

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
Final MINUTES  
Tuesday, March 27, 2012  
Approved April 10, 2012  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:38 p.m.
  
2. **Roll Call:**  
**Present:** Michael Casinelli, Dan Neirinckx, Jean Strouf, Dan Kjonegaard, Janet Mulder, Bill Herde, Judy Bohlen, Ray Deitchman, Preston Brown, Randy White, Steve Wragg, Dale Fuller and Jonathan Shultz  
  
**Absent:** Earl Katzer,  
  
**Excused:** Yvonne Purdy-Luxton
  
3. **Motion to approve the Agenda March 27, 2012, as posted 72 hours before the meeting and the minutes of March 13, 2012 as corrected. Motion carried unanimously.**
  
4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
  - a. **Michael Casinelli reminded us Form 700 was available and needed to be completed by all members of the JDPG by March 30 and turned into Registrar of Voters. Preston and Yvonne need to turn theirs in.**
  - b. **Michael Casinelli reminded us the odd numbered seats are up for election this November and you can get information from Registrar of Voters.**
  - c. **Michael Casinelli reminded us that the JIV meeting is scheduled for April 5 at Cottonwood Golf Course from 4 – 8p.m. with people on hand to answer questions and court reporters to take down comments and concerns.**
  - d. **Michael Casinelli announced that the JAC public meeting would be held on Wednesday, April 18 at 7 p.m. at JPS Multi-Use room where public comments will be taken.**
  - e. **Dan Kjonegaard pointed out that SDG&E is soliciting public comments at the Masonic Temple in Mission Valley on April 5, regarding their request for accounting for fire losses from 2007 fires that exceed their insurance limits. This is the first step which will be followed by their proposed increase in rates to cover this money loss rather than their shareholders covering the loss just as they get the gains. The insurance policy that SDG&E took out saved their shareholders money and has previously sent out a notice stating that the shareholders will cover the losses. People are encouraged to send in their comments.**
  - f. **Jamul Drive Radar re-Certification for 45 mph will be on the BOS Agenda April 4. The SD County Traffic Advisory Committee has done several counts on Jamul Drive. Jan 2012 had 2100 cars and December 11 was 3950 cars. 85<sup>th</sup> percentile shows the average speed 48mph and in the five years 9-30, 2006 and 9-30 2011 38 reported collisions with one fatality and twenty which involved injury.**
  - g. **Michael Casinelli met with Supervisor Jacob and the rest of the Chairs of Planning Groups and found that Ramona does an evaluation at every meeting. He suggests that this**

might be an option for our CPG. Ramona has the evaluations out at every meeting for members of the public to comment on the actions taken at the meeting.

- h. Michael Casinelli received notice from Eric Gibson regarding Off-site Parking and Design Review manual. Steve Wragg stated** that they revised the parking regulations allowing shared parking in commercial areas, and the environmental document is out for public review. The County is looking to streamline the “B” Designator (published guidelines in some Planning Areas) – our Planning Area does not have any “B” Designator. The County has created a ministerial checklist which would allow minor projects to be exempt from the Design Review, but is not applicable to JDCPA.
- i. Dale Fuller announced there would be a coffee on Thursday, March 29 at Barrett Café with Supervisor Dianne Jacob. All are invited.**

**5. County TIF Overview of Proposed Program Options – March 19 meeting (combined with item and presented together by Nick Ortiz**

**6. TIF Update Information Session – Nick Ortiz & Everett Hauser of DPW – gave an overview as to how the General Plan Update reduced the need for TIF. They combined Agenda 5 & 6 presenting TIF Update in Charts.** Previous General Plan Mobility Cost \$6.802 billion and due to the changes the cost has now gone down to \$912 million dollars. There is less mobility on the roads, they are narrower, and it takes less money to keep them up. There are three different areas covered by TIF. Local (within the 26 Planning areas) the Regional (we are part of the southern region) and the Rapid Interchange. The County does not have the authority to require the JIV to pay TIF. The question was asked if regional funds could be used in other regions and Nick Ortiz said no...it must be used in the area they are collected. Mobility element corridor roads are the ones eligible for TIF funds. Three options are being proposed to the BOS with no preference shown, expecting the BOS to make their recommendation. All three proposals require rates that are less than before. First program option is the Residential & Non-Residential and gives credit for reimbursement. Option 2 is as today which allows residential credit only resulting in lower fees. Option 3 Residential and Non-residential improvements and creates the lowest fees of all three options. The only time a non-residential could accept a credit is when it is used on the regional arterial system (RAS). Fees are charged when one pulls a building permit. The question was asked about SR 94 between Melody and 188 – Caltrans determined that it is an existing problem not addressed by TIF funds, as it is not a Mobility Element Road. **Steve Wragg** asked if the casino traffic had been taken into consideration and the answer was yes. The JIV would be required to submit the amount of money necessary to make the improvements to Caltrans. SANDAG based their modeling on the best information they have including the possibility of Indian Casino development. Nick Ortiz gave us the Daft TIF Update Sample Fee Rates with different scenarios. They are looking at meeting with the BOS on May 9 and will encourage public input and the BOS would send a preferred scenario back to County Staff to develop. Today’s balance in Jamul’s portion of the TIF funds is \$276,000.

**7. County of San Diego Climate Action Plan – Preston Brown and Bill Herde reported that the Plan is to get a database for San Diego County particularly regarding water and fire. The intent is not to add requirements,** but to monitor new developments and assess the impacts that might be caused by it. This is part of AB32 and SB375 having to do with green house gas emissions and this Plan sets the stage to establish the County’s thresholds. The County will collect data and may disseminate it in the future. They suggest there is no need for our JDCPG to respond. **Dan Neirinckx** pointed out that the costs associated with this project would be additional fees to the building industry.

**8. TPM 21189 Blanchard Property, 14560 Lyons Valley Rd., parcel split. Located between Skyline Truc Trail and Lyons Valley Road. Steve Wragg** said they proposed to divide the 2.2-acre lot with the existing house creating an additional lot. Parcel 1 takes access off Skyline off an existing driveway. Both parcels

would be 1.1 acres. Parcel 2 is lower in elevation than Parcel 1. **Tom Love, Civil Engineer on the project,** stated that based on our comments and the County's comments were taken into consideration and now both lots are over 1-acre. The noise restriction put onto the property would mean when the building is built it would need to be setback. **Steve Wrapp moved we recommend approval of the plans as amended. Motion carried unanimously.**

**9. Hollenbeck Canyon Wildlife Area/Honey Springs Ranch (Dept of Fish & Game), Use of Ground Water Update – Randy White** reported that the sub-committee would be meeting with Dept of Fish and Game at 3883 Ruffin Road at 3:00 on April 3. There are 12 new questions that the sub-committee will be submitting to them as follows (thanks to Jean for taking notes)

1. Why are there 2 separate documents and what was changed? One posted in library states .4-acre pond, whereas the one submitted to state doesn't mention area size.
2. What are the dates of each of the 4 acquisitions? Who specifically by name was notified at each acquisition? We need the names of the 55 people who were notified?
3. What is the timeline of past requirements? When and what was reported?
4. What is your timeline for implementation of each phase of the existing land management plan and what are your notification plans?
5. If you move the site, would you consider amending the plan to include a much larger buffer from existing residences?
6. Do you intend to engage a hydrologist to study the water usage for the ponds if you go forward with the proposed pond?
7. Who paid EDWA for the study for the CEQA doc?
8. The CEQA document did not mark the box for noise. Does that mean there is no impact?
9. The most recent document dated Feb 21, article by Miriam Rafferty, states there will only be utilizing an existing pond in current condition. Is this correct?
10. Appendix G wasn't included in the CEQA documents? Why not?
11. We understand this is public land. Why do special interest groups have exclusive use of this property?
12. Fire road is an easement for fire access and for private properties. It appears proposed ponds encroach on this easement, as well as noise. Please address.
13. What are Bob Smith's. Qualifications to present these water studies?

**Randy White stated that they are open to moving the dog ponds if there are no environmental impacts.**

**10. Jamul Indian Village Casino Update –Sub-Committee Report. Ray Deitchman reported that the sub-committee started going over the material presented.** The concern is that since the project is totally on the JIV property, most of their impacts are not off-site. The biggest concern is that Caltrans needs to require them to take ingress and egress off of Melody as they did in the previous TEIR. It will be important for JIV to give us a notice as to what they are planning to do to the shallow wells, cisterns, and old septic lines. **Michael Casinelli** asked if we needed more time to make sense of the project. He would like to have a date to propose. The sub-committee was not ready to tell him when they would be ready to report. Next sub-committee meeting is Monday, April 2, at 6:30 at Oak Grove Library.

**11. Red Tape Reduction Taskforce Recommendations, CPG Chairs meeting to discuss the recommendations regarding the Planning Groups. Michael Casinelli** reported that a letter was written to all Supervisors asking to retain the status quo and then listed all of the recommendations of the Chairs which had been voted on by the Planning Groups. Supervisor Jacob suggested that in addition to the letter presented by the Chairs, she would like for us to be represented. Dan Neirinckx, Dan Kjonggaard and Janet Mulder will attend the meeting.

**12. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

**Nothing to report**

**ADJOURNMENT:**

**Michael Casinelli adjourned the meeting at 10:00 p.m.**

**Respectfully submitted:**

**Janet Mulder, Secretary**

**NEXT PLANNING GROUP MEETING: TUESDAY, April 10, 2012**  
**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee Meeting with**  
**Department of Fish and Game, April 3 at 3:00 at DFG on Ruffin Road, followed by meetings**  
**every Wednesday from 4-5 at Hooley's Rancho San Diego. There is an April 11 meeting with**  
**District 2 Supervisor Dianne Jacob.**

**Jamul Indian Village Sub-Committee Meeting will be held on Monday, April 2, at 6:30 p.m.**  
**at Oak Grove Middle School Library.**