

COUNTY OF SAN DIEGO
BOULEVARD COMMUNITY PLANNING GROUP (BCPG)
***** MEETING MINUTES FOR THURSDAY, OCTOBER 2, 2025 *****

BCPG meeting was called to order at 7:02 PM.

Tonight's meeting was shared on Zoom.

ROLL CALL

- 1 Manuel Casanova, Jr.
- 2 Earl Goodnight
- 3 Carl Anderson III
- 4 Anthony Ralphs
- 5 Melanie Hayden
- 6 Michael Coyne (excused, work related)
- 7 Nancy Good

A quorum was present

PLEDGE OF ALLEGIANCE

APPROVE MINUTES FOR SEPTEMBER 4th MEETING

Motion/Second: Good/ Casanova, approve September meeting minutes with noted corrections.

Vote: 6 Yes, 0 No, 1 Absent Motion carried.

PUBLIC COMMUNICATION

Jeff Osborne reported that he had held a public meeting with approximately 20 residents attending that will be affected by the Starlight Solar project, he indicated that additional meetings are planned and will be providing feedback to the Group.

Via Zoom – Kathleen Lippit left a follow-up comment from the last meeting, expressing concern that Boulevard is becoming a dumping ground for solar, battery, and other unwanted energy projects. She expressed concern that County staff seems unprepared to address community concerns.

- She asked if a cost-benefit analysis had been done to weigh the benefits of implementing these new technologies against the newest improvements and upgrades to this technology that might be rendering these older project models obsolete.
- NEW "Organic Solar Panels" pioneered at Cambridge are up to 12% more efficient, according to published studies.

There's warranted apprehension about rushing to implement project technology that's before it's fully developed to max efficiency.

Via Zoom—Becky Rapt spoke about the draft EIR:

- She expressed concerns that the benefits don't outweigh the costs.
- Expressed alarm over continued Marijuana Dispensary business development in the Backcountry.

Asks BPG to stand against bringing commercial Marijuana retail sales to Boulevard.

Prior to proceeding to action items, Chair Goodnight - asks for greater civic participation from those interested in delaying vote or opposing Starlight Solar Project:

- Chair Goodnight reminded everyone that the Starlight Solar Project has been on the BPG meeting agendas since 2021.

- In the time since Starlight Solar was first proposed, there have been 53 BPG meetings, 8 of which were cancelled due to weather or lack of quorum.
- Therefore, there have been 45 meeting opportunities for public civic engagement on this issue. It is not a new topic of discussion.
- Chair expressed frustration at the lack of civic engagement from members of the public who have only begun to show interest in opposing the program - in the last 3 months of BPG meetings, without knowing much of the relevant information, or many of the established program details.
- Vice-Chair Nancy Good wholeheartedly agrees with the Chair's sentiments and shares that she feels similarly. Chair and Vice Chair expressed the necessity for community members to get involved and make regular attendance commitment - if they wish to be informed participants in the decision-making process.

Newly Appointed BPG Member - Carl Anderson - disagrees that there's been enough time for everyone to make an informed decision:

- Carl Anderson is one of several new residents to the Boulevard / Mountain Empire region, and the newest member of the BPG.
- Without prior knowledge of the project, and as a newly appointed BPG member, he felt insufficiently prepared to make a decision on voting in favor of the project during tonight's meeting.
- He articulated many of the same concerns that others who are newly moved to the Boulevard area have expressed: insufficient time studying the project to arrive at a conclusive determination as to whether its overall impact would be of net benefit or harm to the community.
- Several other members of the community expressed similar sentiment and called for a delay of the vote.

Community member Kevin Keane questioned why community support for this project had suddenly seemingly shifted against it.

ACTION ITEMS

The Chair reported that County Council had advised Group member Melanie Hayden to recuse the Board during discussions and votes on the Starlight Solar project due to her property parcel abutting a parcel of the project. The Chair then asked Melanie to take a seat away from the board, advising that she could join in the discussions with the public.

The Chair delayed ACTION ITEMS to allow the **No Starlight Solar** group's presentation.

DRAFT EIR STARLIGHT SOLAR PROJECT BCPG VOTE

Following No Starlight Solar's presentation with considerable discussions from residents and comments from Jim Whalenm Chair Goodnight asked for a motion to vote on the Draft EIR for the Starlight Solar project.

Manny Casanova made a motion to table the vote until the November meeting, seconded by Carl Anderson.

Vote: 2 Yes, 2 No, 1 Abstain (Goodnight), 1 Rescued (Hayden), 1 Absent Motion failed to pass

More discussions followed with Nancy Good stating; with the length of time that the project has been on our agenda, the Group should vote on the Draft EIR citing the twice delayed vote, lack of civic engagement on the subject, and the County's request for approval/disapproval as her primary reasons for wanting to not delay the vote further.

Nancy Good made a motion to vote in favor of approving the Starlight Solar Draft EIR with contingencies (to be proposed at next meeting), seconded by Anthony Ralphs.

Vote: 3 Yes, 2 No, 0 Abstain, 1 Rescued, 1 Absent Motion failed to pass (4 yes votes required)

At this point the meeting resumed to GROUP BUSINESS & ANNOUNCEMENTS.

GROUP BUSINESS & ANNOUNCEMENTS

- **NO STARLIGHT SOLAR PRESENTATION** The **No Starlight Solar** presenter Jeff Osborne, Jacumba (owner @ Hot Springs Hotel) had requested and received larger maps of the proposed Starlight Solar project. The presentation suggested that these new map revelations justify adjustments being made to Starlight's project map to reflect the bigger community footprint it is affecting. Requested that the BPG delay their vote of approval or disapproval on the Starlight Solar Project

Jeff is concerned about Jim Whalen's conflict of interest in working on behalf of Starlight Solar while also claiming to support the community's best interest.

Jeff would like to see the financial promises Starlight Solar has made - put into writing.

Jeff requested the possibility of bringing terms or conditions of approval to the next meeting. Chair Goodnight gave him the deadline of the November meeting to present their proposals.

Jim Whalen said he was amenable to that proposition.

Recused member Melanie Hayden expressed concerns about potential harmful side effects resulting from the installation of solar panel fields in El Centro, where she claims some people have reported their cattle are no longer breeding.

Melanie is concerned about how humans living nearby these solar panel fields might have their health adversely affected.

Melanie also questioned who the BPG makes decisions on behalf of: Themselves? Or those presented?

Melanie asked the BPG to consider giving the community more time for input upon revelation of new information, members, and maps.

County Project Planner Nick Koutoufidis expressed that this much time on an issue is unusual.

Also contended that it's not always necessary, because most members already have a firm understanding on how they're inclined to vote.

Jim Whalen requested time to speak with 7 points of contention:

1. He has been attending Boulevard Planning Group meetings for 19 years, has friends in the area, loves the community, and wants to do well by the community members he has maintained relationships with over the years.
2. He feels Starlight Solar does not deserve to be compared to JVR Solar in Jacumba because the size, scope, and interests served in those projects are completely different AND because:
3. Starlight Solar has *pioneered* the first Voluntary Community Benefits Agreement.
4. The County is obligated to meet certain sustainability / carbon neutral criteria per State regulations imposed by the Governor, by 2035. Requiring San Diego to build more sustainable technology infrastructure - somewhere within the County.
5. Starlight Solar has moved this project onto private property with only 4 houses in view of the project in order to reduce its visibility, and is amenable to further setbacks.
6. Claims BPG lost much of its credibility due to former BPG member positions that were against any and all development. Suggested BPG be more discerning with what it disapproves and for what reasons.
7. Jim requests a vote in favor of contingencies to be determined by the community, and is amenable to suggestions offered by Jeff.

Jim Whalen's reasoning for requesting a vote in favor with contingencies:

- The vote had already been postponed for several months
- The project has deadlines awaiting fulfillment
- The County has been waiting for the BPG's recommendation on this issue
- The contingencies are favorable to community input, and the agreement is ongoing.
- The property manager is open to allowing certain members of the community to view the property and inspect the site location to confirm the size, scale, and impact.

At this point the meeting was reverted to ACTION ITEM 1.

- **PROPOSED LOCAL PROGRAM FOR THE SEPARATE SALE OF ADUs**

The Chair stated that he wasn't spending a lot of time on this announcement. This information is made available for those following the ADU program. The County had asked all Group Chairs to forward the ADU information.

On March 13th, 2024, the Board of Supervisors directed PDS staff to evaluate the feasibility of implementing state law, [AB 1033](#), which would permit the sale of Accessory Dwelling Units (ADUs) independent of primary residences.

On October 9, 2024, the Board of Supervisors directed PDS staff to move forward with the development of local program under state law, [AB 1033](#), and emphasized the importance of community input in shaping local criteria.

PDS staff are seeking feedback that should be considered for allowing the separate sale of ADUs in the unincorporated County.

The **Draft ADU Zoning Ordinance Amendment** is available for public review from September 12, 2025, until October 13, 2025.

To review and submit comments to the draft ordinance, visit: [ADU Zoning Ordinance Amendment](#). Comments may also be submitted via email to PDS.LongRangePlanning@sdcounty.ca.gov

The County's invitation letter was included in the agenda packet.

- **REQUEST FOR FISCAL YEAR 2025-26 PARK LAND DEDICATION ORDINANCE (PLDO) PRIORITY LIST**

The Chair relayed DPR request for the Boulevard Community Planning Group to recommend projects eligible for PLDO funding for FY 2025-26.

The PLDO Priority Project List was included in the agenda packet. It includes our requests from the previous year. Additional copies were made available.

Priority list must be completed and returned to the PLDO prior to January 1, 2026.

- **SANDAG UNICORPATED REPRESENTATION**

At the time of agenda posting, the Association of Planning Groups had not provided SANDAG meeting minutes to the BCPG.

CHAIRMAN'S REPORT

The Board of Supervisors rejected the sand mine plan that was destined for the old Cottonwood golf course. The LA developer had appealed to the Planning Commission veto to the BOS to override that decision. A supporting article is included in the agenda packet.

Through the California Climate Credit program, SDG&E will apply a \$81.38 discount to your October electric bill. This is the second discount by SDG&E this year.

FIRE-SAFE COUNCIL & REVITALIZATION REPORTS

Fire Safe

A chipping event was held on 9/27; 8 loads of bush were dropped off for chipping. The next chipping date is in Boulevard Saturday 10/25, also a cleanup event in Jacumba on Saturday 10/18.

Revitalization

The Resource Center will again host Halloween parties on Friday 10/17 & Saturday 10/18. The Resource Center will be the voting center for the upcoming November ballot measure.

The next Fire Safe and Revitalization meeting will be on Monday 10/20 held in the Community Room.

PROJECT UPDATES

1. 100 MW STARLIGHT SOLAR AND BATTERY STORAGE PROJECT

Project status was previously presented on the agenda.

2. 74 MW RUGGED SOLAR PROJECT

Jin Whalen: Nothing new to report

Items numbers 3 through 7 are kept on the agenda to remind us that these projects are still active with the County and are an imminent threat for any or all to become completed projects.

NO MOVEMENT ON AGENDA ITEMS 3 THROUGH 7 SINCE THE JUNE UPDATE.

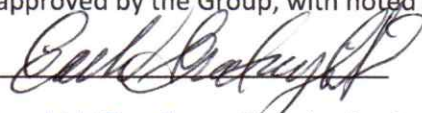
ADJOURNMENT

The meeting was adjourned at 8:50 PM.

The next meeting is scheduled for Thursday, November 6, 2025.

BCPG October meeting minutes were approved by the Group, with noted corrections, on November 6, 2025.

Signed: Earl Goodnight, Chair



For more information contact Earl Goodnight, email 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>.