

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL MINUTES  
Tuesday, July 24, 2012  
Approved Aug. 28, 2012  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:39 p.m.
  
2. **Roll Call:**

**Present:** Michael Casinelli, Janet Mulder, Dan Neirinckx, Dan Kjonegaard, Jean Strouf, Ray Deitchman, Judy Bohlen, Earl Katzer, and Dale Fuller.

**Absent:** Yvonne Purdy-Luxton, Steve Wragg, and Preston Brown.  
**Excused:** Randy White, Jonathan Shultz, Bill Herde,
  
3. **Motion to approve the Agenda July 24, 2012, as posted 72 hours before the meeting and the minutes of July 10, 2012 as corrected. Motion carried unanimously.**
  
4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
  - a. **Michael Casinelli emailed the members documents** he received from Adam Wilson regarding the Red Tape Reduction Task Force. They listed staff recommendations including the reorganization of DPLU and left the CPGs in tack however may have some changes in the future including required training, ethics, and conflict of interest forms as well as perhaps limiting the Chair to a maximum number of terms of office.
  - b. **Michael Casinelli called Caltrans about Earl Katzer's** concern regarding visibility and lack of safe site distance on SR94 at Lyons Valley Road, and they responded immediately and trimmed the trees. **Thank you.**
  - c. **Michael Casinelli submitted our priority list to Parks and Recs.**
  - d. **Michael Casinelli reminded us that Dan Neirinckx would represent our Planning Group at the BOS meeting tomorrow regarding POD 12-002 (Zoning Cleanup) regarding animal use regulations and stating our position which will be covered on Item 6.**
  - e. **Michael Casinelli contacted Adam Wilson to find out the required distance for notification. It is 300 feet from property line with a minimum of 20 residences.** This is part of the DPLU guidelines.
  - f. **Michael Casinelli received a packet of information on the upcoming election.** An applicant can fill out the information on line before August 10, as it needs to be delivered in person to the Registrar of Voters in Kearny Mesa. **Dan Kjonegaard** reminded us that if you wish to have a statement in the voter's pamphlet, you would need to bring that statement and a check with you when you file. If there are an insufficient number of candidates to require a vote, the money will be refunded.
  - g. **Michael Casinelli contacted Supervisor Jacob regarding the vagrants across from the Arco and she notified the Sheriff who** investigated and talked to ten individuals, none of whom lived in the area. They found no evidence of people living there. The sheriff would like to know the identity of the current owners of the Barratt House property and anyone who knows the name is encouraged to contact Sheriff Gore.
  - h. **Dan Kjonegaard announced that a registered letter was sent telling us that Otay**

**Water District is doing an environmental assessment on the Wastewater Management Plan** and have prepared a supplemental environmental report to their 2009 Water Resources Plan. There will be a meeting on August 2 between 4-6 p.m. at Otay Water District Training Room at 2554 Sweetwater Springs Blvd. The Environmental Report is available from Lisa Coburn-Boyd at 619-670-2219 or [lisa.coburn-boyd@Otaywater.gov](mailto:lisa.coburn-boyd@Otaywater.gov).

5. **3100-5289 (TM 5289 RPL4), JAMUL HIGHLANDS ESTATES, TM, STP, Discretionary Project Application, Jamul Highlands Rd. Jamul, – Dan Neirinckx pointed out this project came before the Planning Group on August 27, 2002, proposing 25 lots on 59 plus acres. Our concerns dealt with oak trees and horse trails.** The project has been completely re-designed and the project is located off of Jamul Highlands Road, the present termination of the road is the southwest corner of the property and Jamul Highlands road reconnects with the property on the northwest corner of the property. They have taken into consideration habitat, and fire setbacks and now designed it for 24 parcels of minimum lot size of two-acres, which is a minimum density of .5 (meaning 1 dwelling per two acres). Slope, habitat, and other considerations limit them to 24 parcels with 10 on the northerly part and 14 on the southerly portion each with their own cul de sac access to Jamul Highlands. They meet the basic fire requirements, however the County has placed a requirement that they must connect Jamul Highlands to Olive Vista Drive and it must be a through street to Jefferson. Kristina Jeffers, the Planner, tells Dan there are legal connections (either IODs or easements) between Jamul Highlands and Olive Vista to make such a through road possible. This plan cuts down on the impact to the oak trees, however the general contour of the land is pretty steep and will require substantial amount of grading (35,750 cu yds cut and 28,025 fill). The largest cut is 38 feet and the highest fill is 20 feet. Transporting of the 7,000 cu yards of dirt off the property may be a concern both as to the quantity of trucks and wear and tear on the roads. **Dan Neirinckx** feels the planned building pads are placed too close together to follow community character, due to the small building pads created by the environmental concerns. **Mark Thompson, TRS Consultant, representing the owner,** pointed out that the County wants individual developers who wish to develop this area to make the improvements to create a through road. The steepest cut and fill is located at the entrance to the southern cul de sac that is almost at the end of Jamul Highlands. The roads are 32' paved, 36 with shoulders. In order to avoid the oaks on the site, they are planning a 150' pre-fab bridge, which will cut the impact down to possibly 4 trees. **Judy Bohlen** wished them luck getting this road through. She also points out that this is a typical clustering look, and we said we did not want it. She feels we should send a letter to Dianne Jacob regarding this project. Earl Katzer pointed out that the residents of Jamul Highlands have not been notified of these plans and Mr. Thompson will see that it is brought up to the County. Dan Neirinckx will follow through. **Michael Casinelli** asked what would need to be the reduction in number of houses to avoid this appearance of clustering, given the size of the building areas they have been allowed. **Dan Neirinckx** said that lots 3, 8 and 9 are the worst-case scenarios in Unit One as the building areas are almost on top of each other. In Unit 2, all of the lots are too close, so to improve this design to meet the look of existing houses, the project would need to be reduced by two houses in each of the units. This project shows that the policies of the County on habitat are requiring property owners in the back county to pay for that habitat. **Judy Bohlen** suggests that the County needs to back down on their open space requirements, to allow proposed lots to have a larger buildable area thereby avoid the clustering of dwelling units, which would make the project more compatible with the neighborhood and existing community character. **Michael Casinelli** suggested a traffic impact analysis must be done to see the impacts on Olive Vista especially in light of school traffic. **Dan Neirinckx** asked how much land was dedicated open space vis a vis what was required. **Earl Katzer**

reminded the Group that it is imperative that this project must be contingent upon the creation of a through road connecting Jamul Highlands with Olive Vista all the way to Jefferson. **Mary Johnson, resident** congratulated us on following through to make sure we have good circulation.

**Dan Neirinckx moved that we make sure the project is contingent upon a connecting road being built that is adequate to handle the additional traffic impacts. We find that the project's building area for each individual lot is too small and would violate our neighborhood and community character; therefore we recommend that the County reduce the quantity of open space requirements so that the available buildable area for each lot would be increased. We further recommend an updated traffic study to consider the connection of Olive Vista as a through road, as well as the impacts on the other school sites. Prior to our next consideration or review of the project, all property owners within 300 feet need to be notified as per County ordinance. Motion carried: 8, Yes; 0, No; 1 Abstained (Katzner – Adjacent property owner)**

**6. General Plan Update Zoning Cleanup 2012, (to reconsider our vote regarding new zoning for JD-AR-2, 3 and 4, for Honey Springs Ranch, to review and see if we want to recommend the privately owned would go to "O" and the State owned would remain as "J") – Dan Neirinckx reminded us that we could not take a vote at our last meeting as it had not been noticed, therefore it was brought back today. Since the "O" designator is less restrictive, the question is do we want to reconsider our previous vote? Dan Neirinckx moved that we recommend that the three private property ownerships would be rezoned to the "O" designator as per staff's recommendation, and the state owned land would be retained as a "J" designator, which would allow review on a case-by-case basis if the land reverted to private property. Motion carried unanimously. Dan will appear at the BOS meeting tomorrow to present our position.**

**Dan Neirinckx left the meeting at this point as he has a financial interest in the next item.**

**7. P12-011 AT& T Mobility Cell Site – Highway 94 and Madre Grande Road (Lucky 6) Dan Kjonggaard introduced Danielle Goldman, from AT&T who presented us with maps and information on this site. This item was before our group in March 2011, and we made recommendations for sound deadening and type of structure. Those items were all met and they followed through with our recommendations including creating a barn structure. He pointed out that he recommends that the roof be poured concrete, but that since it is not visible from the roadway, it would not be a major concern as far as visual impact.**

**Danielle Goldman** said all of the building would follow fire requirements and AT&T is trying to follow our recommendations for a barn like structure that would contain all of the equipment indoors and would not be as obvious as a cell tower to the observer.

**Mary Johnson, resident,** asked if we had seen the property and pointed out it was full of rocks.

**Doug Munson pointed out that the number assigned by the County might be different when it comes out after the building permits are granted.**

**Dan Kjonggaard moved that we approve with the following recommended conditions, and the CPG's subsequent review of the resubmitted / revised plans;**

- 1. Verify correct address as per the county assessors' tax records and use that on all plans 18290 SR 94 (using "aka Lucky Six Truck Trail" in parenthesis).**
- 2. Leave project name as shown, "Dulzura Highway 94".**

3. Place acoustical panels on the proposed metal gates of the concrete block wall enclosure for the air conditioning condensers to reduce noise.
4. Paint building/faux tank/wall and any support structures earth tone (i.e.: sand stone color).
5. Barn style roof can be at vendor's discretion, flat or sloping flat roof cannot be seen from road way. Roofing shall comply with Fire District requirements.  
Motion carried 8, Yes; 0, No; 1 Abstention (Neirinckx)

Dan Neirinckx returned to the meeting at this point.

Jean Strouff left the meeting at this point to tend to a sick horse.

8. **Hollenbeck Canyon Wildlife Area/Honey Springs Ranch – Randy White was not here and this item was postponed until the next meeting.**
9. **Jamul Indian Village Casino Update - Michael Casinelli** received an email from Steve Schmidt of the San Diego Union-Tribune who was told by Steve Davis that the JIV might have a revised Tribal Environmental Evaluation within a couple of months. Have not heard from Caltrans even though repeated calls placed to Gus Silva.
10. **Proposed Standing Rules Sub-Committee – Dan Kjonogaard – Randy White** came up with a book of information to
11. **Discussion: dropping to one meeting a month – Dan Kjonogaard** moved we continue meeting two times a month cancelling a meeting if there is not enough business. Motion carried unanimously.
12. **JDCPG Officers Announcements and Reports**
  - a. **POD 08-006 – Site Implementation Agreement – given to Steve Wragg to review and report.**
  - b. **Wind Energy Zoning Ordinance Amendment and General Plan Amendment to the Mountain Empire Sub regional Plan – Dan Neirinckx** reminded us that we previously made comments on this item.

**ADJOURNMENT:**

Michael Casinelli adjourned the meeting at 9:10 p.m.

Respectfully submitted:

Janet Mulder, Secretary

**NEXT PLANNING GROUP MEETING: TUESDAY, August 14, 2012**  
**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee Meeting**  
**Wednesday August 22 at 4:00 at Hooleys, Rancho San Diego.**