

County of San Diego
Campo Lake Morena Community Planning Group
7 p.m., Monday, October 26, 2020
Approved Minutes

This meeting was held remotely.

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: [*campoplanninggroup@nym.hush.com*](mailto:campoplanninggroup@nym.hush.com).

1. CALL TO ORDER by Chairman Billie Jo Jannen at 7:05 p.m..

2. PLEDGE OF ALLEGIANCE – waived

3. ROLL CALL: 1- vacant 4- vacant 7- Bob Shea
 2- vacant 5- Rob Romero
 3- Billie Jo Jannen 6- Steve Biddle

4. APPROVAL OF MINUTES: June 29, 2020, July 24, 2020, August 24, 2020

Motion by Rob Romero, second by Steve Biddle, to approve all sets. No changes requested. Passed 4,0,0.

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.

Rob reports that community clean-ups in Campo and Jacumba were well-attended. Al confirms that the one in Campo was among the largest ever and Jacumba had a lot of hazardous waste collected.

6. NEW BUSINESS: None.

7. OLD BUSINESS:

a. Final review of plans and mitigated declaration Camp Lockett rezone for lands the county is donating to local non-profits in central Campo. Updated proposals and spreadsheet are available, showing cultural, civic and educational uses sought by

members of the Camp Lockett Interest Group (CLIG). Project documents can be viewed electronically during the meeting, or email Billie Jo Jannen at campoplanninggroup@nym.hush.com to receive them by email. Planner Eric Lardy to present. **Discussion and vote.**

County staffers Eric Lardy and Camilla Eastman reported on the most recent and final changes to the zoning plan for the project. Mountain Health (now San Ysidro Health) proposals for over 80 homes has been scaled down to revamping the existing 17 homes. It's projects, over time, are expected to include a wellness center, laundromat, children's activity center, dining hall, outdoor recreation facilities, swimming pool, Chaffee Park and senior daycare. According to CEO Judith Shaplin, any further housing, such as the originally proposed veteran's village, would go through the county permitting process, including planning group review, to obtain a major use permit.

The non-profits that are receiving pre-zoned lands (San Ysidro Health; Camp Lockett Event and Equestrian Facility, Mountain Empire Historical Society, Southwest Railway Museum, Motor Transport Museum; and Mountain Empire Unified School District) are all constrained by design guidelines intended to preserve the historic/cultural flavor of the old Camp Lockett, and by environmental protection limits.

In recapping: Eric Lardy will follow up with Historic Site Board to ensure that document guidance is complete regarding treatment of the historic buildings on the properties, clarify that there will be no full time beds in the senior daycare, and define design guidelines for railroad museum.

The current iteration of the Camp Lockett re-zone, with Eric Lardy's clarifications, was approved on motion by Rob Romero, seconded by Steve Biddle, 4,0,0.

It is expected to go to the Board of Supervisors before the end of the year.

b. Standing subcommittee reports (no action): Groundwater, Rob Romero; Sewer and Septic, vacant; Community Economic Impacts, Steve Biddle; Public Safety, Bob Shea.

Bob Shea reported that an aide from Dianne Jacob's office is working with him on the overgrown vacant lots that present a fire risk for Lake Morena Village. CalFire is still declining to promote clearing those properties.

c. Ad hoc subcommittee reports (no action): Solar Projects, Rob Romero; Cannabis, Rob Romero and Steve Biddle.

Rob Romero said he has heard that the Forefront Power solar field application has been withdrawn. Billie Jo Jannen said she has reached out to the planner to see whether the application is suspended, or if it has been withdrawn altogether. Still waiting for a response.

Rob Romero reported that it has been “a banner year” for the CBD hemp farm in Potrero. The farm is currently looking for more help for harvest. The company that owns it is negotiating to purchase Star Ranch.

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 2018. **The proposed plan is still in play and is part of the property offering, but will be abandoned if purchased by conservation entities.**

b. We have the plans for Forefront Power’s 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 Chairman Rob Romero to participate in formulating community responses to the several phases of planning.

c. Invitation to participate in a study session on the feasibility of building a water pipeline from Imperial Valley to San Diego. Hosted by the San Diego County Water authority from 10 a.m. to noon, Tuesday, Oct. 27. RSVP to wateracademy@sdewa.org for online attendance details. Details here: <https://www.waternewsnetwork.com/study-assess-regional-pipeline-delivering-colorado-river-water/> **Forwarded to group.**

d. Announcement of public comment period on draft environmental impact report for Jacumba solar proposal consisting of 300,000 tracking modules on 640 acres (Ketchum Ranch). The project wraps central Jacumba Hot Springs on three sides and would include 5 transmission towers and 90 MW of battery storage housed in 75 containers. Comments may be submitted through Nov. 23. Full information here: <https://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-18-022.html> **Forwarded to group.**

e. Agenda for October 23 Traffic Advisory Committee meeting. Nothing in our area. **Forwarded to group.**

9. EXPENSES: Report any valid expenses for group approval. Discussion and vote.
None tendered.

10. UPDATES AND POTENTIAL ACTION ITEM

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. None.

Rob Romero moved to adjourn at 8:43 p.m. and Steve Biddle seconded. Motion approved 4,0,0.

Next regular meeting, November 23 at 7 p.m. If you wish to appear on the agenda, please contact CLMPG Chairman Billie Jo Jannen, 28736 Highway 94, Unit 1, Campo, CA 91906, campoplanninggroup@nym.hush.com or call 619-415-6298. Final agendas are posted at least 72 hours prior to meeting.