

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINALMINUTES  
Tuesday, MAY 8 2012  
Approved May 22, 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, Janet Mulder, Bill Herde, Randy White, Jonathan Shultz, Jean Strouf, Dale Fuller, and Yvonne Purdy-Luxton  
  
**Absent:** Earl Katzer  
  
**Excused:** Ray Deitchman, Preston Brown, Dan Kjonegaard, Judy Bohlen, and Steve Wragg,
  
3. **Motion to approve the Agenda May 8, 2012, as posted 72 hours before the meeting and the minutes of April 24, 2012. Motion carried unanimously.**
  
4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
  - a. BOS recertified the existing 45 MPH speed limit on Jamul Drive at their April 4 meeting as reported to us by the San Diego Traffic Advisory Committee via letter.
  
  - b. SD Planning Commission is holding a special workshop on the wind energy ordinance amendment on Friday, May 11 at 9 a.m.
  
  - c. P10-013 – Mobilite LLC Cell Towers on Little Tecate Road in Dulzura. It was passed on April 27, 2012 and if no appeals occurred within ten days the permit is approved.
  
  - d. Goldspotted Oak Bore – killing oak trees in our area – Michael will email the information to all of us for our use and Preston Brown will report on it at our next meeting.
  
  - e. SB 244 - Disadvantaged Island Communities – passed by the California Senate and goes into effect July 1, 2012. There are restrictions that must be followed by cities and county to identify island communities with at least 12 registered voters and the community average income must be 80% of the state annual household median income or less which figures out to be \$43,000 or less annual income. The analysis of stormwater, drainage, structural fire protection, must then be determined as to which city or county government would annex it. This does seem to have a possible impact on our rural area.
  
  - f. Bill Herde will not be at the next meeting.
  
5. **General Plan Update Zoning Cleanup 2012 – Dan Neirinckx reported** there are multiple properties that are affected on the first map. (JD-UR1-3) The first is the property that now houses the Jamul Veterinarian Clinic changing existing splitting zoning to all C-36. The second is across from

the intersection of Jefferson and Lyons Valley on the north side and will be rezoned to all C-36 (removing the residential). The third property is off of SR94 –on the south side, which includes three properties changing from RR to A72 as per request of the owners who plan to open a boutique winery. The next part of JD-UR-3 includes several pieces of property owned by public or quasi-public agencies that are going from A-72 to S-80. They include the small piece at the end of Deerhorn Valley, another larger piece part of the old Daley Ranch from Dulzura down, another larger piece includes the city owned property surrounding Barrett Lake, and another piece west of Barratt Lake at Barratt Honor Camp – all are going from A-72 to S-80 which means they are going from Agriculture to Open Space plus two other large areas that follows the Barrett conduit (aqueduct) and the last one is the Otay Mountain area. The second map deals with animal regulation changes. The first property is the old Jamul Haven going from Q to L designation which means that major use permits are required for uses that were not allowed under Q. The next property is the old Honey Springs Ranch which is going from J to O. Allows some uses like boarding or breeding by right that are not allowed under current zoning. **After discussion, the Group wishes to go on record as opposing the new zoning for JD-AR-2, 3 and 4, and recommend for Honey Springs Ranch to remain in the generally more restrictive J zoning.** The next property (JD-AR-5) is the House of Steel near Steele Canyon Golf Course going from S to O which would be far less restrictive as it allows many more activities by permit. The next property (JD-LS1) is located on southwest corner of Hidden Trails and it was split zoning and now would be new lot size minimum designation of 4-acres. The next ones (JD-LS2) are located on the north side of Honey Springs where part of each lot was undesignated of the three lots and the three are going to 8-acre as the minimum lot size. The next property (JD-LS3) is located east of JD-LS2 and is being designated as 8-acre minimum currently in a split zoning today listed as 1-acre lot size. JD-BT1 – is the same property as listed above (JD-LS2) – it had no zoning previously and today it is C residential single family, one dwelling unit per lot– which means you can put a house and barn on it. JD-HT-1 Honey Springs Ranch – going to G which means a maximum of two story height – 35’ maximum. JD-SB-1 Honey Springs –generally increases the setbacks from 50 to 60 feet in front from centerline of road.

**Dan Neirinckx moved that we recommend approval of all of the zoning cleanup changes except JD-AR2, 3, and 4, for which we recommend utilizing Animal Regulation Use Category “J” as it is a more restrictive zoning, requiring use permits for many projects rather than allowing use by right as would occur under the “O” which is proposed. Motion carried unanimously.**

6. **Jamul Indian Village Casino Update – Michael Casinelli reported that** all of the letters sent to the Jamul Indian Village of which he received copies from the sender had serious questions regarding the completeness of the Draft Tribal Environmental Evaluation and were all consistent with the concerns voiced by our Planning Group. Michael will contact Steve Davis and ask when we can expect the revised EE addressing our concerns.
7. **Hollenbeck Canyon Wildlife Area/Honey Springs Ranch – Randy White** At the meeting with Dianne Jacob, she directed the sub-committee to get historical proof of the early land use. He saw the aerial photographs of the property going back from 1929 to 1974, which showed that there were no ponds on the property from 1929 at least until 1974 and he purchased the cd from the County of these photographs. Randy ran out of time before getting up to the current date, and is planning to get the 1974 to present photographs, but needs to be reimbursed for the initial costs of the CD, which were \$350.00. Michael will put it on the agenda to reimburse Randy for his expense at the next meeting.

## 8. **JDCPG Officer’s Announcements and Reports:**

**A. County Bicycle Transportation Plan –** The County is looking at a grant application for the

SANDAG's Grant update of its bicycle transportation plan, and **Dan Neirinckx** asked if there were any areas that need bicycle lanes and if so, send them to the County. **Dan asked for volunteers to be established to set up suggested bicycle transportation plan recommendations. The sub-committee will meet on Tuesday, May 22 at 6:30 in the Library. Members who volunteered were Yvonne Luxton-Purdy and Bill Herde. Dan will also contact the Jamul Schools Superintendent and the Principal of Oak Grove to invite them to attend in case there is an interest in bike lanes for transportation to and from the schools. Anyone interested in being on the Bicycle Transportation Plan Sub-Committee should come to the meeting on May 22<sup>nd</sup>.**

- B. TPM21004 – Vivovich – Preliminary Notice of Approval - Heidi Lane – We recommended approval on this project when it came before our group.**
- C. Solicitation for membership on the Trans/Net Independent Taxpayer Oversight Committee – applications need to be turned in by June 4 See [www.sandag.org/itoc](http://www.sandag.org/itoc) for more information.**

**ADJOURNMENT:**

**Michael Casinelli adjourned the meeting at 9:16 p.m.**

**Respectfully submitted:**

**Janet Mulder, Secretary**

**NEXT PLANNING GROUP MEETING: TUESDAY, May 22, 2012**  
**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee Meeting May 9 at 4:00 at Hooleys, followed by meetings every Wednesday from 4-5 at Hooley's Rancho San Diego.**

**Bicycle Transportation Plan Sub-Committee Meeting will be held at 6:30 on May 22 in the Oak Grove Library preceding the regular JDCPG meeting.**