

**COUNTY OF SAN DIEGO
BOULEVARD COMMUNITY PLANNING GROUP (BCPG)
DECEMBER 4, 2025, MEETING MINUTES**

This meeting was shared on Zoom.

Thanks to Dennis Berglund and Rebecca Bergren for their assistance on the Zoom broadcast in Manny's absence.

Online Zoom User: "ARJUN" had to be removed from the meeting, due to his continuous disruption with vulgar and illicit content.

ROLL CALL

1. Manuel Casanova, Jr. (excused, work related)
2. Earl Goodnight
3. Carl Anderson III
4. Anthony Ralphs
5. Melaine Hayden (left early with illness after quorum was confirmed)
6. Michael Coyne (absent, unexcused)
7. Nancy Good

BCPG member Michael Coyne was absent once more and has resigned from the BCPG via email sent to BCPG Chair.

A quorum was present

PLEDGE OF ALLEGIANCE

APPROVE MINUTES/ SUMMARY FOR NOVEMBER 6th MEETING

Following review by the Board members, Chair asked for a motion. Nancy Good made the motion to accept the November minutes with the correction of the noted typo, second was made by Anthony Ralphs.

Vote: 4 Yes, 0 No, 0 Abstain, 3 Absent

Minutes were approved

PUBLIC COMMUNICATION

Zoom Comments:

Kathleen Lippit

- Kathleen added an item in the chat about Wind Turbines, expressing concern over the number of Raptors (birds) killed.
- She stated "*that all that needs to be done is the end of the propeller blades be painted black in order for these unnecessary deaths to be avoided.*
- CEQA (California Environmental Quality Act) Exemptions: concerned that CEQA is being utilized inappropriately.
- She asked *why should the Supervisors be entitled to the right to destroy rural communities?* And that the *decision-making process should not be delegated to county members who are no longer accountable for their decisions after their terms are over.*
- She mentioned that there's a planning commission meeting to address these concerns at 9:00 A.M. on the following morning, with the County Planning Services.
- Asked for information to contact Jeff Osborne (Jacumba).

Becky Rapt

- Becky spoke about the *public safety impact of the Marijuana Dispensaries operating in the backcountry area* and expressed concerns that this effect will adversely impact road safety.
- She added that there was an 8-year-old child killed - last week by an impaired driver.
- Also, rural roads have higher mortality rates, and high potency THC products can cause crash risks.

- She raised the concern that cannabis impaired enforcement can be hard to detect.
- Called on attendees to be part of an upcoming BOS meeting to oppose marijuana expansion into our communities.

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.

Discussions ranged from not knowing the tower was there to the tower being disguised in a faux water tower to concerns of EMF emissions from the communications antenna.

Several members of the community, and of the BPG - expressed a desire for the tower, as it facilitates the internet use that many local residents rely upon for work, and communications.

Chair asked for a motion. Nancy Good made the motion to accept the request in the Discretionary Permit, second was made by Carl Anderson. Chair called for a vote.

Vote: 3 Yes, 1 No, 0 Abstain, 3 Absent

4 vote required - Motion failed to pass

BCPG Secretary Anthony Ralphs was opposed because of concerns of EMF's (Electro Magnetic Frequencies) and their potential harm to human beings, and the environment. Secondly, he is of the opinion that the payout from the tele-communications giant is insufficient (toward the Community at large, and not just the individual leasing the tower on his property) to justify the potential harms caused by an area already filled with EMF's - due to the prominence of the many Wind Farms.

Form #534 will be forwarded to PDS with results of the Boulevard Planning Group's recommendation.

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

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

Following this meeting with Senator Jones' office APG Chair Robin Maxon sent the following statement.

"SB 240 will not be moving forward at this time, as committee support and details for structuring a voting seat for the Unincorporated Area on SANDAG are still in development. The County vote that was noted by Supervisor Anderson's office to be on the BOS December 9th agenda will not take place. For those CPGs with this support request on their agendas, please share this update with your Planning Groups. More meetings with State Senator Jones will take place in the future."

Vice-Chair Nancy Good expressed interest in having representation on SANDAG, because she feels like the backcountry often gets left behind in the decision-making process

Chair Goodnight, an attendee of the Association of Planning Groups meetings, mentioned the list of nine complaints/questions for SANDAG that are yet to be answered. He suggested that we wait until concerns are addressed before we offer a vote

Jim Whalen mentioned a vote-in-concept was an alternative option

Nancy Good supported the in-concept option, for representation, but specified the need for clarifying questions to be addressed.

Public comments appear in favor of the idea.

A motion made by Anthony Ralphs, vote for-in-concept option, second was made by Carl Anderson.

Vote: 4 Yes, 0 No, 0 Abstain, 3 Absent

Motion carried

Letter will be sent to Supervisor Anderson's office advising of BCPG recommendation.

An open discussion period followed prior to the next agenda item.

Dennis Berglund mentioned that community involvement makes a big difference and thanked all participating community members for their involvement and presence.

Community member Mara mentioned ZOOM is extremely helpful! & had several questions about improving meeting agenda access/ visibility / attendance

- Mara wants to know the best way to access links for upcoming County Meeting Agenda / Minutes
- Direct link to website provided below, can also be accessed by searching "Boulevard Planning Group" through search engine, and clicking on the link offered by the County website:
<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/blvd.html>
- BCPG Chair Earl also mentioned that he has created an email chain for sending the agenda monthly. Anyone interested in receiving emails for the agenda can email him directly at. blvgoodnight@gmail.com
- Meeting agendas are posted at the Post Office and at the local market.
- Mara asked if it was possible to change the Boulevard marquee at the center of town to announce the dates of the BCPG meetings. Members mentioned that this is the decision of Mark Ostrander, the lettering board is under Jacumba Boulevard Revitalization Alliance, Mark regularly volunteers the responsibility to change and maintain the sign.

Boulevard community member Yvonne Mena volunteered to help manage the sign board.

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).

A motion was made by Carl Anderson, approve meeting move to second Thursday, second was made by Nancy Good.

Vote: 4 Yes, 0 No, 0 Abstain, 3 Absent

Motion carried, meeting rescheduled.

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.

There were no responses from the public. Chair advised he'll submit the same priority List as previous years. The priority list will be completed and returned to the PLDO prior to January 1, 2026.

- **SANDAG UNINCORPORATED REPRESENTATION** The Association of Planning Groups minutes for SANDAG's BOD October & November meeting minutes were included in the 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**
Chair submitted information for those following the ADU Zoning Ordinance:

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**

Chair advised the Watch Duty App is available free of charge. The downloaded App sends alerts to your cell phone when wildfires are in your area.

Chair said looking ahead to next year he will not be running for re-election when his term expires next January 2027, and next November 2026 there will be 3 seats on the Planning Board up for election. Boulevard residents are encouraged to file an application to be on the November's ballot.

- **REVITALIZATION & FIRE SAFE COUNCIL REPORTS**

Mark Ostrander's report was included in the agenda packet. Chair covered some of the highlights in the reports.

Fire Safe:

The cleanup events have been completed for this year. There is one chipping date remaining on December 13th. Grants for Chipping and Tire Recycling are in the works.

The next Fire Safe meeting will be on January 20, 2026, in the Community room.

Revitalization:

Household recycling is being used regularly. Mattress dropping off without calling in advance is still an ongoing problem. Mattress recycling could be canceled if problem continues.

Restroom ADA remodel is nearing completion.

A Christmas event will be held on December 21st at the Resource Center. Audra, Burgio Feed Store, organized the event.

The next JBRA meeting will be January 20, 2026, in the Community room, following the Fire Safe meeting.

PROJECT UPDATES

1. 100 MW STARLIGHT SOLAR

Per Jim Whalen: Nothing new to report.

2. 74 MW RUGGED SOLAR

Per Jim Whalen: nothing new to report.

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

ADJOURNMENT

BCPG meeting was adjourned at 8:25 PM.

Due to the New Year's Holiday, the next meeting is rescheduled to the second Thursday, January 8, 2026

BCPG's December meeting minutes were approved, with correction of typo, by the Group on January 8, 2026.

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>.