

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
Draft MINUTES**

**Tuesday, February 28, 2012  
To be Approved March 13, 2012  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:34 p.m.
  
2. **Roll Call:**

**Present:** Michael Casinelli, Dan Neirinckx, Jonathan Shultz, Jean Strouf, Dan Kjonegaard, Janet Mulder, Randy White, Preston Brown, Yvonne Purdy-Luxton, Bill Herde and Dale Fuller.

**Absent:** Earl Katzer

**Excused:** Judy Bohlen, Ray Deitchman, Steve Wragg
  
3. **Motion to approve the Agenda February 28, 2012, as posted 72 hours before the meeting and the minutes of February 14, 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.**
  - b. **SDG&E is replacing approximately 1800 wood poles with steel poles in Cleveland National Forest.** They will be filing a PEA (Proponents Environment Analysis) and have to reapply for expired permits. Project to be completed by 2018 – Michael passed out the maps from **Don Parent**.
  - c. **Michael Casinelli and Dan Neirinckx attended a meeting at Dianne Jacob’s office on the liquor license for Arco Am/PM.** It will come back to us for additional public comments even though the legal public comment period has closed. **Jennifer Hill, ABC,** will be at our next meeting to present. The Sheriff has entered a “concern” which is standard procedure to allow them to comment later in the process. Three members of the public were also present at the meeting. **Dan Kjonegaard** pointed out that they are not required to come before our Planning Group, but **Dan Neirinckx** stated that when ABC goes to the County for a liquor license, if the zoning allows it, **Supervisor Jacob** stated that it is possible for the County to bring in the Planning Groups when they are asked to approve the zoning in the future. They were required to notify residents within 300 feet which was only two houses, and Supervisor Jacob pointed out that the County requires a minimum number of residences to be notified in the rural areas and recommended that ABC needed to follow the same process.
  - d. **Michael received an email from David Morton of Registrar of Voters, only seven members have filed their Form 700. All need to file theirs by March 30.**
  - e. **Jean Strouff attended a meeting of the Trails Council at Supervisor Jacob’s office,** where they discussed the trails that the County is opening up. The question came up regarding trails along the Sunrise Power Link and SDG&E will be contacted.

- f. **February 29, the Board of Supervisors will discuss the Red Tape Reduction Task Force recommendations and Oliver Smith of Valley Center CPG will be presenting the recommendations of the Planning Group Chairs.** Michael sent our additional recommendations to all of the BOS and Chairs as well.
  - g. **Yvonne Purdy Luxton asked about the South Bay Gun Club** and when it got the permits to be located in Dulzura. Janet will check the old minutes and try to answer.
  - h. **Manzanita Band of Indians is close to getting a casino off of their land which may set a dangerous precedent of Indians being able to establish casinos off-reservation.**
5. **ZAP 00-069W1 – Modidfications to an existing Verizon 13636 Hillside Estates Drive – Zaiser Family Trust - Dan Kjonogaard – Introduced Arvin Norouzi, Agent for Verizon, who** told us the plan is to add a backup generator due to loss of commercial power and during routine maintenance. The generator would be placed in a concrete basin that would capture any fluids that may leak out in error and a 4-foot high CMU retaining wall would be placed behind the unit. Subsequent to the submittal of the plans to the DPLU a Scoping Letter was issued by the Planner that stated, the proposed generator would have to be placed behind an 8-foot high CMU wall and of an address correction on the plans. **Dan Kjonogaard** described his visit to the site and of the confusion with two addresses contained in the plans and that the CPG has historically recommended that generators at cell sites be enclosed within fences equipped with sound deadening material. The Scoping Letter dated 2-21-12 from DPLU called for an 8-foot CMU wall for noise abatement and also by the Rural Fire Department. Discussion was held and photos were shown to the JDCPG. **Dan Kjonogaard moved to accept the concept of the generator addition to the existing Verizon cell site based on the following changes to the plan; 1) Correct the address as shown on all drawings of the plans from 14441 Hillside Dr. to 13636 Hillside Estates Dr. This change will reflect the actual address as found on the tax assessor records and mailing address. 2) Endorse the DPLU and SD County Fire Authority requirement that the entire generator be enclosed within a CMU block wall enclosure. Additionally, that it matches the existing structure in texture finish and color, also that a sound deadening material shall be attached to the interior of those walls. 3) Comply with all other items identified in the Scoping Letter from DPLU, dated, 2/21/12. 4) That the modified and resubmitted plans return to the CPG for their review. Motion carried unanimously.**
  6. **JDCPG’s Post Office Box Annual Rental Fee – Michael Casinelli presented a bill for an annual rental fee of \$56.00 which he paid. Yvonne Purdy Luxton moved we authorize payment to reimburse Michael Casinelli of the \$56.00 fee. Motion carried unanimously.**
  7. **General Plan Property Specific Requests – Richard Alexander – Harper Ranch Road Jamul – Dan Neirinckx** stated that this is a request that originated at the BOS meeting of January when Mr. Alexander was present and asked to have his designation reviewed. It is listed as JD16 (Alexander). Dan showed the property on the map which is in Rural Land 40 designation today, and the adjoining land is Rural Land 10 and a small parcel inside of the property is also designated RL 10 even though it is only 8 acres. Dan pointed out that there is some slope on the property and it is all designated as over 25% slope, but two other maps indicate that at least 30 acres are below 25% slope out of the 184-acre parcel. **Rich Alexander**, owner, pointed out that the issue is one of fairness. When it was purchased it was designated 4, 8, and 20 acre minimum, and has a small eight acre parcel in the middle

of the property. It abuts much smaller parcels. Access is via Harper Ranch Road to the whole property. **Dan** reminded us that we objected to the general downzoning of the property in our Planning Area and this one, which goes from 10 to 40 with no transition is a good example of why we objected to the decision. He recommends RL 20 for this property as being more appropriate, and would result in 9 parcels. The groundtruthing map we did came up with 16 possible residences including the small lot in the center, taking into consideration slope and groundwater. **Dan moved we recommend the designation RL 20 be placed on this property due to the adjacent property's zoning as well as the existence of the 8-acre parcel in the middle as it would provide a gradual change in density which would more likely result in this change to the General Plan being considered a "moderate change". Motion carried unanimously.**

**8. General Plan Update/Community Plan Revision to Conservation Subdivision for SR1 designated parcels in Jamul – Dan Neirinckx** pointed out that the General Plan in SR1 allows ½ acre lot size in the Conservation Subdivisions, which is in direct conflict with our historic minimum lot size of 1 acre per dwelling. In order to get this statement into the General Plan they had to remove our 1 acre minimum lot size requirement from the old Jamul Dulzura Community Plan so it would not be in conflict with the General Plan's rules on conservation subdivisions. **Dan moved that we recommend acceptance of the proposed change to the Subregional Plan, designating a one-acre minimum lot size in our Planning Area, which would accommodate the CPG's request to delete the one-half minimum lot size for the SR-1 designation. Therefore, Chapter 2, Land Use and paragraph (g)(7) of Policy 2 under Goal 2 would read (7) The minimum lot size for clustering is one net acre for land use designations SR-1, SR-2, and SR-4; and two net acres for land use designation SR-10. Motion carried unanimously.**

**9. Hollenbeck Canyon wildlife Area/ Honey Springs Ranch (Dept. of Fish & Game) Use of Ground Water Update – Randy White** reported that he spoke with **Bob Johnston**, former JDCPG member, who was present at a 2006 meeting with Fish and Game regarding the Daley property at which they were given an overview of the property's proposed use and he said there was nothing stated about dog ponds nor was the use of groundwater mentioned. The property was apparently not purchased all at once. There seems to be some confusion between what Dept of Fish and Game think they published and reported out and what they actually did send out. The question is did they follow CEQA and who was notified regarding the purchase of the land? Randy is investigating. **Yvonne Purdy Luxton and Stacy Magoffin** were also present at the 2006 meeting and were told there was not going to be any public use of the property as it would be a preserve. **Randy White announced that the sub-committee will meet every Wednesday at 4:00 and the meeting with Department of Fish and Game is April 5 at DFG 3883 Ruffin Road.**

**10. Jamul Indian Village Casino Update – Michael Casinelli** pointed out that the Environmental Review document (EE) should be available soon and suggested that we think about volunteering to be on the sub-committee for which we will need a chair. **Steve Wragg, Janet Mulder, Randy White, and Bill Herde** all volunteered to be on a sub-committee to read the EE when it comes in. A chair will need to be named later.

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

a. **Michael Casinelli** will be attending a Red Tape Reduction Task Force Meeting 3/20/12. There is a meeting on 3/19/12 on TIF (Traffic Impact Fees) which Michael

can not attend and needs someone to represent our Planning Group. **Yvonne Purdy Luxton will attend with Dan Neirinckx.**

b. **County of San Diego Climate Action Plan** – public comment period - 2-17 through 3-19 – report is available online. **Preston Brown and Bill Herde** will review and come back with comments on March 13 meeting.

**ADJOURNMENT:**

**Michael Casinelli adjourned the meeting at 9:32 p.m.**

**Respectfully submitted:**

**Janet Mulder, Secretary**

**NEXT PLANNING GROUP MEETING: TUESDAY, March 13, 2012**  
**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee meeting, every Wednesday, at 4:00 p.m at Hooleys. Meeting with Department of Fish and Game, April 5 at 3:00 at DFG on Ruffin Road.**