

County of San Diego
Campo Lake Morena Community Planning Group
7 p.m., Monday, February 22, 2021
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: campoplanninggroup@nym.hush.com.

1. CALL TO ORDER 7:01 p.m.

2. PLEDGE OF ALLEGIANCE – waived

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

4. APPROVAL OF MINUTES: December 28, 2020, January 25, 2021

January 25 minutes not ready yet. On a motion by Steve Biddle, seconded by Rob Romero, December 28 minutes were approved as-is 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 Romero reported that San Ysidro Health (formerly Mtn. Health) is offering Covid vaccines to tier 1 residents. Bob Shea has had trouble with trying to use the county line to sign up and is concerned about elderly people who aren't internet savvy being unable to sign up for the vaccine.

6. NEW BUSINESS:

a. Cannabis and Social Equity Program. The board of supervisors is pursuing a regulatory ordinance combined with a social justice element to ensure that historically impacted minority communities will be able to participate in marijuana commerce. PDS planners Donald Chase and Scott Christman will present an overview of the project. Rob Romero will discuss operational scale for rural growing of marijuana and provide other

insights from the CLMPG Cannabis Subcommittee. For additional information, please visit the project's website: <https://www.sandiegocounty.gov/content/sdc/pds/Cannabis.html>

Discussion and vote.

Planner Donald Chase gave a brief overview then answered a flurry of questions from the group as follows (paraphrased):

Language of goals, policies and implementation for the proposed ordinance has not been proposed yet.

The "labor peace" portion of the ordinance will apply to concerns that have at least 10 employees and is intended to make owners allow unionization of staff.

The county does not oversee quality control, but that is already done through a system set up by the state, and per state licensing standards. The county or cities will issue operating licenses governing location, security, setbacks, business conduct and so on. They will look at water use in growing operations, and whether it should be regulated. Wildlife may also eat outdoor grown marijuana and rodenticides used to control them can make their way into the food chain, so limits may be need to be imposed.

The social justice portion of the ordinance is still up in the air. They are researching how to structure it so that former felons who seek licenses can be treated fairly without misusing the license for criminal purposes.

Rob Romero raised the issue of size and neighborhood impacts; smaller "mom and pop" scale grows would be better to keep financial benefits local and limit odors and water/electricity use. Planning staff will look into size limits for both indoor and outdoor growing. He also suggested that planning groups should be able to tailor community plans to suit what residents want for limits and siting.

Three members of the public spoke against placement of shops in the unincorporated area, citing community, youth and health impacts and the rapidity with which supervisors are promoting this ordinance. Great concern was expressed over the possible size of THC growing, pointing to the 600-acre CBD (also cannabis) farm in Potrero.

One member of the public spoke in favor, saying water usage in THC growing calls for less water and electricity than most other crops. The state already has strict oversight over what chemicals can be used, and how much can be in the final product.

Rob Romero moved to have Billie Jo Jannen send a letter covering size, groundwater use, electricity/indoor growing and tax benefits to youth programs. Steve Biddle seconded. The motion failed 3-1-0, with Bob Shea opposed.

b. Star Ranch purchase by county for conservation and preservation of habitat.

We only recently learned of this proposal and want to have formal comments ready by the March 17 hearing on this purchase. The project description says the U.S. Navy is also partnering in this purchase in order to have a no-development overlay. It is unclear, however, whether the development prohibition includes all development or just housing development. The property has an application in process for over 400 homes, but processing has been suspended since 2012. **Discussion and vote.**

The board letter on this item was not clear on whether this would increase helicopter traffic in the area and whether the prohibition on building would include renewable energy projects. This purchase would remove the existing housing project application.

Rob Romero moved to send a letter in support of the project, with additional questions we had. Steve Biddle seconded and the motion passed 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.

c. Chairman's report, Billie Jo Jannen (no action).

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. The property has been for sale for some years and has been in and out of escrow with both conservation and private enterprise entities. **The proposed plan is still in play and is part of the property offering, but will be abandoned if purchased by conservation entities.**

b. Request from District 2 Supervisor Joel Anderson for input on cannabis regulation and a proposed needle exchange program. Forwarded to group.

c. Login information for Supervisor Anderson's February 24 meeting with planning groups. Forwarded to group.

d. Support materials for update to the County's Guidelines for Determining Significance for Hydrology and Water Quality. <https://www.sandiegocounty.gov/pds/ceqa/SignificanceGuidelinesHydrology2021.html> **Forwarded to group.**

e. Findings from Affordable and Middle-Income Housing Study conducted to support the housing element update currently underway. Forwarded to group.

f. Notice of comment period for the Final Engineering Flexibility update. The project proposes amendments to the County Zoning Ordinance, County Subdivision Ordinance, and County Grading Ordinance to allow project changes required to comply with

changes in State or Federal regulatory requirements, without requiring a modification or revised map if specific findings are made. Details here:

https://www.sandiegocounty.gov/content/sdc/pds/Public_Review_Non-CEQA.html.

Forwarded to group.

g. Information links for documents related to the county's proposed acquisition of the Star Ranch property for the purpose of habitat conservation. Forwarded to group.

9. EXPENSES: Report any valid expenses for group approval. Discussion and vote.

None tendered

10. UPDATES AND POTENTIAL ACTION ITEMS

Joel Anderson has made another request for an opinion on the needle exchange. After some discussion, we decided to have an extra meeting on March 1 to review the needle exchange.

Rob Romero raised the issue of support for the firesafe council, which is having trouble raising money for local clean-up and clearing. Billie Jo will call Al to see what we can do.

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, March 22, 2021 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.

Motion to adjourn by Steve Biddle, seconded by Rob Romero. Motion passes 4-0-0 at 10:07 p.m.