

County of San Diego
Campo Lake Morena Community Planning Group
Campo Cafe meeting room, 1247 Sheridan Road, Campo, CA 91906
7 p.m., Thursday, June 23, 2022
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: *campoplanninggroup@nym.hush.com*.

1. CALL TO ORDER 7:02 p.m. by *Billie Jo Jannen*

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: 1-Wellman Sriamorn - P
2- Keith Crowl - P
3- Billie Jo Jannen - P
4- vacant
5- Rob Romero - P
6- Steve Biddle – P
7- Bob Shea – P

4. APPROVAL OF MINUTES: March 28, 2022, May 3, 2022, May 23, 2022
Motion to approve March 28, 2022, May 3, 2022, May 23, 2022 minutes by Rob Romero, seconded by Wellman Sriamorn. Approved 6,0,0.

5. ANNOUNCEMENTS

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.

Rob Romero reported that the fire safe council will hold a brush chipping day on June 16, at the CalFire station in Campo. Additional events are planned later for metals and electronics.

7. NEW BUSINESS:

a. Motion to approve holding this meeting remotely. Group approval of continued remote meetings is required by law. **Discussion and vote.**

Motion by Keith Crawl, seconded by Wellman Sriamorn, to hold this meeting remotely. After some discussion, Rob Romero moved that we have our next meeting by Zoom, as well. Keith Crawl seconded and amended his motion to approve this meeting and the next (July 25) remotely. Approved 6,0,0.

b. Minor subdivision tentative parcel map, PDS2022-TPM-21303. The project is a 34.98-acre parcel located at 30151 Hartfell Road in Campo. The General Plan Land Use Designation is Semi-Rural Residential (Sr-10) 1 Du/10 Ac. The allowable density is 3.49 dwelling units. A 3-parcel lot split is proposed. **Discussion and vote.**

Angelica Truong explained the basics of the project, which is well within both the density (1:10) and minimum lot size (4 acres) the neighborhood is zoned for. Any future development on those parcels will be subject to the county's permitting requirements for any construction on them.

Motion by Keith Crawl, second by Wellman Sriamorn, to approve the plan., Motion approved 6,0,0.

c. Recommendation on minor use permit PDS2022-ZAP-22-002, water tank improvements for Lake Morena Views Mutual Water Company. The proposed project would remove 3 existing tanks and replace them with one tank of larger size. **Discussion and vote.**

Wellman Sriamorn recused himself and logged off the meeting, as he is the president of the water company requesting the permit. Billie Jo Jannen will text him to log back on after the project discussion is complete.

The project was presented by project engineer Jerome Watts. The tank requested is intended to replace the existing three water tanks, which are quite old. The tanks are located on Molchan Road, and is operated by Lake Morena Views Mutual water company. It will require both a minor use permit and a special building permit, due to a reduced setback (4 feet, rather than 60). It is part of a larger improvement project to upgrade various elements of the system to improve quality and delivery. The building permit is in process under a different number.

Toby Roy of RCAC, said the state is providing some grant funding and the deadline to use it is Dec. 31, 2022.

Tyson Snyder, owner of the property surrounding the site, spoke against the project. He said that he would be expected to provide a wider easement to accommodate an increased setback, and is concerned that an easement over his property would need to be wider. He said he doesn't understand what the county is requiring, so can't negotiate with the water company. The water company has offered him some benefit terms, but he thinks he should get fair market value. He said this project was not disclosed to him when he bought the property and also said the project utility pole is on his property.

Billie Jo Jannen asked if the planner would put Mr. Snyder on her list to receive project documents going forward. She said she would, but also assured Mr. Snyder that extra land is not required to comply with the 60-foot setback. The setback is being waived. The project can be completed on the land and easement they already have. Water will be delivered from the site in an existing pipe.

Mr. Snyder said phase 2 of the project – replacement of major parts of the system – would follow along within 3 years, and one affects the other. He says he cannot negotiate with the water company without complete access to information.

Keith moved for the planning group to approve processing of the minor use permit. There was no second.

Rob Romero asked if the new tank would be an advantage to the community if phase 2 is not completed. Jerome said the existing transmission line would serve, but a bigger transmission line eventually would benefit the community. The tank would provide increased storage volume over the older tanks, which are already failing.

Keith Crawl made a motion,, seconded by Rob Romero, to support this specific phase of the overall project, and reserve our recommendations on phase 2 until it is in process. Motion passed 5,0,0, with Wellman Sriamorn recused.

Wellman Sriamorn returns to the meeting.

8. OLD BUSINESS:

a. Standing subcommittee reports (no action): Groundwater, Sewer and Septic, Wellman Sriamorn Sriamorn; Community Economic Impacts, Steve Biddle; Public Safety, Bob Shea, Cannabis, Rob Romero; Solar Projects, Rob Romero.

Steve Biddle reported that the hardware store is not worried about competition from Dollar General. They will adjust their in-stock offerings accordingly if people buy certain things elsewhere.

Rob Romero said Lake Mead is at 18%, and as allotments are reduced, this can be expected to affect pressure on groundwater locally.

Keith Crawl said he is going to reach out to the operator of the Chinese specialty farm that has gone in across 94 from the CalFire station and see if we can get a farm tour.

Bob Shea says the area on 94 from Sheridan Road to Star Ranch is increasingly busy and needs the speed limit on 94 reduced, and crosswalks for pedestrians to move around the shopping areas. BSR is becoming dangerously rough and badly needs re-surfacing.

b. Chairman's report (no action), Billie Jo Jannen: We all need to complete the state's ethics training. FPPC requires this every other year and we are all overdue. The training

link is here: <https://localethics.fppc.ca.gov/login.aspx>. It asks you to create an account, and then will present the material and section quizzes. When you are done, it gives you a completion certificate to send/bring to me.

Even numbered seats are set to expire. There are two ways to stay, if you want to keep your seat. Time to sign up expires on August 12. If nobody signs up to run for any seats, the planning group can vote to retain whoever wants to stay on board.

Should we do a “reach out and get acquainted” letter to the new sheriff when he/she takes office? It might be an opportunity to re-create a better relationship between the community and the sheriff’s department. We have plenty of time to think about it.

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

a. June 10, 2022 agenda for Traffic Advisory. Nothing in our area. **Forwarded to group.**

b. Notice of virtual meetings/webinars to receive input for the county’s proposed Graffiti Removal Program. These webinars will cover project background and objectives, and will provide an interactive forum to answer questions and gather public input. **Forwarded to group.**

c. Invitation to the public to attend one of 12 virtual workshops to help formulate a plan to improve broadband access in under-served areas. Forwarded to group.

Project website and survey here: <https://engage.sandiegocounty.gov/broadband>

d. Notice from county: invitation to attend one of three webinars to receive input for a proposed Graffiti Removal Program. Project webpage contains general information and links to attend virtual meetings. **Forwarded to group.**

www.sandiegocounty.gov/content/sdc/pds/ce5/home/Community-Needs-Assessment.html

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

11. UPDATES AND POTENTIAL ACTION ITEMS *Keith Cowl is still interested in following up with a letter to the BOS about trash. Numbers are shaky on how much the new trash laws are increasing illegal dumping. He was behind a woman on Hwy 94 one day, and saw her just pull over and throw 8 bags of trash out on the roadside, so we know it’s going on. We just don’t know whether it has increased since the new recycling law went into effect.*

Karen Russell’s water company is required to keep a dumpster for green waste, and just recently got the cost of a recycle bin added to their bill. Karen said she pursued the option to become a self-hauler -- meaning she will dispose of the water company’s paper waste, per

state laws. She added that this community should fight for the re-opening of the community bin sites.

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.

Rob Romero mentioned that the fire safe council could use a letter of support to use a portion of San Ysidro Health property for the September trash day. SYE has not responded to their efforts to reach out.

Next regular meeting, July 25, 2022. If you wish to appear on the agenda, please contact CLMPG Chairman Billie Jo Jannen, at campoplanninggroup@nym.hush.com or call 619-415-6298. Final agendas are posted at least 72 hours prior to meeting.

Motion to adjourn by Wellman Sriamorn, seconded by Rob Romero. Approved 6,0,0. Meeting adjourned at 9:02 p.m.