

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL MINUTES  
Tuesday, April 12, 2011  
Approved April 26, 2011  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Dan Kjonegaard called the meeting to order at 7:35 p.m.
  
2. **Roll Call: Present:** Dan Kjonegaard, Steve Wragg, Jonathan Shultz, Janet Mulder, Frank Hewitt, Jean Strouf, William Herde, Randy White, Preston Brown, Dale Fuller, Yvonne Purdy-Luxton, and Judy Bohlen  
  
**Absent:** Earl Katzer  
  
**Excused:** Michael Casinelli, Dan Neirinckx,
  
3. **Motion to approve the Agenda for April 12, 2011 as posted 72 hours before the meeting and the minutes of March 22, 2011 Motion carried unanimously.**
  
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
  - a. **Jean Strouf made some corrections to the JDCPG Roster and Janet will correct and send it back out to the Planning Group members.**
  - b. **Marian Dickinson**, lives on Olive Vista Dr across the street from the school, and came to us with a request for asphalt paving on the south side of Olive Vista. She submitted the following statement, *“For many years, my husband, Walter, and I have lived and owned land on the south side of Jamul’s Olive Vista Drive, at number 14275. Recently, we learned that the walkway on the south side of the road was not to be paved with asphalt like that on the already completed walkway on the north side of Olive Vista Drive. We were told that the walkway on the south side was designated to receive only decomposed granite. (Currently, the south walkway is covered with bare earth only.) For years, I have been taking walks along Olive Vista Drive--mostly on the north walkway that, up to the time of this project, was covered with decomposed granite, an ineffective “paving” since it was rough and loose and filled with gullies and holes, providing real impediments for older or disabled walkers and being especially difficult after a storm. I am truly glad that the northern walkway has been rebuilt and covered with asphalt, but I strongly feel that, as time goes on and more and more people want or need to use the south walkway, we shall regret the planning decision if you do not take this opportunity to ensure the south walkway’s usability, safety, and greater permanence by paving it with asphalt like that on the walkway across the road from it. Doing so could prevent ongoing problems and safety issues. To remedy those problems and issues could require significant new funds --funds that, in the future, may no longer be available. Both sides of Olive Vista Drive deserve to have usable and durable walkways. I hope that the Jamul Dulzura Community Planning Group will see fit to give its earliest attention to this choice since the Olive Vista Project appears to be nearing its completion. Thank you for considering this request.”*  
**Janet Mulder** pointed out that she had talked to **Mrs. Dickinson**, the County

Planner and **Dan Neirinckx** and was reminded that our Community Plan called for no sidewalks and that our JDCPG had taken a position when it was proposed several years ago, that the north side of Olive Vista should have an asphalt walking path for students and the south side to be of decomposed granite to accommodate a horse trail. **Dan Kjongegaard** stated that the project is now almost completed and that when the Simpson property is developed it will be widened again. **Steve Wragg** said that he felt the DG walkway would be difficult to maintain with the steep slope on part of the road. He suggested **Mrs. Dickinson** contact Public Works and talk to Ben regarding perhaps putting a binding agent on the dg, which would hold it better. He will contact Ben and talk with him. **Randy White** pointed out that when Simpson's is developed they would then relook at the south side of Olive Vista, but that is a ways down the road in time.

**5. General Plan Update – Dan Neirinckx – Steve Wragg** reported that there would be a discussion at the BOS meeting regarding the PSRs (Project Specific Requests) hoping to make them drop down to Minor Classification, which means that the EIR will not need to be re-circulated. The BOS is not taking public input, but Steve will be there and keep us apprised of the situations in our Planning Area.

**6. Community Evacuation Route Study for Jamul Dulzura – Dan Kjongegaard** presented information to us on all ten of the sites. Originally there were 18 locations identified as possible emergency evacuation routes. These locations were determined by input from, members of the Stakeholder Review Committee (Stacy Magoffin, Judy Bolen and Dan Kjongegaard), Cal Fire, Sheriffs Dept, consultants of Fehr & Peers, and DPLU. They were targeted because of population clusters in the planning groups' area that did not have adequate roadways for the ingress and egress in time of evacuation and emergency response.

A site visit was conducted in December 2010 and all 18 sites were reviewed, consideration at that time was given for the engineering feasibility, implementation constraints, significant environment effects, and general plan compatibility. A point system was established and a composite score was given to each location, it was at this time that 8 of the possible routes were removed from consideration, leaving the final 10. A committee meeting was held on March 10, 2011, at that time the remaining 10 locations were identified and the strengths and weakness of these sites were discussed.

At this point Fehr & Peers will now;

- Provide drawings of each of the remaining corridors; these will show a preferred route location within that corridor, indicating elevation changes, existing road materials/dimensions and linear footages.
- Enter into discussions with DPW and Cal Fire regarding road standards, which may result in a new classification.
- Research the use of public vs. private roadways.
- Research issues of maintenance and liability
- Study the constructability and costs.
- Discuss these routes with existing landowners and possible ROW.

**Dan Kjongegaard pointed out that the Fehr & Peers and DPLU will be here at the May 10, 2011 meeting and asked us to all be prepared to discuss this.**

**See attached documents for the meeting handout, composite scoring of selected corridors in Jamul Dulzura and a map showing the proposed corridor for further analysis.**

**7. County Equine Ordinance – Jean Strouf** – There are three zones where equine are allowed in a commercial use which would be breeding, stabling or training. There are three options – first option is most liberal – allow stables everywhere; second option is a tiered option with three possibilities – some would allow commercial operations “by right” – both of which would require a EIR; and the third option would be very conservative option with scaled back operations – It would change from a MUP to an AD. **Yvonne Purdy-Luxton** asked about the definition of commercial use as it seemed to suggest that if one boarded one extra horse it would be defined as commercial. **Jean Strouf** pointed out that this was discussed at the meeting. **Yvonne** also asked about the statement in the report of the number of horses that should be allowed per acre which suggested that it would be one horse per acre, and **Jean** pointed out that this was questioned by many people and the conclusion was questioned as to its correctness. **Dan Kjonggaard** suggested that the timeline received from the Planner, Carl Stiehl seems very optimistic.

**8. P85-101W3 - Steele Canyon CC Clubhouse MUP Modification** – **Dan Kjonggaard** said that the Planner asked us to look at this project. **Dennis Moser**, representing Steele Canyon, explained the expansion designs to us and pointed out that all of the additions are under the same roof and have been completed. They got red-tagged as they did not file a modification for the Major Use Permit and he has been working on these minor changes. **Frank Hewitt** pointed out that the clubhouse is not within our Planning Area and if Valle De Oro Planning Group approved it, we should have no problem recommending approval as well. **Frank Hewitt moved that we recommend that these modifications be approved. Motion carried 11, Yes; 1, No (White - didn't want to reward bad behavior) ; 0, Abstain.**

**9. Jamul Indian Village Casino Update – No Report.**

**10. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS**

- a. Dan Kjonggaard** told us that the JDUSD sent a certified letter alerting us to the sale of Parcel # 522-170-110-00 which they had previously discussed with us. The land is in Lawson Valley.
- b. MUP 11-004 AT&T Cell Tower – Indian Valley – Skyline Truck Trail 519-210-37-00 – Chris Buckel – Given to Dan Kjonggaard to review and report back.**

**Adjournment: Dan Kjonggaard** adjourned the meeting 8:26 PM, reminding us that the next regular meeting is **April 26, 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>.