



current process of discretionary review for cellular facilities. Deputy Fire Marshal Dave Sibbett to present. **Discussion and vote.**

*Dave Sibbett said no large changes are proposed-- mainly things that the state fire code has changed. Billie Jo Jannen asked why only 2 hours of back-up power are required in this code. Our power outages can easily last for week. They cannot be a public safety asset if they are not operative. Ken Daubacj of Real East County Firesafe Council supported this idea. Al Denalat of Campo Firesafe Council also supported this suggestion, citing the importance of the towers to emergency communications. He added that the absolute minimum should be 3 days. Larry Johnson mentioned that 7 days would be good, but at least 3 or 4 days of power.*

*Rob Romero moved to provide written comment asking for 7 days of back-up power in the ordinance. Steve Biddle seconded, and the motion passed 4,0,0.*

**b. Review of clearance regulation, especially as it applies to overgrown properties that encroach on required clearance for neighboring properties.** Deputy Fire Marshal Dave Sibbett to present and answer questions. **Discussion only.**

*Bob Shea has numerous times mentioned large properties with overgrown brush (insurance cancellations, public safety). The CalFire chief said they could only enforce section 4291 of the state public resource code, meaning clearance around inhabited structures. Bob Shea emphasized the public safety effect of brush around Oak Drive. A member of the public would have to bring a request to the state fire chief/CalFire Director Tom Porter and laws would need to be changed.*

*Billie Jo Jannen requested that Mr. Sibbett give a precise process that residents can use to get absentee owners to do clearance of brush that threatens neighboring properties. He responded that affected neighbors should reach out to SDC Fire Authority, which can then issue a letter to the property owner with instructions to clear as needed. There is an enforcement process if the owner refuses or doesn't respond. Ditto for clearance along private easement roads that serve as driveways and fire lanes to neighbors. In addition, the county regularly clears on either side of public roads, prioritized by how much traffic they carry. They are currently working on Wildcat Canyon Road and a busy road in Alpine. The SDCFA also takes complaints from the public about overgrowth next to public roads.*

*Regarding public safety clearance, such as what Bob Shea has mentioned (Oak Drive between White Goose and the new fire station in Lake Morena Village). Asked specifically what could be done with big vacant lots that would be a hazard, Sibbett said clearing those properties could be akin to a firebreak project or fire authority could be contacted. Or owners can be contacted and asked if the community can clear it, perhaps by local firesafe councils using grant money.*

*RECFC objected, saying that grant money is next to impossible to get for such projects. That money has been going to cities who can afford grant writers, or kept by CalFire for its own fire break projects. Contact battalion chiefs Kurt Zingheim and John Kreminski, both located in Pine Valley, to discuss money for clearance projects.*

**c. Renewable energy zoning and streamlining overlay on local communities.** The planning department is developing options to streamline the environmental review process for renewable energy projects, including the options of preparing a Programmatic Environmental Impact Report (EIR), to identify ideal locations for renewable energy projects, and develop a design review checklist exemption process. The options are intended to provide an organized framework to facilitate further policy decisions and prioritization of County actions related to Renewable Energy Overlay Districts, Design and Development Guidelines, Zoning Regulations, and Program/Project Environmental Processes Streamlining. Planners Donald Chase and Timothy Vertino to present. Project page here:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/renewableenergyoverlay.html>

**Discussion and vote.**

*According to tentative maps shown by planning manager Donald Chase, two substantial areas and several smaller ones, are currently targeted for development of renewable energy in Campo. More are located in Boulevard and Jacumba, where a solar proposal for 600+ acres is already under review. Streamlining was ordered by the BOS.*

*Overlay zones would be areas where the terrain and environmental constraints would be suitable for easing of environmental review and community/PDS review requirements. Overlay types are solar-only, wind-only, and solar and wind combined. Suitable lands will also be located within 3 miles of a transmission line or substation. A map of currently proposed overlay zones is on the project website (link above).*

*Regulation and process options include design review checklist exemption, zoning and county code updates and environmental review of the process. They are intended to reduce the time and money to process industrial scale renewable energy permits within the areas of the overlay. The programmatic EIR the county will do for this update will replace some of the environmental/regulatory hurdles that would otherwise be required.*

*Planning groups are involved in this program update, but Mr. Chase didn't directly answer Billie Jo Jannen's question about whether planning groups would be consulted for individual project proposals within the overlay acreage in their planning areas. Developers would find the permitting process shortened to about a year.*

*Mr. Chase said transmission losses would be reduced because renewables wouldn't have to be shipped from desert areas outside the state. BillieJo Jannen pointed out that there would still be transmission losses between the backcountry and big coastal cities and the only real solution to transmission losses is onsite generation where the power is being used.*

*Steve Biddle and Rob Romero both raised the issue of destruction in communities that can neither fight back, nor access the power generated.*

*Larry Johnson raised the issue of social justice for our small population vs the dense urban population who would receive all the benefits.*

*Rob Romero inquired about community benefits/improvements being paid for by developers. Mr. Chase thought maybe that could be a required mitigation in the programmatic EIR.*

*Bob Shea asked about affects on property values of having so many renewable fields.*

*Al (Campo Lake Morena FSC pointed out that fire safe councils have been offered zero opportunity to comment on this overlay. Fire safe councils are important to the community and absolutely should be consulted and provided with resources to defend the community from catastrophic fires.*

*Larry Johnson wants to know why the BOS suddenly is seeking to do all this streamlining in populated communities instead of remote places where they wouldn't meet so much opposition. Mr. Chase mentioned state mandates and county goals regarding renewable energy.*

*Billie Jo Jannen brought up the county's disinterest in finishing the East County Multiple Species Program, and said you can't possibly do a programmatic EIR without that. She had hundreds of new birds etc She also said that greenhouse gases released stripped away and permanently prevented the soil from sequestering GHGs. Attempts to discuss this with county staff regarding past projects have been dismissed, shut down and ignored. There is no going back, once sequestration is destroyed, she said.*

*Mr. Chase said some kind of MSCP framework should be done, or at least some kind of agreement with state and federal wildlife authorities. He agreed that soil GHGs should also be addressed but didn't say how.*

*Rob Romero asked if the plans would address new technologies – such as more efficient solar panels – that would lessen the footprint required to meet renewable goals. Billie Jo Jannen added that electromagnetic solar collectors currently being researched could run a home with nothing more than an antenna. Mr. Chase requested materials on electromagnetic solar.*

*Larry Johnson reiterated the need to compensate people being hurt by these projects.*

*Rob Romero moved to extend the meeting time by 30 minutes, seconded by Steve Biddle, passed, 4,0,0.*

**d. Re-seat members in odd-numbered group seats.** The county has decided it requires a vote of the group in order to retain currently seated members. **Discussion and vote.**

*On motion by Bob Shea, seconded by Rob Romero, the group approved retention of all seated members. Approved 4,0,0.*

**e. Dissolution or repurposing of the Solar Projects Subcommittee.** The solar project that has been in process for the 1800 block of Lake Morena Drive has been withdrawn. However, SDG&E is planning a microgrid at Cameron Corners, and other projects may come up. **Discussion and vote.**

*Rob Romero moved to convert the ad hoc solar subcommittee to a standing committee on renewable energy projects with Rob Romero and Steve Biddle as co-chairs. Steve Biddle seconds. Approved 4,0,0.*

## **7. OLD BUSINESS:**

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

*Steve Biddle reported on the general economic support we are getting from the border fence construction, but noted that fence jobs can be expected to wind down with Biden in office.*

*Bob Shea wants a letter to the chief of CalFire about the vacant lots in Lake Morena Village. RECFSC said the clearing ordinance only covers brush that threatens roads and inhabited structures. Beyond that, clearing those vacant lots would be more in the nature of a general firebreak project. REC said it would be a pretty big challenge to get funding away from the urban interests who have the money and lawyers to rake in the grant money. Our fire safe councils can't compete. Distribution of this money needs to be more fair. Perhaps the BOS could help?*

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

*Rob Romero commented on the high productivity of cannabis growing this year and the need for some regulations to keep growers in the “mom and pop” category – not big industrial scale growing. Thinks it will be a big topic for BOS after the BOS membership turns over in 2021. He envisions an ordinance similar to the ones for wine-making and horse farms. Billie Jo Jannen asked him to put together some language to support doing that to share with the BOS.*

**c. Chairman's report, Billie Jo Jannen:** We need to start thinking about our training for 2021. The county has sent a schedule of three “in-person” sessions to be delivered via videoconference. There will be three in-person/virtual trainings this year (dates below). County staff is requesting RSVPs, per the instruction in the email I sent out.

- Saturday, December 12, 2020 – 8:30 am to 1:00 pm on Microsoft Teams
- Saturday, January 9, 2021 – 8:30 am to 1:00 pm on Microsoft Teams, if we can meet in-person the location will be: North Inland Live Well Center, 649 West Mission Ave., Escondido, CA 92025
- Saturday, February 6, 2021 – 8:30 am to 1:00 pm on Microsoft Teams, if we can meet in-person the location will be: Lakeside Community Center, 9841 Vine St., Lakeside, CA 92040

## **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. Forefront Power’s 17-acre industrial solar application at 1827 Lake Morena Drive has been withdrawn permanently according county planner Bradley Sonnenburg.** No reason was given. This was the second solar project proposed for this property – the prior one was also withdrawn – and there is no way of knowing whether there might be a third.

**c. Boulevard Planning Group Nov. 10 agenda. Forwarded to group.**

**d. Invitation to review new information video “CEQA for Stakeholders” and other informational materials.** *Anyone can view the video at <https://www.youtube.com/watch?v=r4uSx-ekf5g&feature=youtu.be> . The county CEQA page is here: [https://www.sandiegocounty.gov/content/sdc/pds/ceqa\\_public\\_review.html](https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html).* **Forwarded to group.**

**e. The county is conducting updates to the general plan in housing, safety and environmental justice sections.** Public comments will be accepted on varying timelines. **Forwarded to group.**

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

**10. UPDATES AND POTENTIAL ACTION ITEMS**  
*None.*

**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.

*After some discussion, the group concluded that we should have our regular meeting slightly earlier to wrap up business prior to the busiest holiday weeks.*

*Steve Biddle raised the issue of the county’s development of a new state-required social justice element in the general plan. We will place this on the agenda for Dec. 14.*

*Steve Biddle moved to adjourn, and Rob Romero seconded and the motion was approved 4,0,0. 10:11 p.m.*

**Next regular meeting, December 14, 2020 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](mailto:campoplanninggroup@nym.hush.com) or call 619-415-6298. Final agendas are posted at least 72 hours prior to meeting.