

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, January 25, 2011
(Approved February 22, 2011)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:40 p.m.

2. **Roll Call Present:**, Dale Fuller, Judy Bohlen, Steve Wragg, Jonathan Shultz, and Michael Casinelli , Yvonne Purdy-Luxton, Janet Mulder, Dan Neirinckx, and Dan Kjonegaard

.
Absent: Earl Katzer, Randy White,

Excused: Frank Hewitt
Seats 3, 10 and 14 are Vacant

3. **Motion to approve the Agenda for January 25, 2011 as posted 72 hours before the meeting and the minutes of January 11, 2011. Motion carried unanimously.**

4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Jonathan Shultz** asked when SDG&E would be coming back and **Dan Kjonegaard** said that they are working with a consultant on a study looking at coming up SR94 with transmission lines and will get back to us when it is completed.
 - b. **Steve Wragg** stated that he had lunch with **Supervisor Dianne Jacob** and she was encouraged that SDG&E is looking at the “Haven” site. **Janet Mulder** asked about the site behind the Arco, and **Dan Kjonegaard** said they did not discuss it. Dan asked them to relook at the Haven site and they said they would.
 - c. **Mike Casinelli** stated that there are 3 vacancies on our Planning Group and only one person, **William Herde**, who was in the audience has applied. **Dan Kjonegaard** stated that we would hope we would get more applicants as we have committed to voting next meeting. **Michael Casinelli** will change the flyers at the post offices to reflect this new due date for applications, and contact *The Jamul Shopper*, Tammy Grant to ask her to try to squeeze it into this issue that the positions are still open and we will be voting on February 8.

- Dan Neirinckx recused himself from the next agenda item as he owns stock in ATT.**

5. **MUP 10-045- (3300-10-45) ATT Cell Tower – 14615 Otay Lakes Road – Thousand Trails Campground. Dan Kjonegaard** introduced **Alia Sumpter** representing

AT&T. **Dan** told us that the plan is to have a faux tree 75 feet high with an 8 foot antenna located behind and to the right of the General Store. Equipment enclosure is a 20x12 building with two air conditioning units. The faux tree has sixty feet of greenery. The project is within the MSUP and will require permission from U.S. Dept of Wild Life and CA Fish and Game. The DPLU Director has indicated that he may not waive the 40-foot height limit for this project and wants a comparison including an alternative site investigation including placement on the water tanks. There was a preceding request from a cell tower company to use the tanks which was turned down for environmental reasons, but they will research this. **Dan Kjonggaard** surveyed the site and found that if you are driving down the road you would not see it, however, from the location (at the store) it would be seen as shown in their site elevation maps. This is a concern of Dan's and he has suggested two additional faux trees, two 20-foot high and both 15-feet in diameter going all the way to the ground placed where they can still do their work, but they would serve as a camouflage for the shed. The County wants to know the height of the building and Dan suggested that since it is a concrete building, it could be stamped and painted the same as the store, which would then make it less obvious. **Jim Kennedy** representing ATT told us that ATT is extending their network through the SR94 community to reach Lyons Valley, Lee Valley, and Japatul. The area of SR94 and Honey Springs is a very difficult area to serve as much of the land is publicly owned. This site which belongs to Thousand Trails, has to have the 75-foot faux tree because of the topography and curves in the road. It will cover the adjacent land which is vacant. The site is about 165 feet from Otay Lakes Road and the land has quite a few mature trees there. **Jim** showed us photo sims to demonstrate that it was not very visible. It is taller than the surrounding trees and this generation of faux trees does a good job of looking like a real tree and blending in with the surroundings. **Janet Mulder** asked if the owners of Thousand Trails had agreed and the answer was yes. She pointed out that Dan said it would not be seen from the road but only from within the park, so she questioned why we were spending so much time on it if the owner is the one impacted and he agrees. **JudyBohlen** asked why the huge height if it was only going to serve the Thousand Trails area, and **Jim Kennedy** said that in order to have a footprint on Otay Lakes Road they need for it to be that tall. **Judy** then asked why they did not landscape around the building and **Jim** stated that they would be willing to landscape, however maintenance is a problem. **Steve Wragg** asked if the coverage included east to Honey Springs and was told yes, but probably not west. Difficult to place anywhere else due to the topography. The water tanks were not allowed to be used because they are located in open space and the antennas cannot be added. **Yvonne Purdy-Luxton** asked how they could get coverage to go farther up Honey Springs, and **Jim** told her it would take a tree of 125 feet or more to do it. **Dan Kjonggaard** asked if this tree would be co-located with other cell vendors and the answer is yes they would be able to do it, however the other carriers would need to work with Thousand Trails.

Dan Kjonggaard moved we recommend acceptance of this project with the 75-foot tree and recommend co-location with other vendors on the site, and that two additional trees be added that would match the surrounding trees with a minimum of 36-inch box, and that the pre-cast concrete equipment building be stamped with a brick pattern and painted to match the existing General Store building. Motion

did not carry: 6, yes; 1, no; 2 abstained (Purdy-Luxton [was not in favor of 75-foot tree] and Dan Neirinckx [recused]).

Discussion followed to see if the proposed site would indeed give extra coverage.

Jim Kennedy stated that even though this area is difficult, it may be better soon by adding new sites. **Steve Wragg** suggested he is having difficulty understanding why ATT would spend so much money to service such a small area. **Jonathan Shultz** said he was not an ATT customer but has no objection to the 75-foot tree if the owner agrees and there is no visual impact to any homeowner outside of the Thousand Trails. **Janet Mulder** pointed out that if we decide against what the property owner wants, even though it does not impact others, then we are putting an additional arm of government on our residents, telling a property owner that “government knows what’s best for his property”

Jonathon moved we re-consider the previous motion. Motion carried unanimously.

Dan Kjongegaard moved once again that we recommend acceptance of this project with the 75-foot tree and recommend co-location with other vendors on the site, and that two additional trees be planted that would match the surrounding trees with a minimum of 36-inch box, and that the pre-cast concrete equipment building be stamped with a brick pattern and painted to match the existing General Store building. Motion carried: 8, Yes; 0, No; 1 Abstained (Neirinckx – recused)

Dan Neirinckx rejoined the Planning Group at the table for the rest of the meeting.

6. **Community Evacuation Route Study – DanKjongegaard** presented the second paper on the proposed route. He along with **Judy Bohlen and Stacy Magoffin** are the committee who studied this. They will take back our input and report to the large committee at a meeting on March 10. The goal is to have evacuation egress in case of emergency. Corridors are being suggested for further analysis with the objective of determining the feasibility of new roadway alignments and or connections to help address the community’s evacuation needs. On page 4 the variety of evacuation roadway connectivity needs/issues were identified within Jamul-Dulzura Planning Area: (Pages 4-7 of the Issue Paper entitled “Evacuation Corridor Identification Issue Paper #2 – Jamul Dulzura” are attached and made a part of these minutes as follows:)

2.3 Community Evacuation Roadway and Connectivity Issues/Needs

In general, the existing roadway network within the Jamul-Dulzura community is characterized by a high proportion of private and unpaved roadways, numerous discontinuous and dead-end streets, and a limited number of local roadways to support neighborhood access to the major arterial

Based upon the analysis measures outlined in Issue Paper No. 1, as well as specific input from the community, fire officials, and emergency responders, a variety of evacuation roadway and connectivity needs/issues were identified within Jamul-Dulzura, as summarized below:

1. There are currently no north/south public roadway facilities connecting SR-94 and Proctor Valley Road.
2. Need for additional access points and improved internal circulation within the Alta Loma/Jamacha Hills neighborhoods. Currently Alta Loma Drive provides the only access point for these neighborhoods.
3. Need for additional access points to the to exit/access the community to/from the north.
4. Need for additional access points for the Lawson Valley neighborhood. Lawson Valley Road currently provides the only point of access.
5. Connectivity along Olive Vista Drive and within the adjacent areas is discontinuous, with numerous private roads and limited through access.
6. Need for additional access points and internal connectivity within the Rancho Jamul Estates area. Rancho Jamul Drive currently provides the only point of access.
7. Need for additional access points and internal connectivity within the Deerhorn Valley neighborhood. Currently there are numerous private roads and limited access throughout the neighborhood, with the eastern section only accessible via Deerhorn Valley Road.
8. There are currently no major north/south public roadway connectors in the eastern portion of the community.
9. Need for connectivity between Marron Valley and Barrett junction.
10. The washed-out bridge along Barrett Smith Road disconnects the eastern and western portions of the roadway, limiting overall connectivity and accessibility in the area.

Figure 2-1 graphically displays the generalized locations of the evacuation roadway and connectivity issues/needs listed above.

Figure 2-1 Roadway Connectivity/Evacuation Issues and Needs

Graphic map would not reproduce here.

3.0 Evacuation Corridor Identification

This section identifies the evacuation corridors that have been identified for further analysis. These corridors will be analyzed to determine the feasibility of new roadway alignments and/or connections within them to help address the community's evacuation needs.

The identified corridors are intended to provide a connection between two critical evacuation points, provide additional access to deficient parts of the community, and/or provide additional regional access from certain parts of the community to major arterials and freeways. At this phase of the overall CERS process, the identification of the evacuation corridors is conceptual, with the potential for a variety of actual roadway alignments and configurations within the broadly defined corridors. The evacuation corridors are seen as a preliminary "wish list," with the objective of considering all potential connections that may service an evacuation need. At this level, these corridors do not take into account land topography, potential environmental impacts and/or land ownership issues; these issues will be vetted out in the subsequent steps of the study process.

Based upon the identified evacuation roadway and connectivity needs/issues within the Jamul-

Dulzura community, a total of 18 potential evacuation corridors have been identified for further analysis, as listed in **Table 3.1** and displayed in **Figure 3-1**.

**Table 3.1
Preliminary Jamul-Dulzura Community Evacuation Corridors**

	Termini	Community Need/Objective
	Campo Road & Proctor Valley Road	Enhance north/south connectivity
	Jamul Drive & Jamul Drive	Additional access and improved internal circulation within the Alta Loma/Jamacha Hills neighborhoods
	Hidden Ridge Road & Lyons Valley Road	Additional access and improved internal circulation within the Alta Loma/Jamacha Hills neighborhoods
	Lyons Valley Road & Olive Vista Drive	Enhance overall connectivity/local access Proposed ME Roadway (Local Public Road)
	Lyons Valley Road & Presilla Drive	Improve access and connectivity along Olive Vista Drive
	Presilla Drive & SR-94	Enhance north/south connectivity
	Dehesa Road & Lawson Valley Road	Provide connection to communities to the north
	Lyons Valley Road & Honey Springs Road	Enhance north/south connectivity
	Otay Mountain Truck Trail & Marron Valley Road	Provide additional access points to the west
0	Lawson Valley Road & Skyline Truck Trail	Additional access and improved connectivity within the Lawson Valley neighborhood
1	Honey Springs Road & Deerhorn Valley Road	Provide additional access to the Deerhorn Valley neighborhood
2	Corridor 11 & SR-94	Enhance north/south connectivity Provide additional access to the Deerhorn Valley neighborhood
3	Lyons Valley Road & Marron Valley Road	Enhance north/south connectivity Provide additional access to the Deerhorn Valley neighborhood
4	Corridor 13 & Corridor 16	Provide additional access to the Deerhorn Valley neighborhood
5	Corridor 13 & SR-94	Enhance east/west connectivity

**Table 3.1
Preliminary Jamul-Dulzura Community Evacuation Corridors**

Termini		Community Need/Objective
6	Lyons Valley Road & SR-94	Enhance north/south connectivity
7	Corridor 16 & Round Potrero Road	Provide additional access to the east
8	SR-94 & SR-94	Enhance connectivity along Barrett Smith Road

7. **General Plan Update – Dan Neirinckx** reported that DPLU is having a meeting for Planning Groups on Saturday, January 29 to brief them on what they will be presenting to the Board of Supervisors. He invited other members of the Planning Group or public to attend with him.

8. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS

a. **Dan Neirinckx** said that the Final Agenda for BOS, Friday Jan 21 had the Medical Marijuana bill and Dan said they were presented with collective facilities that may only be located on M50,52,54,56 or 58 land where those use regulations apply. Must be 1000 feet from residence, school, playground, church, or where another facility is located.

Adjournment: Michael Casinelli, Chair, adjourned the meeting 9:07 PM, reminding us that the next regular meeting is **February 8, 2011 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary

Meeting minutes and agendas can be accessed at
<http://www.sdcounty.ca.gov/dplu/CommunityGroups.html>.