COUNTY OF SAN DIEGO
BOULEVARD COMMUNITY PLANNING GROUP (BCPG)
SEPTEMBER 3, 2026, MEETING MINUTES

The meeting was shared on Zoom.

CALL TO ORDER
BCPG meeting was called to order at 7:03.

ROLL CALL
1) Manuel Casanova, Jr.
2) Earl Goodnigh;
3) Carl Anderson III
4) Anthony Ralphs
5) Melanie Hayden (Arrived late)
6) Vacant
7) Nancy Good
A quorum was present.

PLEDGE OF ALLEGIANCE

APPROVE MINUTES/ SUMMARY FOR August 6th MEETING
Motion was made by Manny Casanova to approve the minutes as written, second was made by Nancy Good.
Vote: 5 Yes, 0 No, 0 Abstain. 1 Absent, 1 Vacant.

PUBLIC COMMUNICATION
Community Bulletin Board Project Update Thomas Wall reported that construction of the first community bulletin board is moving forward. · The proposed location is near the front of the Backcountry Resource Center, with final placement and orientation still pending. · The preliminary structure was discussed as approximately 90 by 80, although the final dimensions were not confirmed. Urban Timber is expected to donate wood materials, and stone materials are also being explored. · The project is intended to improve community visibility and provide a location for public information.

A work party at Urban Timber in Campo is planned for a future date.

Still pending: Finalize the site layout, vehicle access, roadway visibility, and whether the entrance and exit should function as a one-way circular pattern. · Establish a process for community input on the design.

ACTION ITEMS:

1. **STARLIGHT SOLAR OPPOSITION LETTER TO SUPERVISOR ANDERSON:** Thomas Wall submitted a Draft letter to the BCPG that his group is planning to send to Joel Anderson regarding the Starlight Solar project.
   "The letter makes clear they remain fully opposed to Starlight Solar project while simultaneously advocating for stronger protection should the County approve the project. The letter includes BESS safety measures, groundwater and residential well monitoring, an independent plume analysis, resolution of the construction water issue, and the Community Impact Fund".

   They request the BCPG's support for the letter that will be submitted to Supervisor Anderson prior to the September 16th Board of Supervisors hearing
   Discussion and vote

Chair Goodnight reported the following:

The County canceled this agenda item.

Monday - Agenda was posted
Received a request to include the letter as an attachment to the agenda
Another for the agenda when the vote was taken on Starlight

Tuesday – Searched records found 11/6/2025 agenda with vote. Sent to County, also atteched the letter of conditions the vote was contingent on.
Sent Jim Whalen's email to the County

Wednesday – Phone call from Dawn Noble. The vote in November was a yes vote. The Planning Group cannot oppose the project after a yes vote, nor can BCPG members speak at the BOS hearing representing the BCPG. Members are free to speak as Boulevard residents.

Additional from the County - If the BCPG member voted yes in November 2025 they shouldn't oppose the project at the BOS hearing. Our meeting minutes for November don't list names on the yay's & nay's only abstains. Jim Whalen and Nick Kououfidis were both in attendance in November. Anthony abstained, Melanie was recused.

The County takes Jim Whalen's subtle hint in his email as possible litigation. Violation of County policy can nullify the members' indemnity.

Following the Chair's statement there was a public discussion.
The group discussed an opposition letter concerning the Starlight Solar project and reported that the County removed the item from the planning group's voting agenda. County staff reportedly advised that the planning group had previously voted in favor of the project in November 2025 and therefore could not formally oppose it as a group after that vote. Members may speak as individual Boulevard residents but may not represent the Planning Group when expressing opposition at the Board of Supervisors hearing. Members stated that the project's scale and battery component were not fully understood when the prior vote occurred. The project was not described as including a Battery Energy Storage System. Concerns discussed included the plume study, groundwater protection, construction water, fire safety, battery placement, community impact funding, and project scale. The Board of Supervisors hearing was identified as 09/16/2026.

GROUP BUSINESS & ANNOUNCEMENTS

- **DRAFT BATTERY ENERGY STORAGE SYSTEMS (BESS) ZONING ORDINANCE PUBLIC REVIEW PERIOD:** Planning & Development Services (PDS) has released the Draft Battery Energy Storage Systems (BESS) Zoning Ordinance amendment for public comment.
  The draft ordinance is available on the Engage San Diego website.
  County Staff presented a Zoom PowerPoints presentation during the meeting.

  Megan Honey and Ken Levy presented an overview of the Draft Battery Energy Storage System zoning ordinance.
  The draft ordinance is intended to establish zoning and siting standards for battery energy storage systems in unincorporated areas.
  The ordinance would generally allow systems in commercial, industrial, agricultural, and special-purpose zones, while prohibiting utility-scale systems in residential zones.

The draft proposes a minimum 100-foot setback from all property lines for structures containing batteries. The relevant fire authority may require a larger setback.
Projects would be subject to discretionary review rather than a case-by-case range from ministerial to discretionary approval.
The proposal includes a three-tier permitting system based primarily on storage capacity and project acreage:
Tier 1 begins at approximately 600 kilowatt-hours.
Tier 2 covers approximately 80 to 400 megawatt hours.
Tier 3 covers projects exceeding 400 megawatt-hours and requires a major use permit and public hearing in every zone.
Decommissioning provisions would require safe dismantling, material removal or recycling, site restoration, cost estimates, financial guarantees, and notification to the county.
The public review period runs from 08/13/2026 through 09/27/2026. · The county plans to revise the draft after public review, present it to the Planning Commission in early 2027, and potentially present it to the Board of Supervisors in spring or summer 2027.

Community members voiced their need for improvement to the ordinance:

- Address the absence of specific provisions for very high fire hazard severity zones.
- Clarify groundwater, aquifer, runoff, incident-reporting, emergency-response, and construction-water protection.
- Evaluate whether a limit on the number or cumulative impact of projects in one community is needed.
- Clarify how the ordinance applies to projects with completed applications before adoption.
- Consider site visits and community-specific analysis before finalizing the ordinance.
- Consider a site visit to Boulevard and review local topography, wildfire conditions, and water resources.

An additional presentation would be available on Zoom, Thursday, September 17 at 6:00 p.m.
(Each meeting will cover the same material).

- **DISCRETIONARY PERMIT FOR A MINOR USE PERMIT - PDS2026-ZAP-26-001.** A request for a recommendation has been sent for a discretionary permit application submitted to Planning & Development Services (PDS) for a project within the BCPG area.
  Lumen Pine Valley site exists at 36549 Old Hwy 80, Boulevard, Ca.
  The full project scope consists of the addition of two new unoccupied 12-foot by 36foot prefabricated UL listed equipment shelters (Fiber Optic Related) with a maximum height of 10' 5" within an existing Fiber Optic compound. The shelters would be installed on a new concrete pad within the previously disturbed and fenced site area to house fiber optic equipment. Work would be limited to approx. 75' of trenching for underground conduits to connect the shelters to existing equipment, extension of electrical service from the existing utility connection, and construction of a short concrete walkway for minimal maintenance foot traffic.
  Late notification was received after the agenda was posted:
  There will be a change to the application type for the proposal under PDS2026-ZAP-26-001. The applicant will be withdrawing this Minor Use Permit application and resubmitting the project as a Minor Deviation.
  Although the project description itself will remain the same, the Minor Deviation process does not require the CPG recommendation. We do not expect the applicant to prepare a presentation for the Minor Deviation.
  Chair notified the group that this item has been pulled from the agenda.

- **PLANNING GROUP SEAT VACANCIES** The three Board seats that were up for the November election had one candidate apply. With the expiration of Goodnight's term in December 2026 the Board will start 2027 with five members.
  The Chair reminded the group that the County is still accepting applications for vacant seats.

- **SANDAG UNINCORPORATED REPRESENTATION** Association of Planning Groups (APG)
  Nothing to report.
  APG's next in-person meeting will be on Saturday, December 5, 2026.

- **CHAIRMAN'S REPORT**
  The latest information on the Golden Pacific Powerlink project was presented. Documentation was supplied in the agenda packet.

  Patrick Kelly, superintendent of the Mountain Empire Unified School District, is scheduled to present information regarding school-district funding at the October 1 meeting.

- **FIRE SAFE & REVITALIZATION (JBRA) REPORTS**
  Fire-Safety:
  Address signs order forms are being distributed with coordination of the local school, with production tentatively expected by the end of September.
  The program may provide free first-aid kits to the first 50 children whose parents respond with orders.
  The recent community cleanup in Boulevard attracted 88 vehicles; the next cleanup is planned for Campo.
  The group discussed possible documentation allowing certain residents or agricultural operators to access properties during fire-related road restrictions.

  Revitalization (JBRA):
  The County provided an approximately $46,000 grant for improvements to the Back Country Resource Center.
  Funding for a new patio, kitchen upgrade, new front doors, replacing gas piping, and reworking electrical.
  A proposal was discussed to create a social-media series highlighting East County or Backcountry community resources and businesses.
  The community newsletter currently reaches approximately 125 people, with a target of 175 to 200 subscribers

PROJECT UPDATES

1. **100 MW STARLIGHT SOLAR AND BATTERY STORAGE PROJECT DRAFT EIR RELEASED 7/31/2025 (PDS2022-MUP-22-010):** No report.

2. **74 MW RUGGED SOLAR DISCRETIONARY PDS2017-MUP-12-007W1 TIME EXTENSION PERMIT:**
   No report.

   NO MOVEMENT ON AGENDA ITEMS 3,4,5,6

ADJOURNMENT

BCPG meeting was adjourned at 9:01.

Our next meeting is scheduled for Thursday October 1, 2026

Minutes were approved, with noted corrections, by the Board on November 5, 2026.

Signed: Earl Goodnight, Chair

For more information contact Earl Goodnight, email boulevardplanninggroup@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.