planning groups with the willingness, acceptance and commitment to help us achieve the strategic vision and long-term objectives of the Project.
 - Ability to secure government approvals including zoning, easements, rights-of-ways, air permits/EIA, etc., efficiently and expeditiously with very minimal (if any) legal challenges (e.g., environmental, conservation & endangered species groups, etc.).



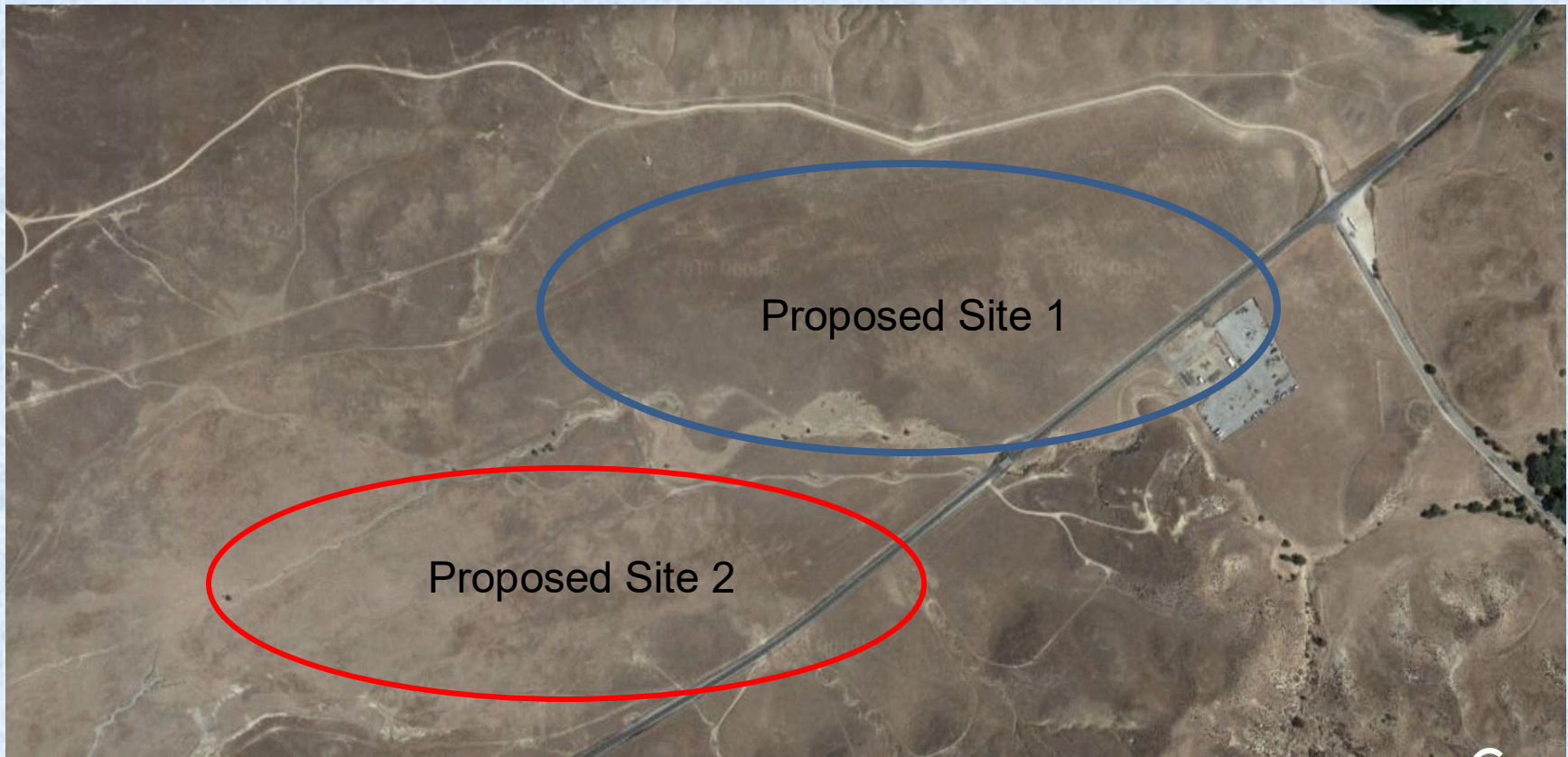
Proposed Project Schedule

	Major Action Items/Deliverables	Projected Completion Date
1)	Conduct due diligence and select site	September, 2019
2)	Negotiate and Execute Term Sheet with VID	October, 2019
3)	Complete Land Lease Option Agr't with VID	June, 2020
4)	Negotiate and Execute PPA's w/Off-takers	April, 2021
5)	Negotiate and execute Turnkey EPC Agreement w/Contractor	May, 2021
6)	Negotiate and execute Wheeling Agreement with SDG&E	June, 2021
7)	Secure permitting/EIA and development activities	July, 2021
8)	Secure Non-Recourse Debt Financing (FCD) for Project	October, 2021
9)	Mobilize and commence Turnkey Construction	November, 2021
10)	Interconnection Startup, Testing and Pre-Commissioning	April, 2023
11)	Project Commercial Ops Date (COD)	May, 2023

Exhibit 1



Warner Springs Project Site



Proposed Site 1: Centered at 33.14.55N, 116.40.50W

Proposed Site 2: Centered at 33.14.39N, 116.41.11W



**WARNER RANCH COMMITTEE
STAFF REPORT**

Agenda Item: 6

Meeting Date: August 20, 2019
Prepared By: Don Smith
Approved By: Brett Hodgkiss

SUBJECT: FERAL PIG MANAGEMENT

RECOMMENDATION: Contribute \$10,000 towards feral pig monitoring program for San Diego County.

PRIOR BOARD ACTION: On October 19, 2011, the Board authorized the District to sign the Principles of Understanding for the Inter-Governmental Group of Feral Pig Impacts and authorized a contribution of \$10,000 to support the group's activities. In February 2013, the Warner Ranch Committee recommended contributing an additional \$20,000 towards this effort, with an annual contribution contingent on the successful implementation of a coordinated approach to feral pig management. In October 2017, the Warner Ranch Committee and the full Board authorized a contribution of \$10,000 towards the feral pig monitoring program contingent upon the balance of the Phase II budget being funded.

FISCAL IMPACT: \$10,000.

SUMMARY: Since its inception in 2010, the Inter-Governmental Group of Feral Pig Impacts (Pig Group) has made significant progress towards minimizing feral pig impacts within the San Diego County (County). The current feral pig population is believed to be limited to a single boar roaming within a range near Descanso. After the Board authorized the District's contribution in 2017, Wildlife Services (a division of the US Department of Agriculture, Animal and Plant Health Inspection Service) increased their pig management efforts, delaying the need for contributions to the pig monitoring effort.

In spring 2019, the feral pig mitigation budget for Wildlife Services ran out. Researchers with San Diego State University (SDSU) have put together a budget to continue monitoring for feral pig within the County and are requesting funding from members of the Pig Group. The Pig Group is ready to undertake a limited pig monitoring program, which is presently about 60% funded.

DETAILED REPORT: On March 7, 2012, the District, with the support and assistance of Wildlife Services, successfully trapped and removed 30 feral pigs from the Warner Ranch. Since that time, while the District has observed no pig sign on the Warner Ranch, the District has continued to participate in countywide efforts to eradicate feral pigs.

The current effort is focused on monitoring to detect or confirm the absence of feral pig in a monitoring network grid throughout the County and to establish a protocol for responding to new sightings of feral pig. The monitoring program budget is \$72,665. SDSU has confirmed that \$45,000 of previously committed funds (from San Diego Association of Governments and City of San Diego) are available, so \$27,665 of the budget still needs to be funded. SDSU believes a meaningful monitoring program can be implemented for \$55,000; however, it will continue to pursue funding for the full budget amount.

ATTACHMENT: Feral Pig Monitoring Budget

Revised Limited 1-yr Budget – Feral pig monitoring

	Annual
Vehicle rental	\$ 9,600.00
Fuel	\$ 6,000.00
Field technician - Salary	\$ 24,000.00
Fringe benefits	\$ 6,000.00
PI - Salary	\$ 8,320.00
Fringe benefits	\$ 3,750.00
<i>Subtotal</i>	<i>\$ 57,670.00</i>
<i>Overhead</i>	<i>\$ 14,995.00</i>
Total	\$ 72,665.00

**Currently ~\$45,000 available in funds at SDSU. Assuming funds from SANDAG and the City of San Diego Public Utilities District can be carried over, there would be ~\$27,650 shortfall to cover.

- If the San Diego River Conservancy can contribute \$15,000 and VID is willing to contribute the \$10,000 their board approved previously, that would leave <\$3,000 shortfall.

Assumptions

- No rotating cameras
- Centralize existing camera network
- Monitoring of 24 SDSU cameras, 16 WS cameras, and addition of ~20 new cameras
- Monthly camera checks
- Use of rental vehicle (SDSURF has limitation on rental agreement that restricts rental of 4x4 vehicles)
- Few/no cameras requiring 4x4 access
- 50% time for technician
- Funding support above and beyond this amount or CDFW support for a Sci Aid to work on the project would go towards expanding monitoring with additional camera stations