

County of San Diego  
**Campo Lake Morena Community Planning Group**  
**Campo Cafe meeting room, 1247 Sheridan Road, Campo, CA 91906**  
7 p.m., Monday, January 23, 2023  
**Approved Minutes**

*This meeting was held remotely, per Item 7.a on the agenda.*

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 7:03 p.m.**

**2. PLEDGE OF ALLEGIANCE** *Waived*

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

*\* Logged in later by phone, but was unable to vote or comment due to technical difficulties*

**4. APPROVAL OF MINUTES: December 5, 2022**

*Motion to approve minutes as written by Keith Crowl, second by Rob Romero. Motion approved 5,0,0*

**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.

*Kathleen Lippett announced that, at the San Diego City Council two city councilmembers tried to call SDG&E on lack of planning for natural gas demand resulted in the shocking bills received by customers in January. Utilities who planned ahead did not have this problem.*

**7. NEW BUSINESS:**

**a. Findings to justify continued remote meetings.** Findings have always been required, but we have relied on those of the Board of Supervisors until present. The BOS has rescinded its finding, so if we want to meet remotely, we must make our own for each individual meeting. **Discussion and vote.**

*On motion by Keith Crowl, seconded by Rob Romero, the group approved this remote meeting, per the language below, 5,0,0*

*We have reconsidered the State of Emergency and confirmed it is still in place. We have confirmed the letter from Dr. Wooten's September 23, 2021 letter recommending social distancing is still in place and posted on the County's website. Based on these facts, the conditions exist for the legislative body to continue to teleconference as allowed by Government Code section 54953(e).*

**b. PDS2022-MUP-04-019W1, Major Use Permit Modification for a cell tower located within the Campo Lake Morena Community Plan area.** The project is located at 31906 Old Highway 80, Campo, CA. The applicant is proposing to extend the term of the existing wireless facility in accordance with Section 6991 of the County's Zoning Ordinance. The wireless facility is an existing 62-foot-tall faux water tank. No new equipment and no change to footprint size is being proposed. Planner Polina Mitcheom to present. Planner says Verizon and T-Mobile are the carriers located on the wireless facility. **Discussion and vote.**

*Planner Polina Mitcheom and proponent Jill Cleveland presented the application for permit renewal. When questioned, the proponent said the tower did not have backup power, but Verizon has a small generator on site. T-Mobile, does not have one.*

*Cory Gautereaux said he lives in the area the coverage map includes, but he does not get reception there at all.*

*Larry Johnson, who was a planning group member when this tower was originally approved, said the original thrust of the project was to provide service to the freeway. He said it was a good facility that would benefit from an emergency power supply.*

*Motion by Steve Biddle to approve the application with the strong recommendation that one week of battery or generator backup be added to the existing facility. Motion seconded by Wellman Sriamorn, and approved 5,0,0.*

**c. Groundwater presentation by SDC Water Resources Manager Jim Bennett.** Mr. Bennett will discuss groundwater/geological structure, the current and recent status of groundwater in the region, current and future proposed updates to the groundwater ordinance, and how we can ameliorate the affects of water-intensive agriculture operations, such as the vegetable greenhouses in Campo and CBD farm in Potrero. Questions from the public are welcomed. **Discussion only.**

*Mr. Bennett discussed alluvial and fractured rock groundwater systems in our area and ongoing monitoring activities, mostly in Campo Valley, and how rainfall affects actual well levels, which tend to lag a bit in time behind rainfall. True groundwater replenishment only really occurs in years when the rainfall is 18 inches or more. That has happened only 9 out of the 32 years since 1991. Despite the excellent start on rainfall this year, it is still not enough to really fill up the groundwater capacity. Rainfall like this January are about the amount it takes to saturate the soil enough to **start** replenishing the groundwater. Later rains will (hopefully) be enough to boost measurable groundwater levels.*

*Wellman asked about the intensive use of the new greenhouses east of Cameron Corners. Mr. Bennett said they have no data for well levels on the property, but they're not seeing large volume impacts on Star Ranch or Campo Hills wells. There is also no data on quality impacts from pesticide use. The county does not do water quality monitoring.*

*Keith Crowl, who is also on the Campo Hills HOA, asked how we could do better monitoring for contaminants. Mr. Bennett said the county only requires that for new permits, but property owners can do it themselves later on. Karen Russell, who manages the Oak Shores water district said that the districts are required to test for a variety of contaminants every 9 years under California law; the HOA can ask for that information from the Campo water district.*

*Mr. Bennett said that some kind of quality monitoring is being talked about for intensive cannabis operations. Rob Romero asked why just cannabis and not other high intensity crops like hemp/CBD? Answer: we are in a fragmented regulatory environment.*

*The (state) Sustainable Groundwater Management Act requires counties to manage impacted basins. Three areas in San Diego County are SGMA basins. Borrego Springs has been among the most challenging. It is currently being managed by a court-appointed board that includes*

*Jim Bennett on behalf of the county, and groundwater use by large (non-residential) users is being reduced drastically.*

*Larry Johnson asked how we can be proactive to prevent a situation that would require our local basins to be constricted the way Borrego Springs enterprises have been. Answer: ongoing monitoring.*

*Mr. Bennett will get back to us with answers about future water quality and usage regulations under discussion for new agricultural operations, and whether something like a lightweight version of a management plan could (or even should) be put in place.*

**d. New member application, Seat 4:** Shall Cory Gautereaux be selected to fill our vacant seat 4? The seat was declared vacant on September 24, 2018, and was subsequently advertised in various venues at various times. **Discussion and vote.**

*Cory Gautereaux said he had originally applied to Pine Valley CPG because he had a Pine Valley address. However, he was later told his property was actually in the Campo Lake Morena planning area, despite his zip code.*

*After some group discussion, Rob Romero made the motion to approve the application and forward to the Board of Supervisors for appointment. Wellman Sriamorn seconded and the motion was approved 5,0,0.*

**e. Letter of support for Robin Maxson/Ramona CPG, who has asked SANDAG to give our rural region a seat at the decision making table.** Currently, the unincorporated region has no rural representation – SANDAG is made up exclusively of urban members - resulting in decisions that disproportionately harm under-represented rural residents. **Discussion and vote.**

*Chairman Jannen reported she has met twice with a group of chairmen who support this effort and said there is a lot of excitement among them about this effort.*

*Keith Crowl brought up the harsh politics of SANDAG's organizational meeting and proposals such as the 6 cents per mile tax some SANDAG members want to impose.*

*On request by Cory Gautereaux, Billie Jo Jannen said she would send out the link to the*

*petition against the mileage tax.*

*Motion by Keith Crowl, seconded by Rob Romero, to endorse this letter and add comments of our own. Motion approved 5,0,0.*

**f. Endorsement letter for Bill Powers of Protect Our Communities.** Mr. Powers has requested a support letter for his analysis of the errors in the decarbonization plan, which vigorously promotes industrial wind and solar, when numbers prove that distributed generation (rooftop solar) is more economical. **Discussion and vote.**

*Keith Crowl said he would be willing to support distributed generation just based on the Migratory Bird Act violations alone.*

*Cherry Diefenbach commented on the Decarbinization Framework Implementation Playbook. She reminded everyone who can to attend the Jan. 30 District 2 “convening” (public meeting) on the framework.*

*Rob Romero said he had always liked the rooftop/parking lot solar projects, but was not happy with the industrial scale projects being forced on the backcountry.*

*Billie Jo Jannen said that there is far more generation currently from rooftop/parking lot distributed solar than from remote energy fields, even before transmission losses. She believes remote energy serves only to keep means of production in the hands of giant corporations, at the expense of ratepayers and taxpayers.*

*Motion by Rob Romero, seconded by Keith Crowl, to endorse this letter and add comments of our own. Motion passed 5,0,0.*

**g. Organizational for 2023:** Please propose any revisions you would like to make to the group’s adopted bylaws. **Discussion and vote.**

*Tabled to Feb. 23*

**h. Organizational for 2023:** Nominations and votes to fill the positions of chairman, vice chairman, secretary and parliamentarian. **Discussion and vote.**

*Tabled to Feb. 23*

## **8. OLD BUSINESS:**

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

*Steve Biddle reported that there is a new sandwich restaurant open in the former Subway location next to the Circle K. He is seeing chatter about it on local electronic bulletin boards and most comments seem positive.*

**b. Chairman’s report (no action), Billie Jo Jannen:** The search continues for a meeting place. I have left several messages at the community center, but no one seems inclined to return my calls. However, I had an encouraging conversation with Campo Elementary, and that seems like it might be a good option. If the community center continues to be unresponsive, I will visit the school and explore terms. The Cottonwood Creek bridge

replacement is being held up, I am told, by extra studies on cultural/historic assets required by the state.

*The chairman shared the letter she wrote on Lake Morena Village flooding (per last month's vote). Supe Anderson's aide immediately forwarded it to DPW chiefs, with a cc to Billie Jo Jannen, and a couple of chiefs hit "reply all" and promised to get right on it. Wellman Sriamorn, who lives in the neighborhood, will let her know if there is any action. There has been no sign of action from the county on the trash issue, beyond an initial flurry of conversation with county and EDCO. She sent the CPG's 2021 trash letter out to the other chairmen to gauge if there is any interest in supporting it. The trash letter was also requested by a community member who is going to share it with a news reporter she knows.*

**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). You may also request electronic versions of letters sent by the planning group.

**a. Form 700 filing reminder.** Form 700 is a required annual filing for all elected officials. **Forwarded to group.**

**b. Commentary from Save Our Communities newsletter entitled *The interests of San Diego Residents and SDG&E Shareholders are NOT the same*,** which addresses errors and ratepayer injustices in the county's draft Decarbonization Framework. **Forwarded to group.**

**c. May 2019 project documents on Cottonwood Creek/Isola Hook bridge project from DPW Project Manager Denise Russell.** Forwarded to group.

**d. Presentations from the Dec. 3 chairman meeting with county staff.** Projects covered include updating the fire mitigation fee schedule, capital improvement needs assessment, North County Multiple Species Conservation Plan and the housing zoning ordinance. **Forwarded to group.**

**e. PDS will hold small-group meetings from January 12, 2023, to January 26, 2023, for different stakeholder groups (grouped by industry or affiliation) to discuss identification of environmental just communities.** The object is to provide project background information and get input on priorities, issues, and opportunities to expand the identification of "Environmental Justice Communities" in the unincorporated County of San Diego. **Forwarded to group.**

**f. Links to online and in-person annual required planning/sponsor group training.** RSVP is requested for in-person sessions. **Forwarded to group.**

Online Training:

[https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair\\_Resources/CPSGAnnualTraining2023.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair_Resources/CPSGAnnualTraining2023.pdf)

Training Completion Form:

[https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair\\_Resources/CompletionForm.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair_Resources/CompletionForm.pdf)

If they have not attended a virtual/in-person session or prefer to attend in person, the two remaining trainings are:

Saturday, January 14, 2023 – 8:30 am to 1:00 pm at the Vista Library, 700 Eucalyptus Ave., Vista, CA 92084

Saturday, February 11, 2023 – 8:30 am to 1:00 pm at the Lakeside Community Center, 9841 Vine St., Lakeside, CA 92040

**g. Invitation to offer input on strategies to promote participation in boards, commissions, and committees (‘committees’).** Efforts include promoting availability and access to virtual committee meetings and recordings of committee meetings online. They also include supporting greater, more diverse public participation in the committee meetings and on the committees themselves. **Forwarded to group.**

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

**h. January 2023 Regional Convenings for the Regional Decarbonization**

**Framework.** The RDF team is hosting regional convenings to engage and educate the public on the impacts of climate change and our goal of achieving a zero-carbon future. Meetings will be held throughout January from 6-8 p.m. in each Supervisorial District. To accommodate those without online access, the 1/30 and 1/31 meetings will be offered virtually at satellite locations equipped with reliable internet access and computers. The District 2 meeting is January 30, 2023 at El Cajon Valley High School Event Center: 1035 East Madison Avenue (Satellite Location, Pine Valley Branch Library: 28804 Old Highway 80, Pine Valley).

**Forwarded to group.**

Virtual meeting registration here: [https://us02web.zoom.us/webinar/register/WN\\_-cihxrm0T6-oofmKEYW3VQ](https://us02web.zoom.us/webinar/register/WN_-cihxrm0T6-oofmKEYW3VQ)

**i. 2023 Housing Zoning Ordinance Update.** The Housing Zoning Ordinance Update will align the County’s zoning regulations with new state housing laws passed during the 2018, 2019, 2020, and 2021 legislative sessions, intended to make housing more affordable and accessible. The Update includes changes to Accessory Dwelling Units (ADUs), Density Bonuses, Emergency and Supportive Housing, and other housing related laws.

**Comments are due by: February 13, 2023 at 11:59 p.m. Please email your comments to [PDS.LongRangePlanning@sdcountry.ca.gov](mailto:PDS.LongRangePlanning@sdcountry.ca.gov). Forwarded to group.**

See project documents here:

<https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzouupdate.html>

**j. Letter from CLMPG to Supervisors (Re: Flooding in LMV after county road work).** Addressed to Supervisor Joel Anderson, cced to BOS. **Forwarded to group.**

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

**11. UPDATES AND POTENTIAL ACTION ITEMS**

Should the CLMPG have a YouTube channel? Facebook community page?

*Chairman Jannen said she got to thinking about all the great meeting recordings from pandemic Zoom meetings, which included a number of good speakers and thought it might be useful to the public to upload them to YouTube. Rob Romero thought there would be no cost. Cory Gautereaux said he occasionally uses YouTube to post for his business, and confirmed that access was free.*

**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 regular meeting, Monday, February 27, 2023.** 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.

*Motion to adjourn by Steve Biddle was seconded by Rob Romero. Motion approved 5,0,0 at 9:45 p.m.*