

County of San Diego  
**Campo Lake Morena Community Planning Group**  
Mountain Empire Community Center, 976 Sheridan Road, Campo, CA  
7 p.m., Monday, March 25, 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 7:02 p.m.**

**2. PLEDGE OF ALLEGIANCE**

<b>3. ROLL CALL:</b>	1-Joe Carmody Present 2- Lisa Davis Present 3- Billie Jo Jannen Present	4- vacant 5- Rob Romero Excused 6- Steve Biddle Present	7- Bob Shea Present
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**4. APPROVAL OF MINUTES:** February 25, 2019 –Motion to approve by Steve Biddle, seconded by Lisa Davis 4-0-1, with Joe Carmody abstaining.

**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.

**6. NEW BUSINESS:**

**a. Presentation on Microenterprise Home Kitchen Operations (MEHKO).** A new state law allows commercial food service from private homes with certain limitations, but only where the county or city has passed regulations to allow and govern it locally. There is apparently no project number yet. This is an advance planning project by Planning and Development Services (formerly Department of Planning and Land use) to promulgate local regulations. Public input is sought.  
**Connor McGee gave the presentation.**

**b. Proposed letter from the planning group to Dianne Jacob.** Requested by Bob Shea. Many Lake Morena Village fire dangers have still not been addressed.

*Motion by Joe Carmody, seconded by Steve Biddle, for follow up to retrieve pole #'s for submission with pictures in a letter to Dianne Jacob. Approved, 5-0-0.*

## **7. OLD BUSINESS:**

### **a. Approval of specific language of CLMPG letter on the Boulder Brush**

**Generation Tie Line and Switchyard, PDS2019-MUP-19-002.** The project is on private land in the county's jurisdiction, and is being built to serve the proposed Campo Wind and Torrey Wind projects. This item was continued from the last meeting, Agenda Item 6a.

Joe Carmody moved to approve the draft letter. Lisa Davis seconds and motion passes, 5-0-0.

### **b. Solar Subcommittee report, Joe Carmody and Rob Romero. Discussion only.**

Alan Alat has been reviewing the plans and has found some problems, which CLMPG chairman has written to the planner about. Joe Carmody and Rob Romero visited Jacumba to attend the scoping meeting of a very large solar array slated to be built adjacent to the center of the town. **Notice for meeting at Café B.**

### **c. Review of applicants for Seat 4.** The new 4-year term started January of this year. **Discussion and vote.** *No applications*

### **d. Standing Subcommittee reports:** Groundwater, Rob Romero; Sewer and Septic, Joe Carmody; Community Economic Impacts, Steve Biddle; Traffic and Public Safety, Bob Shea. **Discussion only.**

### **e. Chairman's Report, Billie Jo Jannen. Discussion only.**

*Joe Carmody moved to extend the meeting. Motion seconded by Steve Biddle and approved 5-0-0.*

## **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. We have received updated plans for the proposed 17-acre industrial solar application at 1827 Lake Morena Drive.** They are available, both at regular meetings and by appointment with the CLMPG chairman or Solar Subcommittee chairmen. Please contact Solar Subcommittee co-chair Rob Romero or Joe Carmody to participate in formulating community responses to the several phases of planning

**c. Update from George Barnett (Back Country Land Trust) in the Star Ranch negotiation.** Per Trust for Public Land, an option agreement is in place that allows the parties to reach a final sale/purchase once some tabled details are worked out. A formal sales/purchase agreement has yet to be signed, and no escrow has been opened, as a number of conditions need to be worked out.

**Forwarded to group.**

**d. Notification of workshops being held for the county's update of the zoning code.** Information on the county website here:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/lcd.html>. **Forwarded to group.**

**e. Agenda for the March 8, 2019 Traffic Advisory Committee.** Nothing in our area. **Forwarded to group.**

**f. Notice of preparation of an EIR for Jacumba Valley Ranch solar array.** The 90 MW of solar panels and 20 MW of storage are set on a 1,375-acre property adjacent to the community of Jacumba Hot Springs. The project footprint is expected to be 675 acres. **Forwarded to group.**

**g. Responses to our public safety letter from Sen. Dianne Feinstein and Congressman Juan Vargas.** No other officials have responded. **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, April 22, 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 or call 619-415-6298. Final agendas are posted at least 72 hours prior to meeting.

Meeting adjourned 9:25 p.m., on motion by Joe Carmody, seconded by Steve Biddle, 5-0-0