

County of San Diego  
**Campo Lake Morena Community Planning Group**  
6 p.m., Monday, July 27, 2020  
**Approved Minutes**

**1. CALL TO ORDER** Called to order at 6:10 p.m. via Zoom.

**2. PLEDGE OF ALLEGIANCE – waived**

**3. ROLL CALL:** 1-Joe Carmody A 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:** June 29, 2020 **Minutes not available, no vote.**

**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.  
No speakers.

**6. NEW BUSINESS:**

**a. Camp Lockett rezone for lands the county is donating to local non-profits in central Campo.** The Camp Lockett project is a rezone of county-owned land that was donated to 6 local non-profits for cultural, recreational and community service uses. The current project is focused on zoning the various properties for the proposed uses of the organizations that are receiving them. This is a county-led project in partnership with the Camp Lockett Interest Group, chaired by Larry Johnson. CLIG membership includes Mountain Health and Community services; Camp Lockett Event and Equestrian Facility, Mountain Empire Historical Society, Southwest Railway Museum, Motor Transport Museum; and Mountain Empire Unified School District.

*This update was the latest in a series. Presenters included county planners Eric Lardy and Felix Aponte and CLIG Chairman Larry Johnson.*

*When first conceived, the project was intended to provide a variety of local benefits, including public park space, hiking trails, school facilities, family and senior services, community center and museum expansion. As the project evolved, it came to include greatly expanded housing proposals for affordable family, senior and veteran housing – as many as 80 new units – and that proved problematic for a number of commenters.*

*The proposed new home density has raised concerns about home density, water and sewage, and is a sharp departure from the community and general plans. The existing water and sewer district was approaching the limits of available capacity at the time the planning group toured it, some years ago. Members were concerned that zoning the property for that many homes would be a de facto pre-approval with only cursory review for building permits.*

*Planner Lardy said that if the zoning is awarded, it would likely be built with a site plan and building permits. Without it, the organization would need to do a general plan amendment. The requested zoning would also enable the project to bypass local review of the site plan and building permit, and would be approved solely by the chief of Planning and Development Services, rather than the Board of Supervisors as it would with a GPA. The land is currently zoned for public purposes, according to Eric Lardy.*

*Senior housing 5 DU across the street from the community center. Affordable housing 35 DU Forrest Gate Rd, east side opposite the existing homes. Veterans 125 bed equivalent to 35 DU located on Custer Way.*

***Planners were asked to come back with housing options in August. The planning group will review the project again at our next meeting. No vote was taken.***

## **7. OLD BUSINESS:**

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

*Rob Romero: Still very concerned about lack of limits on X-large cannabis projects coming in. Some involve foreign investors who have no interest in retaining sustainable groundwater levels. Also, the zoning pre-approvals for housing in the Camp Lockett update. There was a lengthy discussion about wells being drilled along the border to serve the water needs for the border fence project. According to Cliff Northcote, water has, so far, been brought in from Imperial County by truck. We will try to get county groundwater chief Jim Bennett to speak at a future meeting.*

*Steve Biddle: Border fence employment has increased, and stores/restaurants continue to do well. Cameron Corners will be impacted by SDG&E for microgrid construction (presented last month).*

*Bob Shea: Spoke with CPUC, which told him that SDG&E grant committee does. The representative did not cite any laws or regulations that exempt them.*

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

**c. Chairman's Report, Billie Jo Jannen (no action):** No report.

## **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.

**9. EXPENSES: Report any valid expenses for group approval.** No expenses tendered.

**10. UPDATES AND POTENTIAL ACTION ITEMS:**

**11. REQUEST FOR AGENDA ITEMS FOR UPCOMING AGENDAS:** No requests were made.

*Motion to adjourn by Steve Biddle; seconded by Rob Romero. All aye, no abstentions.*

**Meeting adjourned at 8:15 p.m. Next regular meeting, August 24, 2020, to be held electronically.**