

County of San Diego  
**Campo Lake Morena Community Planning Group**  
 6 p.m., Monday, August 24, 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.

**1. CALL TO ORDER**

**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 and July 24, 2020 Rob Romero moved to approve both June and July minutes as written and Steve Biddle seconded. Bob abstained because he hasn't read the minutes. 3-0-1 No quorum of votes for approval.

**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.

**6. NEW BUSINESS:**

**a. 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](mailto:campoplanninggroup@nym.hush.com) to receive them by email. Planners Eric Lardy and Felix Aponte to present. **Discussion and vote.**

*Planner Eric Lardy went over the maps and definitions briefly and explained the remaining steps to complete the zoning update of these parcels. Further updating is required on the housing descriptions. Will release documents for public review soon.*

*Judith Shaplin, CEO of Mountain Health and Community Services, explained her approach to building affordable shared housing for seniors in what is now a parking lot across from the community center. The veteran's transition housing proposed would be up to 125 "tiny home" type*

houses for veterans in treatment. Affordable housing rental units would be duplexes and triplexes. Units would range in size from 1 to 3 bedrooms.

Eric Lardy explained the difference in permitting requirements depending on whether the proposed homes are pre-zoned, and not having the requested zoning. The main difference would be in the amount of environmental review. This many houses would require an EIR, rather than the mitigated declaration the county seeks for this project. Without the housing overlay, the property owner would do the studies and a general plan amendment at such time as they are ready to move forward. If the zoning is done now, the county would be paying for the EIR and general plan amendment.

Rob Romero moved to approve as is and after some discussion the group decided to wait until the plan comes back. Rob withdrew the motion.

The project is expected to come back to us in final form in September or October. Public review of the draft plan is expected to start some time in September, Lardy said.

**b. Declare Seat 1 vacant.** Joseph Carmody writes: "I am no longer a resident of California and resign my seat effective 11 August 2020." **Discussion and vote.**

Rob Romero moved to accept the resignation and declare a vacancy. Bob Shea seconded and the motion was approved unanimously, with no abstentions.

## **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.

Bob Shea reported that BSR is becoming more dangerous due to heavier traffic, plus people are speeding a lot more. He would like to ask the county to lower the speed limit.

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

## **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. Notice of Proposal Application and LAFCO Preliminary Staff Report "San Diego County Fire Protection District Reorganization" (RO20-14).** Formation of the San Diego County

Fire Protection District and concurrent divestiture of fire and emergency functions in County Service Area 135. LAFCO is taking public comment on this through September 20. Send comments to LAFCO Chief Analyst Robert Barry at [robert.barry@sdcountry.ca.gov](mailto:robert.barry@sdcountry.ca.gov). More information here: <https://www.sdlafco.org/home/showdocument?id=3934>

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

**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.

*Note: Some unreliability plagued the chairman's internet connection, so Vice Chairman Biddle took the "gavel" several times. Despite the difficulties, a quorum was maintained throughout the meeting. We appreciate the public's patience as we work through the challenges presented by the county's remote meeting requirement.*

**Next regular meeting, September 28, 2020** 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, [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.