

COUNTY OF SAN DIEGO
BOULEVARD COMMUNITY PLANNING GROUP (BCPG)
*****7 PM THURSDAY, DECEMBER 4, 2025 – FINAL AGENDA / NOTICE FOR IN-PERSON MEETING**
COMMUNITY ROOM, 39919 RIBBONWOOD ROAD, BOULEVARD, CA, 91905***

TONIGHT'S MEETING IS BEING SHARED ON ZOOM.

The current login and passcode are provided:

<https://us06web.zoom.us/j/83009745457?pwd=bOTEaqUQezBBXRJCC3b6kbCUpxY4sv.1>

Meeting ID: 830 0974 5457

Passcode: 951242

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

B. PLEDGE OF ALLEGIANCE (optional):

C. APPROVE MINUTES/ SUMMARY FOR NOVEMBER 6th MEETING:

D. PUBLIC COMMUNICATION: This is an opportunity for public comment on any subject 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 PDS2025-MUP-12-017W1 MODIFICATION:** This submittal by American Tower for their 43.5 ft. tower located at 41749 Old Hwy 80, in Boulevard, for re-permitting with San Diego County. The set of drawings provided is intended to depict existing site conditions.
No changes to existing structures are proposed.

Pursuant to Board Policy I-1, this discretionary permit application has been submitted to Planning & Development Services (PDS) for a project within the Boulevard Community Planning Group area for review by the BCPG Board. Once a recommendation by the BCPG is made, Form #534 will be forwarded to PDS. The recommendation will be included in correspondence to the project applicant and as part of the staff report for the appropriate hearing body.

Discussion and vote

2. **REQUEST FOR SUPPORT FOR SB 240:** Supervisor Anderson requests support from our Group for Senate Bill 240 he is working on with Senator Brian Jones to increase rural representation on the SANDAG Board of Directors. The Supervisor will be bringing forth Board of Supervisors action on this bill at the December 9th Board meeting. *Joel Anderson is requesting a letter of support from our group for this important effort to increase rural representation at SANDAG.*

The Association of Planning Groups reviewed this request. There are nine issues (list is included in your agenda packet) the APG has addressed to Senator Jones for comment and clarification.

At the time of agenda posting Robin Maxon, APG Chair, has a meeting scheduled with Senator Jones staff on December 1st on the details of his AB 240 that Anderson is supporting.

With outstanding issues from APG on the AB 240, should the BCPG support Supervisor Andersons request?

Discussion and vote

3. **JANUARY 2026 PLANNING GROUP MEETING RESCHEDULE:** The first Thursday in January falls on New Years Day. Board approval is required to move BCPG meeting to January 8, 2026 (second Thursday).

Discussion and vote

F. GROUP BUSINESS & ANNOUNCEMENTS:

- **REQUEST FOR FISCAL YEAR 2025-26 PARK LAND DEDICATION ORDINANCE (PLDO) PRIORITY LIST:** DPR requests the Boulevard Community Planning Group to recommend projects eligible for PLDO funding for FY 2025-26. The PLDO Priority Project Lists must be filled out and turned in at this meeting. List will be compiled and submitted by the Chair.
Priority list must be completed and returned to the PLDO prior to January 1, 2026.
- **SANDAG UNICORPATED REPRESENTATION:** The Association of Planning Groups minutes for SANDAG's BOD October & November meeting minutes are included in your agenda packet.
- **BATTERY ENERGY STORAGE SYSTEMS (BESS) WEBINAR – ZONING ORDINANCE AMENDMENT DISCUSSION:** PDS held a Webinar (Zoom) meeting on November 20th to provide an overview of the County's BESS program. During the webinar, County staff provided an overview of prior efforts related to BESS standards, discussed potential standards to be included in the ordinance, collected participant feedback on potential Zoning Ordinance standards for locating, designing, and building BESS facilities.
- **ADU ZONING ORDINANCE AMENDMENT INCLUDING SEPARATE SALE OF ADUS - PLANNING COMMISSION:** On December 5, 2025, the County of San Diego's Planning Commission will consider recommendations regarding the ADU Zoning Ordinance Amendment including Separate Sale of ADUs.

Project Website: [ADU Zoning Ordinance Amendment](#)

Planning Commission Hearing Information:

Date: December 5, 2025, Time: 9:00 a.m.

Location: County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, CA 92123

- **CHAIRMAN'S REPORT:** Information that has been received considered of interest to the community.
- **REVITALIZATION & FIRE SAFE COUNCIL REPORTS:**

G. PROJECT UPDATES:

1. **100 MW STARLIGHT SOLAR AND BATTERY STORAGE PROJECT DRAFT EIR RELEASED 7/31/2025 (PDS2022-MUP-22-010):** Jim Whalen to report.
2. **74 MW RUGGED SOLAR DISCRETIONARY PDS2017-MUP-12-007W1 TIME EXTENSION PERMIT:** Jim Whalen to report.

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

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 27th THE 9th 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 9th 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. 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. This project is currently still in process with the County; however, they have not received a new submittal for some time.
An absentee owner is promoting the project.

H. ADJOURNMENT: NEXT MEETING SCHEDULED FOR THURSDAY JANUARY 8, 2026

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>.

**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.*