

County of San Diego  
**Campo Lake Morena Community Planning Group**  
7 p.m., Monday, October 25, 2021  
**Approved Minutes**

**This meeting was held remotely via Zoom**

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](mailto:campoplanninggroup@nym.hush.com).

**1. CALL TO ORDER** 7 p.m.

**2. PLEDGE OF ALLEGIANCE – waived**

**3. ROLL CALL:** 1-Wellman Simmonds Sriamorn P 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: September 27, 2021**

*Motion to approve by Rob Romero, second by Wellman Sriamorn. Approved 5,0,0*

**5. ANNOUNCEMENTS** Our new member Keith Crowl will be on the Nov. 3 Board of Supervisors agenda for appointment to our vacant Seat 2. We should be able to seat him at our Nov. 22 meeting.

**6. 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.

*Cherry reports that the Independent Redistricting Commission's new maps are out and most are bad for us. They place the southern half of the backcountry in a district dominated by Chula Vista and even the ones that don't still separate us from neighboring communities with shared issues and needs.*

*Rob reports that the Firesafe Council's clean-up day was successful. Firesafe council is a little discouraged with low volunteer participation.*

*Kelly McCormick is tracking marijuana laws. An emerging issue to keep in mind is that private roads may present a problem for cultivators because some people don't want the traffic or don't want marijuana in the neighborhood at all. Road maintenance agreements in future permitting has been proposed.*

*Becky Rapp is concerned about marijuana laws. BOS just finished a hearing on municipal code changes to allow marijuana businesses a pass on some regulations. All supes voted aye except Desmond who feels that all businesses should be held to the same standards.*

*Judy Strang speaking as a concerned grandmother also attended the recent BOS meeting. She says Desmond is a hero for standing his ground on regulatory standards and education of the public about drug use.*

## **7. NEW BUSINESS:**

**a. Community Benefit Program.** This is a proposal to create a community benefit program (payments) for towns that are impacted by new development. Land use and environmental planners Li Li, and Audrey Hamilton will present. **Discussion and vote.**

*Audrey Hamilton said the purpose is a project to make better support available to communities impacted by undesirable projects. Currently thinking of renewables, but it can be expanded to include other big land development projects could be infrastructure, job creation, childcare, economic development, affordable housing. Will go to the board in December. Developers have asked that they be voluntary.*

*In response to questions from the community: Hamilton said fuel clearance could be a community benefit. County will look into seeing if road improvements can be included. Benefits and terms would have to be established before permits are issued. This would only impact future projects.*

*Karen Russell said unintended consequences could include costs so excessive that projects the backcountry actually wants could be too expensive to do.*

*Wellman Sriamorn made a motion, seconded by Rob Romero, to adopt the following recommendations:*

- 1. C.B. shouldn't be an excuse/deciding factor for approving a project.*
- 2. C.B. shouldn't fund county expenses or replace projects/services the county and developer are already obliged to provide.*
- 3. The benefit should be defined by the community and approved by a committee or single-purpose corporation of residents.*
- 4. Benefits shouldn't be made from a list of specific kinds of benefits identified by the county. The impacted community should decide what it needs.*

5. *Benefits should be IN ADDITION to environmental mitigation, not instead of it.*

6. *C.B. participation should be mandatory for the developer, not voluntary.*

*The group voted 5,0,0 to adopt the motion.*

**b. Vehicle Miles Traveled ordinance.** The county will charge developers an extra fee for housing projects outside a certain distance from public transportation hubs. Under SB 743, CEQA analysis can no longer use road congestion or the amount of time a driver is delayed on the road when analyzing transportation impacts. In future, a project's environmental impacts must be evaluated by the amount and distance people drive to destinations. **Discussion and vote.**

*Planner Jacob Armstrong said the threefold purpose of the new ordinance is to reduce greenhouse gas emissions, encourage infill development and improve public health. It is calculated by determining the number, frequency and distance of trips that would be created by new housing projects and compared to existing (no project) alternative. Standards for analysis are provided by the Governors Office of Planning and Research. "Less than significant impact" would be determined if any of the following apply: VMT is calculated at less than existing average for the defined area, project generates less than significant average daily trips, or the project meets other screening criteria, such as public transit availability or affordable housing. Next report to BOS is in January. County could choose to do a programmatic EIR, thus saving developers study money by pre-determining which areas could be built out.*

*In response to questions from the community and planning group: CEQA requires only VMT, but some jurisdictions include some type of level-of-service and public safety analysis. Staff are trying to find a balance. The legislation is single-purpose – to get people out of their cars. It isn't intended to prevent air impacts due to slow-and-go traffic and may actually increase emissions. This is an indirect fee on homebuyers, as opposed to direct fees that might be imposed by SANDAG and/or state and federal government. Criteria for being screened out of compliance include project size (less than 10 homes), or be characterized as a community service business, such as a local store. Small projects, such as accessory dwelling units, would not be charged the fee. Draft language is expected to be ready in early December. The group will hold off on formal comment until then.*

**c. Update on Camp Michael Monsoor activities.** The camp, located on La Posta Road, is operated by Naval Base Coronado and provides training to Navy professionals in special operations in mountain terrain. Coronado Naval Base Community Plans and Liaison Officer Anna Shepherd will present and answer questions. **Information only.**

*Anna Shepherd said Coronado administers 8 different facilities in the county, including 33,000 acres of habitat and 29 protected species from the ocean out to Campo. The U.S. Navy has a stake in the county's Star Ranch habitat purchase and the Camp Michael Monsoor training base on La Posta Road. The camp is actively managed to protect endangered*

*animals/insects and protect from noxious weed invasion. Base management is working on the ongoing problem of hunters wandering into live fire areas where SEALs train. If hunters are caught trespassing, they can be cited and their weapons confiscated. They don't want to have to do that and she seeks suggestions for how to get the word out.*

*In response to community and group questions: Future money for participation in Star Ranch management may or may not be available. She will pass on concerns expressed by residents about the noise associated with increased training flyovers.*

**d. Cameron Corners Consolidation Feasibility Study.** The Rural Community Assistance Corporation, with funding from the State Water Resources Control Board, is initiating a feasibility study of consolidating small water systems in and around Cameron Corners. RCAC staff is reaching out to private well owners to see if they would be interested in having their wells sampled for nitrate and uranium, so they can better characterize the groundwater quality in the area. They seek feedback from the CLMPG and the community.  
**Information only.**

*Toby Roy said the purpose of the project is to improve water quality and efficiency of mostly-commercial users in and around Cameron Corners. The project could also include the area out to new Campo Elementary or other properties. RCAC hopes to have a study draft by January, and will come back to the group with another report. They would like to get the best possible characterization of water quality around C.C. by doing more well sampling for uranium and nitrates. People who want to participate in the study may contact her at .*

*In response to questions: She doesn't know if there would be a high cost for beneficiaries of the consolidation, and whether there would be state grant money available to cover or offset costs. No sewer service would be included in the study or project. They will not be measuring radon, but will check into doing that. A small water system is defined as commercial properties that serve more than 25 people (uranium is not tracked) or a community system with more than 15 connections (is required to test for uranium).*

*Steve Biddle made a motion to continue the meeting past 9 p.m. Seconded by Rob Romero, passed 5,0,0.*

**e. Extension of remote meetings by CLMPG.** The state has given us the option of continuing Brown Act exceptions to hold remote meetings. Our usual meeting place, in the community building in Campo is maintaining pandemic restrictions on the property, so is unavailable at least through December. **Discussion and vote.**

*Wellman Sriamorn made a motion to continue remote meetings until the end of year. Motion seconded by Rob Romero and passed 5,0,0.*

## **8. 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 that vacancies in commercial buildings are continuing to rise, which is impacting local jobs and services. Most recent closure was the Subway store near Cameron Corners.*

**b. Chairman's report, Billie Jo Jannen (no action).** *All the maps currently proposed by the IRC charged with creating the new supervisory districts place us in a district 100 percent controlled by Chula Vista voters. Area residents in the southern part of the backcountry have experienced this in their congressional and state senate districts since 2001, so it is well known that local residents are fully disenfranchised in those districts. The school district, fire districts and community planning areas are sliced into pieces and distributed among 3 different supervisor districts. The IRC has heard little from backcountry to date and the only way to change these maps is for large numbers of us to comment before maps are finally adopted.*

*After some discussion, the chairman committed to hold a special meeting and host a speaker from the IRC on November 9, 2021 in order to be able to tender our formal comments before the IRC's next meeting. Chairman Jannen will send the information out to the group's full public agenda list and emphasize the need for immediate public comment volume.*

**9. CORRESPONDENCE:** Members of the public who wish to read the correspondence listed may request it by email at [campoplanninggroup@nym.hush.com](mailto:campoplanninggroup@nym.hush.com).

**a.** Agenda for Sept. 10 Traffic Advisory Committee meeting. Nothing in our area. **Forwarded to group.**

**b.** Sept. 18 agenda for the quarterly meeting of PDS staff with planning/sponsor group chairmen. **Forwarded to group.**

**c.** Agenda for Sept. 16 Cameron Corners Consolidation Stakeholder meeting. This is a project by RCAC to consolidate various private water systems in and adjacent to Cameron Corners. **Forwarded to group.**

**d.** Notice of project initiation by the county to explore the creation of community benefit programs, which would be used to make up for excessive negative impacts of proposed projects. **Forwarded to group.**

**e.** Update on how the county will implement "vehicle miles traveled (VMT) in project environmental review. The BOS, on June 24, approved thresholds for land development projects within the County to meet new California Environmental Quality Act (CEQA) requirements under Senate Bill 743. Under SB 743, CEQA analysis can no longer use road congestion or the amount of time a driver is delayed on the road when analyzing transportation

impacts. In future, a project's environmental impacts must be evaluated by the amount and distance people drive to destinations. **Forwarded to group.**

**f.** Registration information for Oct. 13 and Oct. 19 Zoom workshops on the establishment of the county's new Office of environmental and Climate Justice. The new department will lead efforts to identify and mitigate community exposures and hazards. Public workshops are to help it identify communities that are disproportionately impacted by environmental burdens such as air pollution and related health problems, as well as education, communication and engagement needs. **Forwarded to group.**

**g.** Notice from County health department extending permission to continue to meet remotely in certain circumstances. **Forwarded to group.**

**h.** Agenda for Oct. 22 Traffic Advisory Committee meeting. Nothing in our area. **Forwarded to group.**

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

#### **11. UPDATES AND POTENTIAL ACTION ITEMS**

We will review the PLDO list next month. I'm working on getting Star Ranch proposals included in the discussion. The list is carrying projects from 15 years ago, and the original proponents have showed no sign of moving moving forward, so we may need to revamp it altogether this year.

**12. 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 meeting, November 22, 2021.** If you wish to appear on the agenda, please contact CLMPG Chairman Billie Jo Jannen, at [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.

*Wellman made the motion to adjourn, seconded by Rob Romero. Motion passed 5,0,0.  
Meeting adjourned at 9:55 p.m.*