

**COUNTY OF SAN DIEGO  
BOULEVARD COMMUNITY PLANNING GROUP (BCPG)  
\*\*\*MINUTED FOR SEPTEMBER 5, 2024, MEETING  
AT 39919 RIBBONWOOD ROAD, BOULEVARD, CA, 91905\*\*\***

7:00 PM BCPG meeting was called to order.

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

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

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

**M/S: Keane/Good      Approved minutes with corrections discussed; 4 Yes, 0 No, 0 Abstain, 3 absent.**

**D. PUBLIC COMMUNICATION:** Rett Lawrence presented concerns that the County is overstepping their authority by issuing a Notice of Violation on a private resident's swimming pool (a copy of the inspection report was supplied to the Board). After exceeding his time limit, chair indicated, to continue this would need to be an item on our next agenda.

Battery Energy Storage System (BESS): The Board of Supervisors will be hearing a staff proposal on September 11<sup>th</sup> to increase battery safety considering the now three fires in lithium-ion battery installations. A moratorium had been suggested as well as a two-year regulatory process.

A local resident indicated the Haagen parcel connected to the benefits package from Starlight Solar Project was for sale and asked if that would affect the benefits to Boulevard. Chair indicated he would get clarification on the issue.

An issue was brought up on the rent of the Community Room. After discussions, Chair advised that the Resource Center is not within the Group's authority, but under the Jacumba Boulevard Revitalization Alliance and needed to be worked out with them.

**E. ACTION ITEMS:**

- 1. DISCRETIONARY PERMIT FOR PDS2024-ZAP-99-031W1M1:** Chair announced this item is listed on "Action Items" but no action will be required at this time. Submitted for information and discussion only.

**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,

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.

Chair warned, foundations for two antennas may be a minor deviation, but there surely will be more to come.

Discussions followed: Is this property in Boulevard's Planning Group with it having a Pine Valley address?

Chair responded, the County has defined it as in our area, also history on this parcel has met resistance from area residents presented to our Group.

**F. GROUP BUSINESS, ANNOUNCEMENTS:**

- **CANNABIS SOCIAL EQUITY PROGRAM UPDATE:** The update sent from the Cannabis Group was presented. With new cannabis licensing not being permitted in the unincorporated county, Chair announced this item will be shelved and removed from future agendas until such time that it affects the rural unincorporated area.
- **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**
- **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.
  - **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
- **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. A summary of the Townhall Discussion with supplied handouts was supplied for interested parties. Chair reported SB 1074 had been defeated in the State Assembly per the Discussion summary.
- **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. Detailed information was included in the agenda packet.
- **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 BOS released the date, time. And location for the hearing on the CAP. Details were supplied in the agenda packet. 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:** Chair gave highlights on the reports, interested parties could read the entire text.

**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 reported: Starlight recently completed discussions with the U.S. Fish & Wildlife Service and the California Department of Fish & Wildlife with the County on maintaining east-west wildlife movement in the northern part of the project. They had no concerns in the southern part of the project. We have made a proposal which we believe addresses the agency concerns and are proceeding.
2. **74 MW RUGGED SOLAR PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION APPROVED BY BOS ON 10-12-22:** Jim Whalen reported: The Major Use Permit expires in October, so the owners of the permit are asking the County for an extension and modification. The County has agreed to process the extension. Rugged might add batteries depending on the energy market and how the Board of Supervisors treats utility scale batteries at the 9/11 hearing.

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

#### **H. ADJOURNMENT at 8:05 PM                      NEXT MEETING SCHEDULED FOR THURSDAY OCTOBER 3rd, 2024.**

Minutes approved, as written, by the Group on October 3, 2024.

Signed: Anthony Ralphs, Secretary 

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.*