

County of San Diego
Campo Lake Morena Planning Group
Mountain Empire Community Center, 976 Sheridan Road, Campo, CA
7 p.m., Monday, February 26, 2018
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. Preliminary agendas are published around mid-month in *East County Magazine*.

1. CALL TO ORDER 7:00 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: 1-Joe Carmody *P* 4-Linda Lesmeister-*P* 7- vacant
 2-Keven Owens-*A* 5-Rob Romero-*P*
 3-Billie Jo Jannen-*P* 6-Steve Biddle-*P*

4. APPROVAL OF MINUTES: January 22, 2018

Joe Carmody motioned to approve January 2018 minutes with amending Denise Purcell, to Denise Russell. Steve Biddle second, motion passed 5-0.

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.

Brian Fallgren spoke of future concern of our area groundwater. Tecate is expanding their brewery, owned by Heineken, which depends on well water. Mr. Fallgren provided CLMPG with watershed maps of our border with Mexico and an article written by David Agren appearing in "The Guardian". Mexico's farmers are protesting, fearing the export of beer to the U.S. Agreements between Mexico's government and U.S. brewers will suck up the remaining water in their drought ridden area. Our area and Tecate draw from the same "Tijauna Groundwater Basin".

6. NEW BUSINESS:

- a. Declaration of forfeit and vacancy in Seat 2.** The member has missed three consecutive meetings and is believed to have moved out of the area. **Discussion and vote.**

Linda Lesmeister made a motion to declare Seat 2 vacated, Joe Carmody second motion, motion passed 5-0.

7. OLD BUSINESS:

- a. **Project No. PDS2017-MUP-17-017, ATT cell tower to be placed at 2290 Lake Morena Drive, APN: 607-022-37-00.** The project is roughly south of the Verizon cell tower approved last year, but not yet built. The project includes a 35-foot-tall faux eucalyptus tree with 13 total antennas, 24 remote radio units, 4 surge protectors, 4 Purcell cabinets, 2 Emerson cabinets, 5 WCS filters, and one pre-fabricated equipment shelter. This item was continued from last month due to difficulties with getting questions of substance answered. **County planner Denise Russell to present. Discussion and vote.**

Denise Russell, County Planner, Jarrett Ramaiya, Chief-Land Development, from County of San Diego were present. Lucas Turner, SAQ Manager and Christian Ruvalcaba, Job Captain from Mitchell Architects were present.

Lucas Turner presented the plan for the AT&T tower.

Board questioned why the cell tower was located directly across the street from Verizon tower, the possibility of co-location with Verizon. Lucas Turner stated that co-location with Verizon was evaluated. AT&T requires more space than the property owner was willing to provide. The San Diego County height ordinance restriction plus the ground beneath the tower contained granite, and a 2 year delay detoured any possibility for co-location with Verizon.

It was noted that the Verizon County Planner Marisa Smith, and AT&T County Planner Denise Russell never spoke regarding waiving the height ordinance to accommodate co-location. The other variables described above, determined that co-location would not work for AT&T.

The architect sent a propagation map, but does not have a key and we were unable to determine how many residents this tower would serve. The tower is estimated roughly at \$1 million dollars and would provide cell service to 100 square miles.

Billie Jo Jannen informed Denise Russell and Lucas Turner the information and materials sent to CLMPG was for a cell tower project in Ramona. The information included property owner notification for Ramona. She asked if the correct notification had been sent to neighbors of the proposed cell tower in Lake Morena Village. The County of SD nor AT&T representatives could confirm proper notifications were sent.

Questions and discussion was held regarding generators, and whether or not this cell tower be protected from power surges and power outages. Lucas Turner stated that his plan is designed for and equipped with a 48 hour back-up battery. A Diesel generator requires extra environmental work. SDG&E turns our power off for several days during high winds, stressing the greater need for residents ability to have cell access in the event of emergency. 48 hours is not acceptable.

Topic of adverse impact to health from EMF, radio frequency emissions. A statement was made that PG are not allowed to discuss this issue. The CLMPG Chair, stated planning groups do not have the authority to make decisions or recommendations based on health effects. However, planning groups have the right to hear residents that

and address letters of opposition addressed and received by planning group. The community we serve needs to be reassured that we are hearing their concerns. This is not illegal.

Joe Carmody motioned to approve AT&T cell tower project with two conditions:

1. The required notice to neighbors that was initially included with the project package provided to the planning group was for a project located in Ramona. The planning group wants staff to ensure that project neighbors have been sent the correct notice.

2. AT&T must add a generator to the existing plan.

Rob Romero second motion, motion passed 5-0.

b. Review of applicants for Seat 7. Select an applicant to fill the seat for the four-year term. This vacancy was declared in November 2016. **Discussion and vote.**

c. POD 17-003, Re-zone of county's Camp Lockett properties going to local nonprofits. Sharon Haven has requested time to respond to several elements of our formal recommendations.

Sharon Haven provided a brief update on planned uses for multiple non-profits receiving land donations in the "Camp Lockett" footprint. The Railway Museum planned use would like to reassure local businesses that items they plan to sell will not duplicate items sold in local businesses. All local businesses will be invited to set up Kiosks as their plans progress.

Ms. Haven also thanked CLMPG for the letter of approval for regarding Mountain Health's institutional housing plan for Seniors, Vets, and minimal multi housing for employees of Mountain Health and School. Mountain Health however objected to the use of the term "institutional", and requested CLMPG remove this term.

Ms. Haven also stated that the sewer and water will be closely monitored by Public Health Department and State. The Junior High will be delayed causing the Junior High students to attend Pine Valley Schools.

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

Rob Romero reported California declared drought conditions once again. He reported that the farm located just east of Cameron Corners is using 3" irrigation pipe.

Joe Carmody stated that the septic and sewer for the new proposed Junior High needs repair and updates to conform to regulations. Jim Bennett, hydrogeologist with the County, is working on this issue.

Steve Biddle had nothing to report on traffic.

- e. **Chairman's report-** *Requesting all board members complete training and turn in 700 form.*

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. Notice of final in-person planning group training for 2018 and reminder that FPPC training certificates, signed Form 700s, and online training certificates are due. **Forwarded to group.**
- c. Email from Brian Falgren regarding a possible emerging threat to groundwater. Heineken, which owns the Tecate Brewery is planning to expand, and though it claims the water – 8 to 10 gallons to make a gallon of beer -- will come from Mexicali, it could also opt to just drill wells. News link here: <https://www.theguardian.com/world/2018/feb/04/mexico-water-brewery-mexicali-constellation-brands>. **Forwarded to group.**
- d. Meeting reminder and notice of errata and supplemental info filing for presentation of draft Final Climate Action Plan, at the February 14 meeting of San Diego County Board of Supervisors. We received a later link to a news story detailing some issues with what was approved. **Forwarded to group.** <https://www.voiceofsandiego.org/topics/land-use/countys-climate-plan-promises-new-land-use-battle/>
- e. Email from SDCFA fire marshal Gregory Schreiner regarding our request for a speaker to explain changing standards for the award of Sunrise Powerlink grants. That board will not, under any circumstances, send a presenter to the planning group meetings, but will add the planning group to the routine mailings. **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, March 26, 2018 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. Agendas are posted 72 hours prior to meeting.

Joe Carmody motion to adjourn at 8:40 pm. Rob Romero second motion. Motion passed 5-0.