

**COUNTY OF SAN DIEGO
BOULEVARD PLANNING GROUP (BPG)
*** FINAL MINUTES / SUMMARY FOR MEETING HELD ON JULY 6TH, 2023***
COMMUNITY ROOM IN BACK AT 39919 RIBBONWOOD ROAD, BOULEVARD, CA, 91905**

Meeting was called to order at 7:02 PM.

A. MEMBERS PRESENT: 1) Manuel Casanova (excused); 2) Earl Goodnight 3) Kevin Keane; 4) Vacant; 5) Vacant; 7) Nancy Good; 6) Michael Coyne

B. PLEDGE OF ALLEGIANCE (optional):

C. MINUTES/ SUMMARY FOR JUNE 6TH MEETING:

- ***M/S: Coyne/Keane: Approve June 6th, 2023, minutes/summary as corrected. PASSED: 4 YES, 0 NO, 1 ABSENT, 2 VACANT***

D. PUBLIC COMMUNICATION: Kevin Keane raised the issue of illegal fireworks in his neighborhood on the 4th. Was concerned about the fire danger. Asked what could be done? Remarks from the attendees said law enforcement wouldn't respond, best to talk to your neighbors.

E. ACTION ITEMS:

1. **DISCRETIONARY PERMIT FOR ALCOHOL BEVERAGE CONTROL PDS2023-ABC-23-002:** The Planning Group was instructed that they must submit their recommendation within 7 days following the Board's vote on the discretionary permit application. Following this the Chair introduced Ray Abdou, applicant, to present to the Board his intention for the liquor/convenience store and his plans for the community.
 - Ray Abdou said he was a resident of Pine Valley with multiple businesses there and had been in the east county for several years.
 - He stated that a second business of this kind is needed for the convenience of the area.
 - Competition would lower prices on groceries and liquor, beer price was an example.
 - Add employment to the area.
 - Additional plans for a full grocery store on the site.

Public comments were mostly against the liquor license.

- One comment was for the license stating that the people wouldn't have as far to drive to get their liquor, thus it would be safer on the road.
- Another comment was for the license stating it would be better for the neighborhood to have an open business instead of an empty group of buildings as the first thing you see when entering Boulevard.
- Public comments were raised on the condition of the building itself, referencing the basement rotting beams among other problems.
- Water contamination has been a problem for the group of buildings.
- Nancy Good asked, how will you generate jobs?
- Chair Goodnight asked if the property and building was in a family trust as told to the Chair by telephone? Mr. Abdou answered yes it was his deceased father's property. Then he asked if he also owned the Manzanita Diner that burned down without fire insurance. Abdou stated that their insurance carrier would no longer cover the property was the reason for no insurance, and his family also had losses on the Manzanita Diner.

- Chair Goodnight brought up the problems of the previous tenant of the subject property, stating the landlord, his father, would not bring the building up to code so the tenant could pass health inspections. Abdou answered that the reason that the tenant left was because he had not paid his lease. He also took his liquor license with him when he left.
- One public member brought up the intersection as a risk factor. You would have customers dangerously pulling out onto a highway from either exit.
- A member of the public suggested opening a restaurant would help the community more than another liquor store.

Chair Goodnight asked for a motion on the liquor license recommendation.
A motion was made to approve with conditions:

- 50 ml bottles of liquor would be prohibited from carryout sales.
- Building being brought up to SD County codes.
- Occupancy permit approved by County Board of Health.

M/S: Keane/Coyne: approve with conditions, FAILED: 3 YES, 1 NO, 1 ABSENT (Casanova), 2 VACANT

2. **MOUNTAIN TOP MARKET POWER CONNECTION TO SDG&E'S MICRO GRID:** Chair Goodnight gave a brief history on the project that had not been available in last month's meeting. Informing that SDG&E had started the underground work before the CPUC had approved the Micro Grid Project. Boulevard was left out of the loop.

Nick Aziz had sent a letter to Supervisor Anderson (6/20/2023), asking his help (copy in the agenda packet).

Chair Goodnight was contacted by Miyu Oda-DesHotels, Constituent Services Coordinator to Anderson. She said the letter should have been sent to the El Cajon office. Chair forwarded a copy to her office. Miyu informed Greg Kazmer, Policy Advisor of our concerns. Chair stated on the day of the planning meeting he was informed that Greg Kazmer had contacted SDG&E and they would be contacting us soon. A copy of July's agenda was sent to Dallin Young, SDG&E. Email response, he was out of the office until 7/16.

Donna Tisdale's previous email to Supervisor Anderson only got a promise from SDG&E for a generator when a PSPS event occurred. Nick does not want the hassle of a generator.

Nick stated that the Micro Grid is close, (approximately 20feet) from the market.

Public comments suggested that SDG&E should supply a generator for Live Oaks Springs Market during PSPS events.

A motion was made for the Chair to submit a letter to SDG&E in support of Mountain Top Market and a request on behalf of Live Oaks Springs' need of a generator. Two separate letters with copies to Supervisor Anderson.

***M/S Good/Coyne: Chair to submit separate letters to SDG&E in support of MTMkt and LOSMkt
PASSED: 4 YES, 0 NO, 1 ABSENT(Casanova), 2 VACANT***

F. GROUP BUSINESS, ANNOUNCEMENTS

- **APPLICATIONS FOR SEATS #4 AND #5 ARE BEING ACCEPTED:** Two applicants had reported to the Chair that they had problems with the Clerk of the Board's website. Ken Melton referred the issue to the Clerk of the Board for assistance. Chair reported that he had no further word from either applicant.
- **REVITALIZATION & FIRE SAFE COUNCIL REPORTS:** The Fire Safe Council's safety grant had excess funds that were not used for 2022. Mark Ostrander requested and was granted permission to use the funds for paint for the exterior of the Resource Center. Mark is volunteering the painting labor. Chipping events and EDCO cleanup events are ongoing. Flyers are available at the front table.
- **SANDAG UNINCORPORATED REPRESENTATION UPDPDATE:** The Association of Planning Groups is in the process of developing bylaws. Information was given for the July 26th Zoom meeting.
- **DPW ANNUAL RESURFACING PLAN UPDATE:** Crestwood Rd. from Old Hwy 80 to the end. Old Hwy 80 from 1000ft. W/O Crestwood Rd. to 900 Ft. S/O Crestwood Rd. Construction estimated to start summer of 2024.
- **STRATEGIC UNDERGROUND PROJECT NOTIFICATION:** 90 day construction notification was mailed to customers on June 20, 2023, for Circuit 445F in the Boulevard area. Street names were given.

G. PROJECT UPDATES:

1. **100 MW STARLIGHT SOLAR PLUS BATTERIES PLANNED FOR 565 ACRES ON THE EMPIRE RANCH:**
 - A USGS Biological study of the area has found invasive tiger salamanders in all the ponds/lakes tested. Mr. Haagen would consider building a commercial center with community-serving uses included on the lot that he owns on the corner of Jewel Valley Rd. and Old Hwy 80. A statement was made that Joel Anderson has a neutral position on solar. Rupert Pedrin vocalized issues regarding Joel Anderson's lack of support for our area.
2. **TERRA-GEN'S BOULDER BRUSH FACILITIES (SUBSTATION GEN-TIE) PDS2022-MUP-19-002TE:**
 - An appeal was submitted on 6/20/2023 by the nonprofit BAD and individuals Ed and Donna Tisdale.
3. **74 MW RUGGED SOLAR PDS2017-MUP-12-007W1 MAJOR USE PERMIT MODIFICATION APPROVED ON 10-12-22:**
 - Jim Whalen reported that Rugged Solar is potentially undergoing an ownership change. The community benefits program for the Resource Center will stay with the project.
4. **TERRA-GEN'S 126 MW TORREY WIND PROJECT WITH 30-4.2 MW TURBINES: PDS2018-MUP-18-014:**
 - Notification was received on 6/12/2023 that the Torrey Wind project has been formally withdrawn per email message from Nick Koutoufidis, contract, Land Use & Environment planner.

H. MEETING WAS ADJOURNED AT 8:35 PM: NEXT MEETING SCHEDULED FOR THURSDAY, AUGUST 3, 2023.

Minutes were approved, as corrected, by the Group on 8/3/2023.

Manuel Casanova, Secretary: *Manuel Casanova Jr*

For More information contact Earl Goodnight at 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>

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