

# Minutes

## County of San Diego - Alpine Community Planning Group

P.O. Box 819  
Alpine, CA 91903-0819  
www.AlpineCPG.org

### Regular Meeting Minutes

Thursday, October 27, 2011, 6:03 P.M.

Alpine Community Center  
1830 Alpine Boulevard, Alpine, CA 91901

#### I. Roll Call of Members

Jim Archer	Roger Garay	Lou Russo
George Barnett	Richard Saldano	Kippy Thomas
Travis Lyon	Sharmin Self	Scott Tuchman
Robie Faulkner	Jennifer Martinez	
Greg Fox	Mike Milligan	

**Excused:** Jim Easterling

**Absent:** Cory Kill

II. The Minutes for the September 22, 2011 meeting were approved by the members present. Motion made by Jim Archer, Second by Travis Lyon. All were in favor.

The Minutes for the October 6, 2011 "Special Meeting" were approved by the members present. **Motion: Jim Archer motions to approve the minutes, with any action the board took, is to be reported at this meeting. Mike Milligan seconds the motion. All were in favor.**

#### III. Open Discussion

**Mr. Hammerstrand** – allegations at the last meeting were not true. Has no interest in alleged faults.

**Christine Robbins, Lieutenant** – Introduced herself as the new Lieutenant at the Alpine Sheriff's station. She offered their services if the Alpine Community Planning Group needs their input.

#### IV. Prioritization of this Meetings Agenda Items

Mr. Barnett would like to bring item #1 – Sol Orchard presentation first. Mr. Fox would like to bring all Organized/ Special Presentations prior to Group Business. No objections

#### V. Organized / Special Presentations:

1. **Continued from September 22, 2011 due to time constraints.** A representative for Sol Orchard LLC, will be finishing up a presentation regarding a proposed Solar Farm in the Alpine Community area, MUP- 3300-11-030 (P11-030) MAJOR USE PERMIT (SOLAR). This will be located on High Glen Road - APN #525-130-08, which is

approximately four (4) miles South East of the Tavern Road and Japatul Valley Road intersection.

**Robin Williams** – view of water fall will be gone if this goes in. It is zoned agricultural right now if this goes in it will be zoned commercial.

**David (County DPLU)**- they are not proposing rezone just a Major Use Permit.

**Laura Cyphert from East County Community Action Coalition**- supports the project.

**Jim Archer motions to approve the project. Second by George Barnett**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo	X			
Robie Faulkner		X			Richard Saldano	X			
Greg Fox	X				Sharmin Self	X			
Roger Garay	X				Kippy Thomas		X		
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 11 yes, 2 no, and 2 absent**

2. Monthly update from an SDG&E representative regarding a construction update along Alpine Boulevard and the Sunrise Power Link Project as a whole.

**Mr. Vorhees updated the community on the Sunrise Power Link Project.**

**Please see attached letter, page 7, from Department of Planning and Land Use regarding noise variance.**

**VI. Group Business**

1. Combine the November 2011 and December 2011 meetings into one meeting due to the upcoming holidays. This meeting would be moved to Thursday, December 1, 2011.

**Mr. Fox motions to combine November and December meetings and move to December 1, 2011. Second by Scott.**

**All were in favor.**

2. George Barnett and Richard Saldano, will present the recommendations made through their joint Subcommittee meeting held on October 13, 2011.

**1. Mr. Barnett Motions** to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area north of Highway I-8 generally along Willows Road, with the recognition and stipulation that none of the high density residential

areas can be constructed until imported water and sewer are available to the area. **Jim Archer seconds the motion.**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo		X		
Robie Faulkner	X				Richard Saldano	X			
Greg Fox	X				Sharmin Self	X			
Roger Garay	X				Kippy Thomas	X			
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 12 yes votes, 1 no, and 2 absent**

**2. Mr. Barnett motions:** to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area south of Highway I-8 generally along east Alpine Boulevard, with a recommendation to include a change on APN 406-210-17 from RL-40 to RL-10; the reason being that this 80 acre parcel has some "table land" for clustering adjacent to a 2 acre land use classification that could allow a maximum of 8 homes on 80 acres. It is to be directed that although property owners will receive the land use designation as a part of the General Plan Amendment process, they will not be allowed to develop at a density of less than 1 dwelling unit per 5 acres (which is presently allowed) until the Water Service Line is moved to include these properties, and until imported water is available to them. The County is also requested to conduct a land use planning discussion with the management of the Cleveland National Forest regarding forest in-holdings within "fee" lands. **Jim Archer seconds the motion.**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo		X		
Robie Faulkner	X				Richard Saldano	X			
Greg Fox	X				Sharmin	X			

					Self				
Roger Garay	X				Kippy Thomas	X			
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 12 yes votes, 1 no vote, and 2 absent**

**3. Mr. Barnett motions** to approve the County Staff plan to involve all property and business owners in the delineated "Village Core" area of Alpine in a process which will result in a "form-based architecture" plan for that area; with the stipulation that every effort be made to include ALL affected property owners and businesses in the County Staff-run process of "charettes" and community discussion. **Jim Archer seconds the motion.**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo	X			
Robie Faulkner	X				Richard Saldano	X			
Greg Fox	X				Sharmin Self	X			
Roger Garay	X				Kippy Thomas	X			
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 13 yes votes, and 2 absent**

- Review language for the County I-1 policy pertaining to the Alpine Design Review Board. This language will be sent as a recommendation to the County Board of Supervisors.

**Greg motions to accept language of October 5, 2011 Alpine Design Review Board. Motion was second by Scott.**

**Mr. Russo amended the motion: Language contained in October 5, 2011 is to be forwarded to Design Review Board with our recommendation to accept. Kippy seconds the motion.**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
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Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo	X			
Robie Faulkner	X				Richard Saldano	X			
Greg Fox	X				Sharmin Self	X			
Roger Garay	X				Kippy Thomas	X			
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 13 yes votes, and 2 absent**

4. The Planning Group will be making a recommendation to the Board of Supervisors to fill Seat #2 on the Alpine Design Review Board. All interested persons from the Community wishing to be considered for this position should be at this meeting to have their names included for consideration.

**Nominees:**

Richard Saldano

Tom Meyers

Carol Morrison

**Jim Motions that nominations be closed Mike Milligan seconds the motion.**

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Jennifer Martinez	X			
George Barnett	X				Mike Milligan	X			
Jim Easterling				X	Lou Russo	X			
Robie Faulkner	X				Richard Saldano	Left during vote			
Greg Fox	X				Sharmin Self	X			
Roger Garay	X				Kippy Thomas	X			
Cory Kill				X	Scott Tuchman	X			
Travis Lyon	X								

**Motion passes with 12 yes, and 2 absent**

	Vote	Absent			Absent
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## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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#### SDG&E Sunrise Powerlink Project Noise Variance 2<sup>nd</sup> Amendment Information

October 27, 2011

On October 13, 2011, SDG&E was granted a noise variance to conduct limited construction activities on Sundays and an additional Friday between October 16 and November 27, 2011. The intent of the noise variance was to allow SDG&E to complete work on portions of the Powerlink that would be impacted by recently imposed Federal protections for Golden Eagles that would stop construction on December 1, 2011. Unless these portions of the Powerlink are completed prior to that date, work cannot resume until July 2012, extending the overall impact of the construction activities to the community and delaying activation of the new transmission line.

As was stated in the variance, should two or more complaints be substantiated in an area, the original noise variance could be amended to reduce construction activities in the areas where complaints had been received. On October 21, 2011, the variance was amended to reduce activities in portions of both Lakeside and Alpine. At SDG&E's request, additional modifications have been deemed appropriate to further refine the variance. These modifications include further restricting helicopter flight routes over areas with homes and allowing helicopter operations in previously restricted areas that are over BLM lands and that have no homes.

The 2<sup>nd</sup> Amendment includes the following:

- In the 1<sup>st</sup> Amendment, all helicopter operations on the SWAT Yard, east of Lyons Valley Road, were removed from the variance. The 2<sup>nd</sup> Amendment allows helicopter flights south to towers on BLM lands near Barrett Substation.
- Helicopter flights south from the Wilson Yard on Bell Bluff Truck Trail are prohibited to avoid flying over the Japatul Valley area on the days included in this variance.

The County of San Diego will continue to monitor the construction activities allowed by the noise variance. Any noise complaints should be filed with the County's noise control officer at 858-694-3741 (phone), 858-694-2592 (fax) or [kearnymesa.ce@sdcounty.ca.gov](mailto:kearnymesa.ce@sdcounty.ca.gov). Any complaints will be considered by the County on the following Monday and may result in additional amendments to the variance.

The variance required that SDG&E notice neighboring property owners of the construction activities. The County has also requested that SDG&E maintain open communications with the affected communities and attend the next Community Planning Group meetings to provide information and answer questions regarding the variance. The meeting dates for the Community Planning Groups are October 27<sup>th</sup> for Alpine; November 2<sup>nd</sup> for Lakeside; and November 3<sup>rd</sup> for Boulevard.

Attachment passed out at meeting by Mr. George Barnett:

**Alpine Community Planning Group  
Thursday, October 27, 2011 Meeting  
Finalized Recommendations for Discussion & Vote  
Public Facilities, Services, and Major Public Policy Subcommittee**

1. **(Discussion & Vote)** Motion to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area north of Highway I-8 generally along Willows Road, with the recognition and stipulation that none of the high density residential areas can be constructed until imported water and sewer are available.
  - a. Background: Conceptually, along Willows Road to the east of the Viejas Outlet Center, the new designations would be C36 commercial, and then C34 village core mixed use and then rural commercial on past the east Willows Road intersection. West Willows will generally remain residential with the exception of rural commercial on the McCall property abutting the state land of the freeway, and rural commercial on the Jabrow property which is already being used in a commercial manner. There was a larger than normal public turnout at the October 15<sup>th</sup> subcommittee meeting, and the Willows Road residents in attendance supported the proposal without exception. The motion passed in Subcommittee by a 9:2:1 vote.
    - ✓ Preceding the vote, Mr. Robie Faulkner asked that the motion be amended to require a hydrology study by anyone wishing to develop their property, even in a low density commercial manner. The amended motion died for lack of a 2<sup>nd</sup>.
2. **(Discussion & Vote)** Motion to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area south of Highway I-8 generally along east Alpine Boulevard, with a recommendation to include a change on APN 406-210-17 from RL-40 to RL-10; the reason being that this 80 acre parcel has some "table land" for clustering adjacent to a 2 acre land use classification that could allow a maximum of 8 homes on 80 acres. It is to be directed that although property owners will receive the land use designation as a part of the General Plan Amendment process, they will not be allowed to develop at a density of less than 1 dwelling unit per 5 acres (which is presently allowed) until the Water Service Line is moved to include these properties, and until imported water is available to them. The County is also requested to conduct a land use planning discussion with the management of the Cleveland National Forest regarding forest in-holdings within "fee" lands.

- a. Background: The concept is to bring land use designations in former Forest Conservation Initiative controlled lands to the south of Highway I-8 into alignment with proposed designations under the General Plan Update. The motion passed 12:0:0 in subcommittee.
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3. **(Discussion & Vote)** Motion to approve the County Staff plan to involve all property and business owners in the delineated "Village Core" area of Alpine in a process which will result in a "form-based architecture" plan for that area; with the stipulation that every effort be made to include ALL affected property owners and businesses in the County Staff-run process of "charettes" and community discussion.
    - a. Comment: Our understanding is that the money is available to provide an intense week long process in which all affected property owners are encouraged to participate to develop a unified architectural statement for the "Village Core". It is expected to be completed by March 2012.
    - b. Background: The County has acquired the grant money to do this, the question is whether they will spend it on us, or another community. The concept is for the County to seek funds, hire a town planning consultant, and with extensive involvement with the community prepare a "street by street, block-by-block" plan for the village core reflecting residents', businesses' and property owners' goals and vision for a future Alpine core. The target completion of the plan is March, 2012 with Board of Supervisors' approval shortly thereafter. Projects currently approved in the area will continue, with the County assisting the property owners as needed to reflect the ideals of the intended form based plan. The village core form based plan could be extended in the future along Alpine Boulevard and major cross-streets at the desire of townspeople, etc. Motion passed 12:0 in Subcommittee: