

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, May 24, 2011
Approved June 14, 2011
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:42 p.m.
2. **Roll Call: Present:** Janet Mulder, Jonathan Shultz, Dale Fuller, Michael Casinelli, Dan Neirinckx, Yvonne Purdy-Luxton, William Herde, Preston Brown, Earl Katzer, and Dan Kjonegaard,

Absent:

Excused: Randy White, Steve Wragg, Jean Strouf, and Judy Bohlen

Vacant Seat: #7 Frank Hewitt resigned

3. **Motion to approve the Agenda for May 24, 2011 as posted 72 hours before the meeting and the minutes of May 10, 2011 Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. Michael Casinelli pointed out that the limit lines at Lyons Valley and Jefferson and Olive Vista at Jefferson were moved to give better site distance, and the vegetation was also cleared to improve site distance. All completed by DPW.
 - b. Michael Casinelli reported to CalTrans the problem at Lyons Valley and SR94 as the pavement has raised causing a “speed bump” and it was repaired.
 - c. Michael Casinelli announced that we have an application from Raymond Deitchman for the Seat #7 and we will accept applications until June 14 and will vote on June 28 Planning Group meeting.
 - d. Michael Casinelli reminded Planning Group members to take the Ethics Training online if they have not done so. Dan Kjonegaard and Janet Mulder have taken their test and passed.
 - e. Michael Casinelli asked Earl Katzer the names of the neighbors who contacted him regarding SDG&E surveying in the Proctor Valley area. Bill Taggart was present for the beginning of the meeting, but did not give any input.
 - f. Yvonne Purdy-Luxton & Dale Fuller will not be at the next meeting.
 - g. Dan Kjonegaard will miss both meetings in June.
 - h. Dan Kjonegaard reminded us that Bob Citrano will be at the June 28 meeting with Evacuation Route Study.

Dan Neirinckx recused himself from the meeting at this point as he owns stock in ATT

5. **MUP11-016 – ATT Cell Tower – SR 94 and 21799 Barrett Smith Road – Dan Kjonegaard introduced Jim Kennedy of ATT and Travis Pitts. ATT has committed to extending their**

network and are working on several sites which would extend the coverage in Eastern San Diego County along SR94 including Jamul. They are proposing a 27-foot broadleaf faux tree with 8 antennas concealed inside and the proposed equipment shelter tucked away. This site is close to the highway and in a pretty wide-open area. They passed out photo sims and presented their plan to use the faux trees. The zoning height is 35-foot maximum but they have dropped below that and would have two 24-inch box oak trees that they would keep watered until they are established. They would consider a 25-foot faux water tank that would look weathered. They have another concept utilizing an old style utility pole for the antenna. There are existing vertical elements in the area and this pole could blend right in. The proposed pole would be 30-feet and would match the existing utility poles. The 11x20-foot equipment shelter could be set into the landscape in a location in which the original home was sited before it burned down. **Dan Kjonggaard** made a site visit with Alia, and noted that the site is unique and “sticks out” into the road and he feels that while it might be a visual impairment, the increase in service would be worth it. He prefers the water tank, and would suggest 35-feet in height, as it would look more like a real one would look. However the antennas would be stacked if there are other providers who wish to co-locate. He would suggest that planting oaks in the decomposed granite would not be as viable as native plants, a toyon plant for example. He recommends a fence at the top of the retaining wall as a safety feature. In addition, the proposed 6-foot wooden fence would be a fire hazard and shield a person hiding from law enforcement. He recommends chain link in lieu of the wooden fence from the wall to the corner of the building. He also recommends sound deadening materials to reduce the echo effect from the air-conditioning unit to the walls. SDG&E lines should be built in the right-of-way using common poles and any new poles be of steel construction. He recommends that the building be constructed of “earth tones” and does not need the Toyon landscaping as proposed. Dan wants to see the east and west elevations listed on the map and looking from 20’ east of the structure.

Preston Brown asked the height and width of the antennas. **Jim Kennedy** said the antennas are 4’ in height, 12 inches wide, and they are proposing 8 on their site. **Yvonne Purdy-Luxton** asked if some other firm co-locates, would they use the same antennas or have their own. **Jim Kennedy** stated that the 27-foot faux tree or 25-foot faux water tower would not accommodate any other carriers on them. **Preston Brown** suggested that the great rocks on the property would lead him to suggest not to use a faux tree, but a fake rock structure could be created instead. **Jim Kennedy** said that the property had been excavated and would “hide” the building rather well – only seen from one way. He stated that the faux water tank would look like a weathered galvanized tank that had been sitting for years. **Jonathan** asked us to go along with **Dan’s** recommendations as he has studied it. **Michael Casinelli** asked about the blocking of the signal and **Jim Kennedy** said that this site has a beautiful line of site and can even bounce off the hills. **Michael Casinelli** asked how many sites ATT wants to build on SR94. **Jim Kennedy** said two to three additional sites would make their coverage better. **Yvonne Purdy-Luxton** asked why the removal of the chimney as it is a historic significance. **Jim Kennedy** stated that the owner wants it removed to remove the “public nuisance” liability issue. **Janet Mulder** asked if adding one pole to the existing utility poles might be less obtrusive than a faux tree or faux water tower. **Bill Herde** pointed out that the addition of the antennas onto the pole makes it stand out more than a faux water tank would. **Dan Kjonggaard moved that the Jamul Dulzura CPG recommend approval of MUP11-016, the AT&T proposed cell site at Barrett Smith Rd., Dulzura, providing that our following recommendations be incorporated into their revised plans which will be subject to our review and subsequent review and acceptance:**

- That the faux tree be replaced with a faux water tower, not unlike those already approved by this CPG.
- Rather than placing oak trees in the decomposed granite, place a compatible plant to the surrounding scrub, not unlike Toyon in proximity to the legs of the tower.
- Provide a chain link fence / rail at the top of the 10 foot retaining wall surrounding the three sides of the equipment shelter to prevent a possible falling accident.
- Do not place the proposed 6 foot wooden fence in front of the equipment shelter for two reasons; one is the fire hazard, two is it would attract someone hiding from law enforcement.
- In lieu of the fence the CPG would suggest a simple locked chain link gates spanning the gap between the walls and the corners of the shelter.
- Placement of sound deadening material on the 2 walls at the side and opposite the air conditioning units. With the same material affixed to the gate between the wall and the shelter
- That when the power is extended from the west to serve this site, that it be built within the Telco RW, that the pole line be a joint build for that distance. And that the new poles placed be of steel construction.
- The precast concrete structure should be an earth tone as to blend into the hillside.
- No planting is needed in front of the building. It can only be seen when standing in front of the shelter, not from the highway.
- Please provide east and west elevations of the proposed improvements. On the elevations, provide elevations of the parking surface, faux tank (include base, all attachments, and top), and a point on the ridge 20' east of the most north east corner of the retaining wall surrounding the shelter.

Vote: For 9, Against 0, Recusal 1 (Dan Neirinckx)

Dan Neirinckx rejoined the meeting at this point.

6. **EQUESTRIAN ORDINANCE OPTIONS MEETING – Yvonne Purdy-Luxton reported that the meeting considered four options and most of the input came from North County. The Planning Commission heard all comments, heard staff’s reports and chose Option B, which is a tiered ordinance similar to the Boutique Winery Ordinance. It would eliminate the need for a discretionary permit for smaller types of horse stables in zones where a use permit is currently required. The ordinance would “ramp-up” based on the property size and number of horses. Therefore, the first tier could utilize a ministerial permit, the second tier could utilize an Administrative AD Permit and the third tier would continue to require a use permit. This option would A) allow horse stables with tiers of regulation depending on property size and number of horses. B) Keep some existing limitations and regulations; update where necessary. C) Merge public stables and boarding/breeding stables into one use type, Horse Stable. D) Create a new Horse Stable section with all necessary limitations and regulations. E) Require substantial changes to the Animal Schedule. Unfortunately, all four alternatives require an EIR for proposed changes since a non-discretionary component is proposed.**
7. **AD10-024 – Martha Barba – 1781 Mother Grundy TT Jamul – Horse Barn – Yvonne Purdy-Luxton – This project is on hold until the next meeting as nothing is changing in the**

plot plan, but the applicant is not able to finish. Yvonne Purdy-Luxton will not be at the June 14 meeting and Preston Brown and Dale Fuller will bring it to the Group for her.

8. **GENERAL PLAN UPDATE: Dan Neirinckx reported** that our long-standing recommendation has been one-dwelling unit per acre. However the County has designated a SR1 designation in Conservation Sub Division which allows half acre. We oppose this as it is in conflict with our community plan. Devon Muto of DPLU told us it would be a minor deviation change which can be done without causing serious problems to the General Plan. He has contacted Adam Wilson of Supervisor Dianne Jacob's office and has not heard back from them. **Dan Neirinckx moved that we write a straight-forward letter to Supervisor Jacob urging her to propose the minor category deviation to change the SR1 designation in Conservation Sub Division which allows half acre zoning be eliminated in our Jamul Dulzura Planning area as it conflicts with our long-term existing community plan as well as our recommended updated community plan. Motion carried unanimously.**
9. **JAMUL INDIAN VILLAGE CASINO UPDATE: No report**
10. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**
 - a. **Michael Casinelli announced that the San Diego Foundation is** sponsoring a Regional Vision Council and will have sub-committees on infrastructure, education, economic development, and community and cultural amenities. The contact is Wyn Furman wyn@sdfoundation.org
 - b. **Michael Casinelli announced that CalTrans is administering a safe walking and biking to school grants – Deadline is May 27, 2011 -** Michael.long@sdcountry.ca.gov
 - c. **Otay Water District letter – Urban Water Management Plan Preparation** is available for public review. Go to this website for more information <http://www.otaywater.gov>
 - d. **Transnet Independent Oversight Membership Committee – seeking qualified members to fill one vacancy on its 7-member board.**
 - e. **Letter Draft Lawrence and Barbara Daley Preserve Resource Management Plan any questions** <http://www.co.san-diego.ca.us/parks/management.plans.html>
 - f. **P85-101W3 – Expansion on Steele Canyon Estates Club House -Planning Commission approved**
 - g. **P1010145 – ATT Wireless Facility with 75-foot tree – Thousand Trails – approved by Planning Commission**

Adjournment: Michael Casinelli adjourned the meeting **9:21 PM**, reminding us that the next regular meeting is **June 14, 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.sdcountry.ca.gov/dplu/CommunityGroups.html>.