

County of San Diego  
**Campo Lake Morena Community Planning Group**  
Mountain Empire Community Center, 976 Sheridan Road, Campo, CA  
7 p.m., Monday, January 28, 2019  
**Approved Minutes**

The public is encouraged to attend and participate in the meetings of the Campo Lake Morena Planning Group, which is the county-sponsored link between the community and San Diego County dealing with planning and land use. Members of the public will be given the opportunity to speak regarding any item on the agenda. In addition, during public discussion, members of the community will be given the opportunity to address other matters pertaining to land use issues in our area. No action or vote may be taken on items not on the agenda. The final agenda will be posted 72 hours prior to the meeting and may be found at the Campo branch of the U.S. Post Office, the Campo branch of the San Diego County Library and the Lake Morena Market bulletin board. Community members may also contact the group chairman to regularly receive agendas by email.

**1. CALL TO ORDER at 7:01 P.M.**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**      1-Joe Carmody present              4- vacant                      7- Bob Shea present  
                                 2- vacant                                      5- Rob Romero present  
                                 3- Billie Jo Jannen present      6- Steve Biddle present  
                                 Lisa Davis-Also present, but not yet seated

**4. APPROVAL OF MINUTES:** *Steve Biddle made a motion, seconded by Rob Romero, to approve the minutes from November 26, 2018. 5 yes, 0 no, 0 abstain, passed.*

**5. PUBLIC DISCUSSION:** At this time, the public is invited to speak on any item that does not appear on the agenda. Public speakers will be limited to 2 minutes. Tammy from the FireSafe Counsel reported on the community clean ups. 80 tons and 500 tires taken from the Mountain Empire communities. Clean ups will continue this year. Lisa Davis who will be seated on this Group next month, introduced herself. Rob mentioned that the Mountain Empire Unified is looking for applicants for their new oversight committee for the recently approved school bond money.

**6. NEW BUSINESS:**

- a. San Diego County Zoning Ordinance Update *POD-17-004; REZ-18-008.*** The planning commission heard this on January 25 and it will go to the BOS within a few weeks.  
**Discussion and vote.**

County staff presented about the new zoning ordinance update, which intends to create housing affordability and comply with new state laws. It encourages “Granny Flats” and accessory dwelling units and temporarily waives fees associated with these structures for

5 years. Joe Carmody made a motion to send a comment/support letter from our group to the County. Steve Biddle seconded, **5 yes, 0 no, 0 abstain, passed.**

- b. Annual organization to fill officer positions:** Chairman, Vice Chairman, Secretary, and Parliamentarian. **Discussion and vote.** Steve Biddle made a motion to table New Business b, c, and d, due to time constraints. Joe Carmody seconded. **5 yes, 0 no, 0 abstain, passed**
- c. Annual reorganization to update CLMPG Standing Rules.** Discussion and vote. See b
- d. Annual reorganization CLMPG standing committee chairmen:** Groundwater, Sewer and Septic, Community Economic Impacts, Traffic and Public Safety. **Discussion and vote. See b**

## 7. OLD BUSINESS:

- a. Update on work on the Camp Lockett overlay.** Project consultant Sharon Haven to present. **Discussion only.** The Historical Board is working with CLIG, the County and the consultants. All properties have closed escrow. Hopefully all will be completed by the end of this year. Larry Johnson also mentioned that a group is looking to make the old volunteer fire station into a museum.

- b. Standing Subcommittee reports:**

*Groundwater: Rob Romero mentioned a 700 acre solar power plant is proposed for Ketchem's Ranch in Jacumba Hot Springs. And he went on at length on the negative impact it will have on business and people of Jacumba Hot Springs;*

*Sewer and Septic, Joe Carmody; No report.*

*Community Economic Impacts, Steve Biddle: numerous modular homes have been going in recently. Also more wind towers are planned for McCain valley and along Church Road;*

*Traffic and Public Safety, Bob Shea: The Sunrise Mitigation Group came to the High School but it was a presentation only. 2019 grant program applications are due by March 29. Bob also met again with the Fire Department and SDG&E about tree limbs close to power and drop lines. Tammy from the FireSafe Counsel mentioned that the responsibility for drop lines is the homeowner. That they have helped some families, but don't have the resources to help more.*

**Chairman's Report, Billie Jo Jannen.** Residents have a golden opportunity to build "accessory dwellings," AKA granny flats, with no fees from the county. These homes can house family members or be rented out for income. The county is offering this as a way to let residents help meet the county's state-mandated minimums to solve housing shortages. We will have a presentation on the microenterprise kitchen ordinance currently in process. The planning group will issue formal comments on this project. **Members are reminded**

**to take their training or the county won't indemnify them. Our two newest members are required to take the training in person; all others have the choice to take it online or in person. Annual Form 700s are due immediately.**

## **8. CORRESPONDENCE AND ANNOUNCEMENTS**

- a. **The Star Ranch vesting and landscape architecture maps** are available, both at meetings and by appointment with the CLMPG chairman. Staff has delayed release of the EIR until it can figure out what type of greenhouse gas analysis large projects should include. The ranch was offered for sale in an announcement sent out in late November. The Back Country Land Trust and several co-investors are negotiating to buy it. **The proposed plan is still in play and is part of the property offering, but will be abandoned if purchased by trust entities.**
- b. **Plans for the proposed 17-acre industrial solar proposal at 1827 Lake Morena Drive** are available, both at meetings and by appointment with the CLMPG chairman. At the request of the proponent, the project will be reviewed in three (or more) phases. The planning group voted on the second review when the scoping letter was issued by the county. Please contact Solar Subcommittee co-chair Rob Romero or Joe Carmody to participate in formulating community responses. We will issue a final planning group review when all documents and plans are finalized.
- c. **Schedule of annual planning and sponsor group training sessions.** All planning and sponsor group members are required to take this training every year, either in person or online. Only one more is available: February 2, 2019. **Forwarded to group.**
- d. **Traffic Advisory Committee agenda for December 14 and January 25.** Nothing in our area. **Forwarded to group.**
- e. **Staff communication on newly-started microenterprise kitchen ordinance project.** Per a new state law, counties may promulgate regulations to allow residents to cook and serve meals from their home kitchens. We will have a staff speaker at our meeting as soon as one is available. Information here: <https://www.sandiegocounty.gov/content/sdc/deh/fhd/food/homekitchenoperations.html> **Forwarded to group.**
- f. **Comment letter from Latham and Watkins, attorneys,** objecting to language in the ordinance update that might limit public input. **Forwarded to group.**
- g. **Terra-Gen's Major Use Permit application, EIR, and height exemption for up to 32 to 150 feet.** This will

be on the Boulevard Planning Group's agenda for a vote on Thursday, February 7 at 7 p.m. **Forwarded to group.**

- h. Progress report from DPW on local road resurfacing project. Forwarded to group.**
- i. Workshop on county honeybee regulations (was held January 5). Forwarded to group.**

**9. EXPENSES**

- a. Please report any valid expenses for group approval.**

**10. UPDATES AND POTENTIAL ACTION ITEMS:** None at this time.

**11. REQUEST FOR AGENDA ITEMS FOR UPCOMING AGENDAS:** All requests for placement of agenda items must be to the planning group chairman by the third Tuesday of each month.

**Next regular meeting, February 25, 2019** at Mountain Empire Community Center. If you wish to appear on the agenda, please contact CLMPG Chairman Billie Jo Jannen, 28736 Highway 94, Unit 1, Campo, CA 91906, [jannen@slashmail.org](mailto:jannen@slashmail.org) or call 619-415-6298. Final agendas are posted at least 72 hours prior to meeting.

Motion to adjourn Rob Romero, second by Steve Biddle, 5 yes, 0 no, 0 abstain. 9:23 p.m.