

County of San Diego  
**Campo Lake Morena Community Planning Group**  
976 Sheridan Road, Campo, CA 91906  
7 p.m., Monday, May 22, 2023  
**Approved Minutes**

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** at 7:01 p.m. by *Chairman Billie Jo Jannen.*

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

1-Wellman Srimorn- P

4- Cory Gautereaux- P

7- Bob Shea- A

2- Keith Crawl- A

5- Rob Romero- P

3- Billie Jo Jannen- P

6- Steve Biddle- P

**4. APPROVAL OF MINUTES:** *Rob Romero moves to approve April 24 minutes as written and Wellman seconds. Motion passes 5,0,0*

**5. ANNOUNCEMENTS:** *None*

**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.

**7. NEW BUSINESS:**

**a. Declaration of vacancy in Seat 2.** Keith Crawl has missed three consecutive meetings without communicating a reason to the chairman. Shall the planning group declare a vacancy in Seat 2, per Policy I-1 and our standing rules, and advertise for new applicants? Discussion and vote.

*Motion by Rob Romero to remove Keith Crawl, declare Seat 2 vacant, and advertise the opening, per our standing rules. Seconded by Steve Biddle. Motion passes, 5,0,0.*

**8. OLD BUSINESS:**

a. Ordinance under development: Socially Equitable Cannabis Program draft follow-up letter. Should the group update its comments to address new elements of the

proposed ordinance? The group approved an advisory letter March 1, 2021 regarding how land use should be managed/regulated for growing cannabis. Information here:  
<https://www.sandiegocounty.gov/content/sdc/pds/Cannabis.html> Discussion and vote.

*Billie Jo Jannen reads the draft letter to the community members who are not up to date with the cannabis program. A community member asks for clarification regarding the program and Billie Jo along with Rob Romero explain the purpose of the program. Steve Biddle makes a motion to send the letter as written and Rob Romero seconds the motion. Motion passes 5,0,0.*

**b. PDS2023-MUP-23-008 Crescentwood Cemetery:** Presenters will include directors from the applicant Crescentwood Services LLC board and Dr. Saad Eldegwy from the Islamic Center of San Diego, East County, as well as San Diego County planner Jae Roland-Chase. Presenters will provide a full presentation/discussion, after which the public and planning group will then have the opportunity to ask questions of presenters and make project comments to the planning group. Discussion and vote.

*Naser (one of the presenters) introduces Steve Wragg Vice President of Michael Baker International as the project manager and also introduces the President of the Islamic Center of El Cajon*

*Steve Wragg introduces himself as the project manager and engineer on the cemetery project*

- *Steve explains the area the project is located (about 2.5 miles East of La Posta and approximately 1/2 mile from Miller Valley Road. The existing access to the property is through the neighbors property; the Good Family. Currently the access to the project property has been blocked off with “no trespassing” signs. The proposed access to the property will not be from the current location but from approximately 200 feet West. The property is 37.5 acres and 15 of those acres will be put into open space per the layout of the project. The project will be fenced and gated with a six foot wrought iron fence along Old Highway 80 and the rest surrounded by chain link fence. There will be parking for 30 vehicles. Three detention bases will be placed on property. A 10,000 gallon water tank will be received from a well that produces approximately 15 gallons per minute. The burial ceremony will take place off site. There are 13.4 acres set aside for burial. Typical burials are 10-20 people. Current estimations are 4-5 burials per month and could rise. The ceremony lasts about an hour and the burial is in a concrete casting with an open bottom so the body can integrate with the ground.*

*The President of the Islamic Center of El Cajon:*

- *Explains how the burial process is conducted in four steps. The body will be washed at the Islamic Center in San Diego or one of the many branches. Step 2: The body is wrapped in white fabric. Step 3: Community members will gather at the Mosque and they will pray. Step 4: The burial takes place with the open concrete encasing approximately six feet down. Due to their religious beliefs, cremation is not an option.*

*Community Member Q&A:*

- *Jennifer (worked in the funeral industry for 25 years) has concerns about groundwater contamination. She works at Greenwood cemetery and they are currently having groundwater concerns.*
- *Richard Blaisdell (resident for 35 years) asked a question regarding electronic devices from the body. Steve Wragg answered by saying the devices will stay in the body. Richard*

*then explains that it is his understanding some of these implanted items can be considered hazardous waste. He also explains that we have a federally designated sole source aquifer and there is no alternative to our groundwater*

- *Karem (one of the project members identifies himself as a civil engineer) explains in his own words how aquifers work and explains how wildlife dies all over the backcountry along with farmland that use nitrates in the Campo/Lake Morena area. Karem then explains that using google is not factual and there are currently no reliable studies that have been published regarding cemeteries and groundwater contamination. Karem respectfully disagrees that the cemetery will contaminate the groundwater, saying that it take thousands of years for effluent to go through solid rock.*
- *Richard explained that when the casino went in he had to drill his 90 foot well much deeper in order to hit water again. He then asked how many people would be buried and the project planner explained 18,000 people would be buried in the area over the life of the project.*
- *Pam Haas brings up the water report and when water was hit for the project well at 100 feet. The well continued to 1015 feet but the last time they hit water was around 400 feet*
- *Steve Wragg explains that a study should be conducted at the project site to determine the possibility of groundwater contamination*
- *Ben Good introduces himself and explains that he is the neighbor across the street from the proposed project. His well is at 220 feet deep and produces approximately 20-25 gallons per minute*
- *Scott Atwood (identifies himself as a neighbor to the project and someone with 30 years of experience in the construction industry): He explains that the filtration basins are not actually meant to filter the water for the benefit of the community. He also explains that the original Miller Valley Farm has a well that is 14 feet deep.*
- *Amanda Sadler (identifies herself as a neighbor to the project with a degree in immunology from UCSD and a nursing degree from the University of Miami)- Currently an emergency response nurse at UCSD. She explained about the highly permeable ground that Miller Valley possesses and that cemetery groundwater contamination has only recently been studied. Ms. Sadler cited a large meta study conducted regarding human body leachates which can be found here:  
<https://iwaponline.com/jwh/article/13/2/285/28303/Impact-of-cemeteries-on-groundwater-contamination>*
- *Scott Hazelton (identifies himself as a well driller and manages about 2,000 acres in the Boulevard). In 1972 the County did massive water studies which we should be able to access. He also explains how the well that was drilled for the project was drilled as a, “domestic well” and not a “commercial well.” He also explains that we are not allowed by law to bury an animal in the backcountry without a permit from the county.*
- *Roxana Hodson: Asks if they have reached out to the local tribes and asked if they have had a cultural monitor. Steve Wragg explains that they have not reached out to any local tribes but a cultural study was completed per county requirements they did have a Native American monitor on site.*
- *Wellman asks if they have done a CEQA yet? Mr. Wragg explains that they are waiting on a request from the County of San Diego*
- *Jae Roland-Chase, SDC Land Use/Environmental Planner - In terms of modification, the applicant is responsible to send notifications to any viable address. Jae says no one has*

*reached out to her regarding notifying tribal lands and Cory Gautereaux clarifies with Jae that no one has reached out to her via phone or email regarding notification of tribal lands*

- *Roxana Hodson: Explains that tribal lands do have addresses*
- *Billie Jo: Asks Jae about the scoping period*
- *Jae (from the County) explains that some of the studies have been started but not all. Jim Bennet is asking for more information regarding the water. Jim has said that is more in the realm of Scott Rosecrans in the department of DEHQ. Scott is the only person in the county who does discretionary reviews which can take 6 to 8 months.*
- *Scott Attwood asks if the reports are public or private companies submitting these reports*
- *Efrain (identifies himself as a neighbor and a representative of the CW Ranch located in Miller Valley): Is the property zoned for commercial use? Steve Wragg: No, it is zoned S92 which is residential and the Major use permit would allow this use*
- *Ben Good: Explains how the group asked him to use access to his road to put homes on the property and not a cemetery*
- *Larry Johnson: Explains how almost everyone in the backcountry is on a well and asks the county to do additional studies including a basin study*
- *Roxana Hodson: Asks more regarding how people are brought up to the area. What are we expecting when they get there? A member of the project explains how the body is buried and the families pray for 5-10 minutes?*
- *Nancy Good: asks how long the plan will take because the website says that the project will be done in 2024?*
- *Jae Roland-Chase, SDC Land Use/Environmental Planner: The plan can take 16-18 months up to years at some point. There can be several iterations which can make things take longer. The fastest this project is likely to be approved is 16-18 months but anticipation is 18-24 months?*
- *Lauren Gautereaux (identifies herself as a neighbor to the project) asks what the hours of operation are; citing cemetery and crime issues. The project manager explains it will be dawn to dusk. Visitors will also show up in between.*
- *Member Rob Romero: Asks Jae about Scott Rosecrans and who he is. Jae explains that he is a county official who makes decisions on water issues. Also asks if an "expert witness" is appropriate if the community*
- *Member Steve Biddle: Asks if burial can be above ground and the group explains above ground burial is not part of their religion*
- *Member Wellman Sriamorn: Explains that when a horse or a cow dies a vet must come out and remove the horse or cow or the land owner will be fined. Wellman also asks about the landfill being closed down because of leaching into the water systems.*
- *Billie Jo: The depth to water initially on this project was at 100' why did they drill so deep? In August of 2021 the group went to the county to talk about establishing a burial ground but came in 2022 and drilled a domestic well.*
- *Billie Jo asks the County representative Jae if other cemeteries can have water testing and Jae explains that isn't under the purview of her department. Since no one has done a cemetery, Billie Jo is asking for sources of real data.*
- *Wellman: Did your group buy a piece of land across the freeway from highway 8? The group explains that they have not purchased any other land in the area.*

- *Member Cory Gautereaux: There was another 14 acres that you talked about purchasing, where was that located? A group member (Karem) explains that the 14 acres was Mr. Good's property*
- *Cory Gautereaux asked Steve Wragg if there was any agreement to access the property with Mr. Good because the land was potentially "land locked." Mr. Wragg explains the property is not land locked and then explains how people will access the property. Mr. Gautereaux then asks if a traffic study will be completed and Mr. Wragg explains that a local mobility analysis has not been prepared and is unaware if the County will ask for one.*
- *Many other members of the community have concerns with the traffic along with the safety of a project being placed on a long turn where people are known to exceed the speed limit to include the Border Patrol*
- *Rob Romero asks Jae who Scott Rosecrans is and what is his job on this project. Jae explains that Mr. Rosecrans works for the Department of Environmental Health and Quality and he is the environmental County representative. Rob explains that the community seems to be extremely concerned with groundwater contamination and is curious as to why a groundwater study is not first on the group's agenda.*
- *Cory Gautereaux: Asks when the charitable organization was started? One of the group members explains March 2022. Mr. Gautereaux asks when the land was purchased? The Group responds, "February 2022." Mr. Gautereaux then asks the group, "When you first purchased the land, what was the intent?" The group responds, "the intent was all along to have a cemetery."*
- *Mr Gautereaux: "I guess my concern for the community here, besides the water, is that this project was started by misleading the community, to include the Native American community, and possibly the Department of Defense but not providing accurate information regarding the project. The lack of disseminated information by the group, the project manager, or the county doesn't matter to me. I have listened to a lot of the community members, many have emailed me, and my job is to listen to your side and to listen to their side. While I do not represent the Native American people, they are part of our community. I find it reprehensible that they have been left out of this completely. As a Veteran of this Country I want to make it aware that we are here a week early this month because Memorial Day is next weekend. No one is any different in this room. We are all the same. Everyone wants the same thing. I would like to support you because of your religion and your burial processes and I believe you have the same rights as everyone else. It is very important to your culture and you have explained that. Although, your constituents have misled a lot of people in this community and they have felt misled. So, what are you going to do to change that?"*
- *Cemetery group member, "Going forward we are going to have everything right out on the table, no hidden agenda or anything like that."*
- *Billie Jo: Explains how the project is in a fractured granite area which means that the connection between well water and groundwater is actually all over the place. It is under pressure and it is moving through quickly. The effect of water moving into the soil is immediate in this groundwater type. An experiment happened in Julian where dye was put in the water in the 1960's and it was found in Campo almost immediately.*
- *Billie Jo: "The depth to water on this project was initially 100 feet when you first hit water. Why did you keep drilling another 900 feet beyond that?"*

- Steve Wragg explains that he can talk to the well driller to find out more information.
- Billie Jo: "In August of 2021 you started talks with the County about this project, were you involved with the project at that time (referring to Mr. Wragg)." Mr. Wragg, "no, there was an initial consultation around that time but I was not involved." Billie Jo: "At that time, according to County records, your project description was, clearing and grubbing to establish a burial ground, minor grading and drainage system, hardening access road, well for water supply, septic and leach field system, restrooms, landscape and shade trees, structures with solar systems, housing structures for caretakers, and a mortuary. So you knew that you were going to do all of this in 2021 but you came in 2022 and drilled a domestic well. If you knew you were going to do all of those things, why did you go with a domestic well?"
- Cemetery group member, "All I can say is that none of us here are professionals, we're not cemetery people, I'm a real estate agent, the other people are from different industries. We were working on the basis of what we thought we knew. Until we hired Micahel Baker we did not know what we needed to have or what we can do with this land. That is when everything started changing."
- Billie Jo: "Your website did tell us that you were planning a phase II that included a full mortuary. Are you still planning on having a caretaker's house?" Group member: "No, we are going off of the recommendation of what Michael Baker tells us we can and can't do."
- Billie Jo: "but yet you were raising funds for your project based on the entire project up until this meeting."
- Cemetery group member: "We pulled it down because we know that we cannot achieve that."
- Steve Wragg: "The initial consultation did have other components and there are now no other phases. They had dreams of a big facility but they do not have the money or the wherewithal to do it. This is what they need, they are in dire need of burial space."

*At this time, Billie Jo suggests we not take a vote on this project, but to draft a preliminary advice letter to be voted on next month. The group will also issue letters to comment on the county's scoping process and the studies when they are complete. No vote was taken on this project.*

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

*Economic Impacts Chairman Steve Biddle: Received a letter from Bear Peak Power. They want to give people \$10,000 a year to lease their land to put solar on the property. If you sell or transfer the land, the buyers need to agree to the lease.*

*Billie Jo: Finds this a fascinating approach to commercial solar, as the proposed projects seem to be based on grid-connected smaller fields, rather than giant industrial fields sending power out of area. She compares it to the oil lease rush in North Dakota, Oklahoma, etc.*

*Steve Biddle: Also explained that Dollar General lost power for 12 hours and they lost all of their dairy, produce, ice cream, etc. If a smaller store up here on the mountain lost power it could do massive damage.*

**d. Chairman's report (no action), Billie Jo Jannen** *Waived in the interest of time.*

**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. Notice of upcoming public hearing on 2023-24 assessment rate for San Diego County Street Lighting District.** The district operates and maintains public streetlights in the unincorporated region. The department has not requested that the rates be increased from the current \$2 a year for residential properties. Forwarded to the group.

**b. Notification of BOS report on vote on project to remove barriers to access to housing construction.** The board report includes options to change policies and processes to reduce barriers for future housing, for the Board to consider and direct which options they may wish to implement. This includes things like guaranteed plan review turnaround times and technology enhancements. Forwarded to the group.

More information here: <https://www.sandiegocounty.gov/content/sdc/cob/bosa/bos-calendar-meetings.html?date=05/24/2023&meetingtype=BOARD%20OF%20SUPERVISORS%20-%20LAND%20USE>

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

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

**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.

**13. ADJOURNMENT:** Next regular meeting, Monday, June 19, 2023 at 7 p.m. If you wish to appear on the agenda, or to apply for a vacant seat, please contact CLMPG Chairman Billie Jo Jannen, at [campoplanninggroup@nym.hush.com](mailto:campoplanninggroup@nym.hush.com) or call 619-415-6298.

*Wellman motions to adjourn and Cory Gautereaux seconds. Motion passes, 5,0,0. Meeting adjourned at 9:28 p.m.*