

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES**

**Tuesday, February 14, 2012
Approved February 28, 2012
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:30 p.m.

2. **Roll Call:**
Present: Michael Casinelli, Dan Neirinckx, Jonathan Shultz, Jean Strouf, Dan Kjongegaard, Judy Bohlen, Steve Wragg, Janet Mulder, Randy White, Earl Katzer, Ray Deitchman, Preston Brown, and Dale Fuller.

Absent: Yvonne Purdy-Luxton

Excused: Bill Herde,

3. **Motion to approve the Agenda February 14, 2012, as posted 72 hours before the meeting correcting it to remove item 8, and the minutes of January 24, 2012 as corrected. Motion carried unanimously.**

4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
 - a. **Michael Casinelli announced Form 700 was available and needed to be completed by all members of the JDPG by March 30.**
 - b. **Michael Casinelli announced that we have started a new process for speakers to use, modeled after the Board of Supervisors and Planning Commission. There are three papers at the end of our table. One to be filled out if one wishes to speak In Favor; a second if one wishes to speak In Opposition; and a third with instructions to speakers. The speakers will be allowed to speak on any agenda item for 3 minutes and need to turn in their speaker slips before the agenda item comes up.**
 - c. **Dana Blasi asked if anyone had heard anything about the status of the liquor license at the AM/PM. He reminded us that James Sabin reported that we have no say and that the sheriff had not protested, both of which he disagreed with. There will be a meeting on Feb. 22 at Dianne Jacob's office at 10:30 to talk about this subject and Michael Casinelli and Dana Blasi will attend.**

Janet Mulder recused herself from the next item as she is a member of the JDUSD School Board, which is a party to the next item.

5. **Jamul Dulzura Union School District Turf Field at Oak Grove Middle School – entitled Oak Grove Sports Complex. Dan Neirinckx passed out the minutes of the meeting held on August 26, 2008, which was the last meeting held on this subject. He also pointed out that the JDCPG priority list of PDLO funds places the Oak Grove Field as our top priority. He then introduced Nadine Bennett, Superintendent of Jamul Dulzura School District who introduced David Ziegler and Kelly Studebaker of AYSO representing the whole community and said they are looking at creating a**

funding campaign to fund this project. They are looking to match the PDLO funds that we have put number one on our priority list. They have planned a three phased project: Phase one would be artificial turf field with a decomposed granite running track; Phase Two, Softball fields, dugouts, fencing, shade structure; Phase Three, snack bar, restrooms and landscaping. Approximate costs: Phase 1 = \$1.2 million...Phase 2 = \$590,000; Phase 3 = \$500,000; Third Phase, They feel that if they get our commitment for \$450,000 they could get the rest of phase one pledged. **Dan Neirinckx** said we would need to recommend the allocation of the funds to the Parks and Recreation; they would set up the requirements for the process, and then the Oak Grove Sports Complex group would have to raise the rest of the funds. **David Ziegler and Kelly Studebaker** said that believe the backing of the JDCPG will help show community sponsorship. All funds will go to the JDUSD and the School District will disburse the funds for the Oak Grove Sports Complex. **Michael Casinelli** asked if there would be public use and **Nadine Bennett** assured him that the use of the Sports Complex would be open to the public during non-school hours. **Steve Wragg** asked if the project would include all three phases at once. **David Ziegler** said that it would start with phase one. **Steve Wragg** pointed out that all three phases are important and he would not want to see it not completed. **Nadine Bennett** pointed out that the District has been part of a joint powers agreement with the County very successfully in the past, and would look forward to have another one for this field. **Marcia Spurgeon, School Board Member**, stated that the cost has gone down since the original estimate was given in 2008, which is good news and means the likelihood of completing the whole plan is far greater today than then.

Dan Neirinckx moved we recommend the use of PLDO funds in the amount of \$450,000 for the synthetic field, Phase One of the proposal for Oak Grove Sports Complex, submitted to us tonight, with a commitment of up to three years with a review by the JDCPG required prior to extension of the time or any major modification of the plan. Motion carried 12, Yes: 0, No: 1 Abstention (Mulder – conflict of interest)

Janet Mulder rejoined the Planning Group at this time.

6. Hollenbeck Canyon wildlife Area/ Honey Springs Ranch (Dept. of Fish & Game) Use of Ground Water Update – Randy White reported that the sub-committee met on January 25 with the following in attendance: Randy White, Jean Strouf, Dale Fuller and Preston Brown of the JDCPG; Terri Stewart, Ed Pert, Tracie Nelson from CDFG; Jack Bransford, Jim Conrad and Bob Smith of SDCWF; and Mike Hance, Dru Thiercof, Andy Blocke, Glenn Revell, Rita Philo, Babe Philo, Mike Spurgeon, Tom Lamb, Susy Bullock and Randy Terry, Community Members.

They answered the questions sent to them by Randy White as follows: (He reviewed the questions presented at the January 10, JDCPG meeting.) There were 12 items presented: 1) questioned the lack of notification – *They are looking into who was notified; they stated they used the wildlife and library lists* 2) notification of JDCPG and Rural Fire *checking with DPLU* 3) Hydrology questions – *they will get back to us* 4) Noise study especially guns – will report next meeting –they felt the use was historical 5) The repairing of the abandoned stock ponds – *glossed over* – Randy asked about building new ponds. 6) Exclusive use of rainwater to fill ponds? – *They will try to use surface water – none of them knows where the idea of use of rainwater came from* 7) Reimbursement for medical costs associated with hunting accidents - *Randy Terry to address risk factors to assist in emergencies* 8) Why were trees poisoned? *They were an invasive species – Pathfinder Two*

was the herbicide and the volunteers of Fish & Game put it on. 9. Questioned why building on a flood plain – They feel that the 100-year flood plain is perhaps a myth – not found on any other maps. 10) How many gallons a minute is the pump- discrepancy –They want 90 gpm – Randy will get the well drilling report. 11) What herbicide is being used to keep the weeds out of the pond? Pesticides will be determined by Fish & Game – possibly manual removal. 12. Alternative site on the 19,000 acres? The prioritizing of the list made number 12 the first priority which questioned the location of the dog ponds, and they agreed to look at the suggested alternative site which was used for farming on North side of 94 about half mile west of Honey Springs Road which has its own watercourse. There are no homes on ridges and guns should not make problems.

The three meetings that followed this first meeting did not include any representatives from Fish and Game or SDCWF but lots of interested community members and they worked on dividing the workload between the members on the questions.

The next Sub-committee meeting is Feb. 15 at 4:00 at Hooleys and they plan to have them every week. At this meeting the representatives from CDFG and SDCWF will let them know whether the CDFG and SDCWF can move the location of the dog ponds to another site, or at least report where they are in the study as to the possibility of moving the ponds.

- 7. Jamul Indian Village Casino Update – Michael Casinelli introduced Steve Davis, Summit Management, Project Manager and Owner’s Representative, brought in last year. Steve Davis has worked with several Indian tribes including Valle View Casino and others. He introduced David Nielson, former County Environmental consultant, who is assisting in coordinating with County and JDCPG, and Robert Mesa, Chairman of Redevelopment Team of Jamul Indians. Steve Davis stated that they are here to introduce the project which will be located only on the 6.2 acres of Jamul Indian land with no other land involved – no fee to trust will be used. The Draft environmental report will be out early March...schedule public review period early March = April Final Environmental report in May along with Tribal Notice of Decision. EE (which is the environmental document they will be using) is a hybrid of NEBA AND CEQA requirements – Cal Trans will be doing their own CEQA document probably and EIR (including a TIA) having to do with access to the project. The mitigation requirements will be developed after the EE’s selection of the one tribal alternative preferred from amongst the possible alternatives.** Steve Wragg suggested that the Caltrans information should be included in the EE and asked **Steve Davis** whether it would be a part of the EE. **Steve Davis** said they are meeting with Caltrans to come up with the proper mitigation measures. He was further asked, “Shouldn’t the analysis of Caltrans be included in the EE?” He said it would. **Steve Davis said that EE is not a level distinction but is on a par with best EIRs.** County Supervisor Jacob, JDCPG, Rural Fire and other relative agencies, have been consulted and this underlies their commitment to an open and thorough input from the community. They would want to come before the Planning Group probably in April. They plan to have a public meeting to receive comments as part of the review process in the midterm of the public review period and then return to JDCPG to answer any questions that come up. **Michael Casinelli** suggested that they need to put an announcement of the meeting into The Shopper and **Steve** agreed. **Randy White** asked what is the number of days for public comment and **Steve** said it was 45 days. Randy was concerned that the comments would be difficult to do within 45 days due to our two meetings a month schedule. **Janet Mulder** asked to have the EE delivered to the Planning Group as soon as possible so we can have time to work on it. **Steve committed to delivering the EE to us prior to the 45-day period.** **Ray Deitchman** asked if there would be a possibility for e-comments to be given by

the public. An FTP site was suggested to accept the e-comments. **Steve Davis assured us that all effort would be made to give public the access to make comments electronically.**

Last Friday the JIV opened a 3000-foot community building including a kitchen for tribal functions including weddings, funerals, and other events. **Robert Mesa** invited us to come to the JIV new building and assured us we would be most welcome.

Michael Casinelli will appoint a sub-committee to review the JIV information at the next meeting.

Jonathan Shultz left the meeting at this point.

9. Countywide Single Family Residential Design Guidelines (POD 11-008) – Steve Wragg presented the draft guidelines. Conservation sub-divisions were part of the General Plan Update and were objected to, so the County BOS said to create design guidelines for single-family residences. The County Staff increased the scope to include not only conservation sub-divisions, but they made the guidelines too broad and intrusive. **Steve** recommends that the guidelines need to be clearer and define what they are applicable, as they seem to be much farther than the Board intended. They need to be narrower in scope and better defined. It could be used as a voluntary guide to property owners without regulations being administered forcing compliance. The cover letter tends to suggest this is advisory, but the actual document as printed implies regulatory mandates. **Steve Wragg moved that we sent a letter to the County telling them we are concerned about “over regulation” and therefore most strongly recommend that this document be used as an advisory document to be given to applicants without accompanying mandatory regulations and title it as such. Motion carried unanimously.**

Earl Katzer left the meeting at this point.

10. Forest Conservation Initiative Land – Dan Neirinckx introduce Darcy Logan was present to comment on the proposed downzoning to 80 acre minimum. It was zoned 4, 8 and 20 acres/du prior to the GP Update, but restricted to 40 acre minimums by FCI. **Darcy Logan** strongly disagrees with the downzoning especially since it is a blanket downzone from 40 to 80 acres per dwelling unit. **Dan Neirinckx** pointed out that this would be the only parcel that would be 80 acres in our planning area. Our area was considerably downzoned and **Dan** recommends that we should not downzone any farther than the 40 acres voted on by the people. **Steve Wragg moved that we recommend the land owned by the Logan Family (1 large parcel north east of Barratt Lake under one family ownership) should be designated as as RL40 as that was the density applied to the land by the majority of the San Diego County voters when the FCI was passed. Motion carried unanimously.**

Dan Neirinckx moved that we recommend agreeing with County Staff’s recommendation of SR-10 on the multiple parcels at the eastern end of Deerhorn Valley Road, and RL-40 for the land to the east of Four Corners (intersection of Lyons Valley Rd, Skyline Truck Trail and Honey Springs Rd.) Motion carried unanimously.

11. Tiered Equine Ordinance Meeting (2/6/12) Report – Jean Strouf reported the meeting announced the establishment of different areas of control. There are three different classifications designated on the maps as green (no commercial facilities are allowed), red (grandfathered – ordinance has no effect), and blue (this 3-tiered ordinance covers it) The blue area covers only commercial use and are located in higher density areas and they will

need to get major use permit to allow this use. No action needed.

Judy Bohlen left the meeting at this point.

12. Red Tape reduction Taskforce Sub-Committee – Dan Neirinckx – read the bullet points developed at the meeting of the chairs attended by Dan and Janet Mulder that are to be presented to the BOS meeting on February 29, 2012. They are as follows:

- 1) Eliminating planning and sponsor groups does nothing to reduce red tape as the county process is not dependent upon a response from them as well as does away with organized public information dissemination and much of any organized community input.
- 2) Each planning group can effectively determine the number of members it needs to be reflective of its local community perspectives.
- 3) PPP single public meeting is problematic in that scheduling and notification may not be aligned with community needs for effective attendance and needs to be in addition to and not replace the need for planning/sponsor group input.
- 4) Self-certification of documents: Not acceptable as DPLU provides independent review for their primary customer: the Public.
- 5) Elimination of the RPO is not really possible as it is an ordinance while CEQA is a process for disclosure. (*waiting on Planning Commissioner Beck's wording*)
- 6) Term limits are not appropriate as members are all volunteers who are not paid and have detailed community knowledge gained over their years of service.
- 7) Planning and Sponsor Group costs and legal liability to the county are not red tape issues. That being said, any information used as the basis for a recommendation needs to be factual, accurate, and complete.
- 8) Reducing EIR requirements may not be possible. Is it legal for the county to delegate its lead agency status with regards to CEQA?
- 9) Single bite at the apple: Concept needs to be modified to allow additional review focusing on changes made or new information received since planning or sponsor group review and prior to completion of the EIR and approvals by the Planning Commission and BOS.
- 10) Loss of free appeal rights significantly affects CSG/CPG ability to effectively represent our community position.
- 11) Planning and sponsor group chairs enthusiastically support timely creation of a new task force having representation from all stakeholders. It would focus on reducing delays and other true red tape in project processing by clearly and accurately defining issues and then recommending appropriate changes based on that information.

Dan Kjonggaard moved that we support the bullet list proposed by the meeting of the Chairs and send a letter to Supervisor Jacob and the other members as well, with copies to all of the CSA and CPG Chairs of the reiteration of our recommendations and comments. (Attached to 1/24/12 minutes) Motion carried. 9, yes; 0, No; 1 Abstained (Wragg – member of the former Red Tape Reduction Task Force).

13. SDG&E Sub Station Sub-Committee Report – Michael Casinelli reported that SDG&E had a thorough grounding study on six of the proposed sites and found that sites 6 and 9 would not pass the grounding study test. This was good news to the sub-committee as site number 9 was the former Simpson property, which the Sub-committee placed last on their priority list of acceptable sites, and now it will not be in contention for the location of the SDG&E Sub-station. They will be coming back in a couple of months to report on sites 10a 13 and 16.

14. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS

- a. **ZAP 00-069W1 – Modification to an existing Verizon site 13636 Hillside Estates Dr – Dan Kjonogaard will review and report back.**
- b. **General Plan Property Specific Workshop – 1 property in Jamul – East of Rancho Jamul Estates. JD 16 –Rick Alexander owner is requesting modification to present RL40 to SR-10. Preston Brown will review and report back.**
- c. **Post Office Box renewal fees will be paid by Michael Casinelli to be voted on next meeting.**

ADJOURNMENT:

Michael Casinelli adjourned the meeting at 10:36 p.m.

Respectfully submitted:

Janet Mulder, Secretary

NEXT PLANNING GROUP MEETING: TUESDAY, FEBRUARY 28, 2012
OAK GROVE MIDDLE SCHOOL LIBRARY

Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee meeting,
Wednesday, Feb.15 4:00 p.m at Hooleys