

**COUNTY OF SAN DIEGO**  
**BOULEVARD COMMUNITY PLANNING GROUP (BCPG)**  
**\*\*\*7 PM THURSDAY, SEPTEMBER 5, 2024 – FINAL AGENDA / NOTICE FOR IN-PERSON MEETING**  
**AT 39919 RIBBONWOOD ROAD, BOULEVARD, CA, 91905\*\*\***

**A. ROLL CALL (Determination of quorum):** **1)** Manuel Casanova, Jr.; **2)** Earl Goodnight; **3)** Kevin Keane; **4)** Anthony Ralphs; **5)** Melanie Zardeneta-Hayden; **6)** Michael Coyne; **7)** Nancy Good

**B. PLEDGE OF ALLEGIANCE (optional):**

**C. APPROVE MINUTES/ SUMMARY FOR AUGUST 1st MEETING:**

**D. PUBLIC COMMUNICATION:** Opportunity for public comment on any subject matter within the Group’s jurisdiction that is not on the posted agenda. No action can be taken on non-agenda items. Items can be added to future agendas. **Comments shall be limited to (3) minutes.**

**E. ACTION ITEMS:**

**1. DISCRETIONARY PERMIT FOR PDS2024-ZAP-99-031W1M1:**

**Project Name:** Lumen Pine Valley

**Site address:**

**36549 Old Highway 80**

**Pine Valley, CA 91962**

**Parcel No. 609-040- 09**

Lumen is a 10-acre parcel, with existing fiber optic facility, located west of the Golden Acorn Casino and Church Road, south of Old Hwy 80,

**This use permit proposes to add:**

- **(12) precast satellite antenna foundations**
- **(1) precast power distribution panel foundation**
- **(1) new utility power service with equipment on h-frame**

**This use permit proposes to add, in the future:**

- **(2) future cast-in-place utility building foundations**

After the request for a hearing and providing the 534 form Hayley Makinster, the project manager for this project, emailed: Disregard the need for hearing the project and providing the 534 form, as this is just a minor deviation.

**F. GROUP BUSINESS, ANNOUNCEMENTS:**

- **CANNABIS SOCIAL EQUITY PROGRAM UPDATE:** The application period closed on August 23, 2024. There will be opportunities to apply for future application periods. The next one will open in late 2024. The application will help determine if they meet the program’s eligibility requirements. All applicants who meet the requirements will be contacted by the County.  
Those who qualify will receive various benefits. These include expungement assistance, and one-on-one mentoring, training – workshops, webinars, and classes to help program participants prepare for the opportunity to open a cannabis business in the unincorporated area of the county.  
Currently, new cannabis licensing is not permitted in the unincorporated county but is estimated to begin in Winter 2025.
- **STRATEGIC UNDERGROUND (SUG) PROJECT:** A 30-Day Construction Notification was mailed out on August 9, 2024, for the following locations:

## CO445 N – Boulevard: Rancho Manzanita Dr, Hwy 94

Scope of work as follows:

SDG&E or its contractors will perform the following construction activities: site preparation, staging yard preparation, structure removal, road work and vault installation, trenching, conduit installation, trench backfill, cable pulling and splicing as well as clean up and restoration.

The existing overhead power lines will be removed upon completion of this undergrounding project.

- **NEW SOLAR PROJECTS IN BOULEVARD:**

- **Bear Peak Power**, Denver identifies the site as a 5MW Solar and Battery Storage project on 45.7 acres at 1746 Tierra Del Sol Rd, Boulevard.  
No further information has been received.
- **Boulevardier**: A hydrogen-generated powered 348 MW system, with Battery Storage, is proposed for Boulevard, with a 138 KV transmission line connecting to the Boulevard substation. Located on 10 acres east of the Boulevard substation on the south side of old Hwy 80, known as the Nava property.

No further information to report.

- **SANDAG UNINCORPORATED REPRESENTATION**: The Association of Planning Group representative participated in the first scheduled evacuation tour for SANDAG and Caltrans staff that was held in the Ramona area. Currently in the planning stages is an evacuation tour for the SR 94 area. Roadways examined were Wildcat Canyon, SR 67, Highland Valley Road, and SR 78

Samual Sanford of SANDAG provided this link to the Traffic Safety Dashboard

<https://www.sandag.org/trafficsafety>

It is in SANDAG's Open Data Portal, a relatively new site that houses all data products.

- **SEXUALLY VIOLENT PREDATORS**: A Town Hall Discussion was held in August at the Jacumba Community Center focusing on stopping the dumping of sexually Violent Predators in the rural east county. Senate bill SB1074, Sexually Violent Predators, has been sent back to the Appropriations Committee after changes.
- **DEPARTMENT OF PUBLIC WORKS**: In-person meetings are still available to learn about plans for new infrastructure in Unincorporated San Diego County. Meet with County staff to discuss projects in your neighborhood.  
The DPW wants to hear from you. Learn about planned projects in your community: bike lanes, sidewalks, storm drains, road improvements, and more.  
**All meetings are in-person only, meeting times are 6:00 – 7:00 PM.**  
September 25: Valley Center Library, 29200 Cole Grade Rd, Valley Center, 92082  
October 3: Lakeside Library, 12424 Woodside Ave, Lakeside, 92040  
November 22: Borrego Library, 2580 Country Club Rd, Borrego Springs, 92004
- **CLIMATE ACTION PLAN UPDATE AND GENERAL PLAN AMENDMENT**: In July the County's Planning Commission voted to recommend the Board of Supervisors adopt the CAP update. The CAP Update Supplemental EIR can be viewed on the following link:  
Project Website: [Climate Action Plan Update Project Materials](#)
- **REVITALIZATION & FIRE SAFE COUNCIL REPORTS**:

Real East County Fire Safe Council:

Stats are not available yet for cleanup, had 4 loads for chipping, about 90 vehicles with loads for cleanup last load was around 10:30. Full metal bin and full appliance bin the other ¾ full. If next year we do not get volunteers it will be the last year as I'm already committed to next year. We were short 5 volunteers, but we made it work as best we could.

**Jacumba Boulevard Revitalization Alliance:**

Voting Center will setup Oct 25 and will be open Oct 26 through Nov. 5. Food Pantry is closed, grant is over and do not have volunteers to re-open. Working on another source for food and refrigeration for fruits and vegetable storage but will need volunteers before committing to re-open. Recycle still ongoing people are dropping off mattresses before calling. If it continues program will close. Too hard for me to load mattresses by myself and trying to dispose of the ones that can't be recycled. We would like to start movie nights in the bay working on the details and logistics. Again, we need volunteers and donations to continue programs.

Recourse Center Solar System status: Waiting on the State to approve NEM application estimate 4 to 6 weeks.

**G. PROJECT UPDATES:**

1. **100 MW STARLIGHT SOLAR AND BATTERY STORAGE PROJECT ON 565 ACRES OF THE EMPIRE RANCH ON JEWEL VALLEY RD; PROJECT: PDS2022-MPA-22-006.** Jim Whalen to report.
2. **74 MW RUGGED SOLAR PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION APPROVED BY BOS ON 10-12-22:** Change of ownership is ongoing. Jim Whalen to report.

\*\*\*\*\* NO PROGRESS TO REPORT ON AGENDA ITEMS 3 THROUGH 8 \*\*\*\*\*

3. **TULE WIND PHASE II-69MW:** Currently permitted to erect up to 24 new turbines on State land and the Ewiiapayaap Reservation. Avangrid Inc. (parent company of Tule Wind) and Vitol Inc. have reached a transfer agreement for the 2023 **production tax credits** of the Tule Wind Project. Going forward, we will have to see how it affects the project.
4. **TERRA-GEN'S BOULDER BRUSH FACILITIES (SUBSTATION GEN-TIE) PDS2022-MUP-19-002TE: Ruling on appeal submitted 6/20/2023 by non-profit:** On March 13, the Court of Appeal, Fourth Appellate District, ruled in favor by issuing a judgement that reverses the previous court dismissal of BADs legal challenge. The new ruling remands San Diego County's 2021 approval of Terra-Gen's Boulder Brush Substation back to superior court to vacate their judgement of dismissal and the underlying order granting Campo's motion to dismiss, and to enter a new order denying the motion to dismiss.  
Project docs and maps link: <https://www.sandiegocounty.gov/pds/ceqa/BoulderBrush.html>.
5. **TERRA-GEN'S 252 MW-60 TURBINE CAMPO WIND PROJECT. ON OCTOBER 27<sup>th</sup> THE 9<sup>th</sup> CIRCUIT COURT OF APPEALS DIMISSED THE LEGAL CHALLENGE BASED ON TRIBAL SOVEREIGN IMMUNITY:** Campo Wind was approved for Campo Reservation land by Dept of Interior April 2020. Federal lawsuit filed 7-8-20. On August 6, 2021, the federal judge granted the Campo Band's Motion to Dismiss the case based on sovereignty. The case was appealed to 9<sup>th</sup> Circuit. In 2021. **The non-profit BAD won their appeal against the FAA approval of the project.**
6. **90 MW JACUMBA VALLEY RANCH ENERGY PARK (JVR SOLAR); APPROVED BY BOARD OF SUPERVISORS ON 8-18-21:** 90 megawatt (MW) solar energy facility and a battery energy storage system of up to 90 MW (360 MWh) on 613 acres.  
Update 5/30/2024, The litigation has been resolved and the developer is now moving forward on conditions that were required as part of the project.  
Project documents are posted at: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-022.html>.
7. **60 MW 420 ACRE BOULEVARD SOLAR MUP12-010TE PDS2012-3300-12-00 @ 796 Tierra Del Sol Road;** No project progress reported. The absentee owner is still promoting it. Permit was set to expire at the end of July 2022. Another Major Use Permit Time Extension is reportedly being processed.
8. **SEMPRA'S CIMMARON WIND:** 300 MW wind & 500 MW Volta Mexicali battery storage project in Baja, Mexico. Sempra is moving forward with \$550 million phase 3 of Energia Sierra Juarez Wind, connecting to ECO

Substation at the border near Jacumba. They have a 20-year PPA contract with Silicon Valley Power. It will include 64 - 5 MW Vestas turbines. This will bring ESJ complex to 580 MW. They have the capacity for an additional 300 MW and future potential for an additional expansion of 650 MW.

**H. ADJOURNMENT: NEXT MEETING SCHEDULED FOR THURSDAY OCTOBER 3rd, 2024.**

For more information contact Earl Goodnight, email [blvdgoodnight@gmail.com](mailto:blvdgoodnight@gmail.com) , Current and past meeting agendas and approved minutes are posted on the County website @ <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/blvd.html>.

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