

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES**

Tuesday, August 28, 2012

Approved Sept. 11, 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:**
Michael Casinelli, Janet Mulder, Dan Kjongegaard, Jean Strouf, Yvonne Purdy-Luxton, Steve Wragg, Bill Herde, Ray Deitchman, Preston Brown, Randy White

Absent: Earl Katzer, and Dale Fuller.

Excused: Judy Bohlen, Dan Neirinckx, Jonathan Schultz

3. **Motion to approve the Agenda August 28, 2012, as posted 72 hours before the meeting and the minutes of July 24, 2012. Motion carried unanimously.**

4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
 - a. **Michael Casinelli passed out the newsletter from DPLU now known as DPDS Department of Planning and Development Services**
 - b. **Michael Casinelli** read an email from the project manager of a bridge on Lawson Valley Road, just east Sloane Canyon Road, **Jill Bankston, DPW**, who will come before our Group in the future.
 - c. **Michael Casinelli announced that we will have a presentation on the Oak Borer at our next meeting arranged by Preston.**
 - d. **Michael Casinelli** announced that the Registrar has stated that no election will be held ad the people who filed will be appointed.
 - e. **Dan Kjongegaard announced that he is still looking for our ByLaws created by our Group as the ones obtained by Randy were not what he was looking for.**
 - f. **Steve Wragg and Randy White** will not be present at the September 11 meeting.

5. **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 was not at the meeting, but Michael announced that the Board of Supervisors approved our recommendation on new zoning for JD-AR-2,3 and 4 for Honey Springs Ranch.**

6. **MUP12-014, AT&T Cell Site, located on Skyline T.T., east of Campo Rd., APN 519-210-37-00, property owner, Chris Buckel – Dan Kjongegaard introduced Danielle Goldman, representative of AT&T, and he pointed out that this is a whole new project which replaces the one we reviewed previously.** Dan compared the drawings to the old drawings and found some changes. The tank is 35' however it is on an elevated area. In the original, the building was recessed into the ground somewhat. The Planning Group submitted that we agreed with their drawings and agreed that the 45' would not be excessive. **Scott Burnworth,**

resident, Lyons Valley Rd., voiced a concern regarding health issues. **Dan Kjonggaard** assured Mr. Burnworth that the Federal Government has determined that this is a non-issue and **Doug Munson**, representative of AT&T, stated that FCC has cautioned local jurisdictions that they cannot make a decision based on possible health issues. **Scott Burnworth** also is concerned about the AT&T trucks traveling across his property during construction. **Dan** suggested he talk to an attorney and draw up an agreement that is mutually satisfactory, if he chooses to allow this. **Scott Burnworth** questioned the noise levels that would come from the site during its use. **Dan Kjonggaard** explained that based on the scoping letter issued by DPLU the site would comply with the county noise ordinance Sec.36.404; for A72 zone, 7a.m. to 10 p.m., 50 dBA and 10 p.m. to 7 a.m., 45 dBA. In addition the CPG has recommended to the DPLU that an additional sound deadening material be attached to the walls and gate that surround the AC units to reduce the level even more. **Scott Burnworth** asked **Dan** if he knew what that reduced level would be and **Dan** did not.

Dan moved that we recommend approval of this project in concept with the following recommended conditions and further conditioned upon the CPG's subsequent review of the resubmitted/revised plans:

1. Sheets A-0 & 1, two utility routes are shown and on sheet LS-1 only one is shown; which route will it be?
2. Sheet A-1, assuming that utility route #6 is used; plans should indicate a restoration plan to include, planting materials, water diversions, temporary watering and maintenance plan until planting is established.
3. Sheet A-2, add sound deadening material to gate.
4. Sheets A-3 & 4, provide color of tank / support structure / building / walls.
5. Sheets A-3 & 4, indicate height of wall surrounding AC units.
6. Sheets A-3 & 4, looking at both southeast and northwest elevations; the drawings indicate that beginning at south corner of the building and extending north that this area is built up (rather than graded down as submitted on MUP11-004) and the increased height of this construction method should be included in the overall height of the antenna structure, rather than be shown as 35 feet. Additionally, it does not appear that there is any provision to get into or out of the AC or tower area's without the aid of a ladder nor any safety barriers / restraints for workers.
7. There is no key map to indicate where the photo sims were taken from.
8. Add suitable landscape planting that will shield a minimum of $\frac{3}{4}$ of the faux tank support structure from view. Including an irrigation system and maintenance schedule until the planting is established.

Motion carried unanimously.

7. **AD 12-018 – 3131 Rudnick Drive Lawson Valley – Lawson Creek Farm LLC – Osman and Lillian Tatar – Horse training and stabling facility, Ralph Tavares, applicant – Jean Strouf and Dan Kjonggaard** met with the owners and the County and there has been a major downsizing. The owners are waiting to hear from the community so they know how to proceed. They have dropped the number of horses from 32 to 20 and the pastures and indoor arena have been removed. There is still an unlighted arena located outdoors. **Jean** pointed out there are several concerns with water being the top priority. **Jean introduced Ralph Tavares, project engineer**, who showed a revised map indicating the decrease in number of horse stalls to 20, and show that the living quarters and covered arena have been removed. There would be no

change planned to the existing house. **Jean and Dan Kjongegaard** talked with **Ralph and Ann Judd**. They discussed water and the problems with the wells and suggested the need for a hydrology study. The storm water runoff would need to be channeled to an alternative place other than the existing creek bed. There is also a concern for fire or other emergencies as there is no secondary access to the property and the emergency private road that has been designated as “extreme emergency access” is not maintained and the gate is locked. **Dan** reminded us that this was an administrative permit. Today the project encompasses a barn with 9785 square feet on the first floor and the second floor is 3727sq. feet. The total height of the building is 31 feet without the cupola. **Ann Judd** told us that they have not worked out a plan for firefighting, and they have not addressed groundwater yet, except they would plan to drill a second well with storage tanks

Steve Wragg asked size of lot, which is 42 acres, with an existing 3100 square foot house. There are no restrictions on the number of horses allowed and the people who would be working there will stay off site. **Vector control plan needs to be addressed. Quantity of water needed for the horses and people needs to be determined and brought back to us.** **Randy White** asked what is the use of the second level in the building: storage or living? **Ann Judd** suggested that it originally was for living space, but they would not have it in the plans. **Dan Kjongegaard** asked about the existing garage and its planned use. **Ann Judd** stated it would not be appropriate to be used as a stable. **Yvonne Purdy-Luxton** questioned that the project would not have any boarding and was assured it would only be the owner’s horses housed there. **Jacquelin Hancock, resident of Prairie Dr., Jamul**, assured us she loves horses, but has evacuated from two fires. Water and fires are her biggest concerns. The only way in and out with horse trailers is Lawson Valley Road and that would be a nightmare both for those driving horse trailers and those just trying to leave. She calculated that the average household uses 127,400 gallons of water per year. The horses use 146,000 gallons just for drinking, not including any needed for maintenance. Wells in the area are not able to perform well, and several have to truck water for their personal and livestock use. **Lynn Vaughan, resident on Rudnick Rd**, is new to the area, but has concerns about the possible degradation of her groundwater due to manure or pesticides. She also has a concern regarding fire and trying to get horses out. She suggests an EIR needs to be done. **Shelly Owens, resident, Carl Drive**, passed out a list of her concerns and delivered three letters from other concerned citizens who were unable to attend this evening’s meeting. Her concerns included the water depletion and quality, asking why they were allowed to apply for an Administrative Permit, since there are so many impacts and this project does not appear to be consistent with the community character. Why should it not have to do an Environmental Impact Report? She asked about a meeting that was held and led to her understanding about the scope of the project. **Ann Judd** said that she must have been misunderstood, and that the LLC that exists is there for the show horses to be registered. **Leslie Yoder, Exposition Dr**, stated that many of her concerns have been addressed by previous speakers. She is concerned that she is hearing two separate stories from the “Open House” where she was told it was a business and they would be selling the horses. The community is very concerned that the owners do not realize this area might not be suitable for this development. **Michael Casinelli read letters from Wendy Collin, Carl Drive**, addressing her main concern of water, citing the fact that wells have gone dry and that the quality of their water could be degraded. **Traffic** is another concern and the additional traffic would be worse. **Fire concerns** and the utilization of large horse trailers are a nightmare in our windy narrow road. It could forever change the character of our Valley. **Byron White and Ron White’s letter** strongly objected to this **size and intensive use** of the property. Concerns include **traffic** on narrow very curvy road, **fire protection** as the private road that has been designated as an emergency exit from Lawson Valley is not capable of handling it. **Water** is another concern as

the amount required for this kind of project would require much more water and multiple wells would need to be drilled. **Sanitation** is another concern as to the quantity of animal waste and vector control. **Worker housing** and **lack of grazing Area** are two other areas of concern. This proposed use needs to have a complete EIR as per CEQA. **Jordi Capdet, Carl Drive**, letter, addresses the community character that would be negatively impacted. Concerns included **traffic, fires, environmental** –Oaks dying where there are horses – deforestation, **water pollution, water depletion, air pollution, night sky, property values will decrease** as business would be unsuitable for this area.

Dan Kjonogaard asked how many horses does the owner take to a show. **Ann Judd** said they go to 7 shows a year and the largest number they take are 10 horses. Would the existing rescued animals (zebra, goat, etc.) be on the property? She pointed out that they would be in outside corrals. **Dan Kjonogaard** also pointed out that LLC reduces personal liability, and we pride ourselves on a rural atmosphere, but be careful not to judge the fact that just because one is an LLC it would destroy the rural atmosphere. **Jean Strouff** is concerned that we have to be careful not to close our area to new people. **Kim Beales , Lawson Valley**, letter, suggesting that adding new horses to Lawson Valley is a good idea. **Rob Henry, resident Rudnick Rd.,** asked about the drainage from the property and the horses and **Dan Kjonogaard** suggested that a **storm water plan** has to be made. He also pointed out that **we would be recommending that a water study is imperative.** **Randy White** suggested that it would be a year and a half before this project is determined and recommended patience on the part of the residents as they will need to be part of a sub-committee established by the Planning Group.

Joan Kouns asked why a major use permit was not required? **Dan Kjonogaard** said it was the scope of size that determined what they needed. **Jean Strouff** pointed the new Tiered Equine Ordinance does not require a major use permit until you have 50 horses with boarding and breeding commercially.

Michael Casinelli suggested that this was an informational meeting and our JDCPG would not be taking any action tonight, but waiting until we know what the parameters are on this property, but it was important to provide a public forum to exchange ideas and thanked the residents for their input.

8. **Review of project public notice requirements** – **Michael Casinelli** reported that **Dan Neirinckx** asked to have this brought up to look at the procedure that is currently used when a project lies dormant for an extended period of time. He spoke to Kristina Jeffers regarding TM5289 which came before our group in 2000 and laid dormant for an extended time and may need a more current notice of intent to the public as their concerns may have changed. **Michael appointed Steve Wragg and Dan Neirinckx to write up their suggested solution to this problem and bring it back to the JDCPG.**
9. **POD 08-006 – Site Implementation Agreement** – **Steve Wragg** passed out the draft ordinance for us to review. It introduces a new framework for proposed development called a SIA (Site Implementation Agreement) This agreement would mean that conditions could become ongoing throughout the life of the project. Today there is not a mechanism to insure that the developer has to follow the ongoing conditions after certain projects have been approved. **Steve Wragg moved we recommend acceptance of the ordinance as written. Motion carried unanimously.**
10. **Hollenbeck Canyon Wildlife Area/Honey Springs Ranch** – **Randy White** – nothing to report
11. **Jamul Indian Village Casino Update** – **Janet Mulder** talked to Gus Silva and at first was told that Caltrans was not taking the traffic counts at Steele Canyon High School– but later we talked and he found out that Caltrans did indeed do the traffic counts and did them before school started

“to enhance their data targeting specific hours finding the number of least traveled roads.” We questioned the validity of doing traffic counts near Steele Canyon High School prior to school starting as the traffic increase is dramatic during the school year especially in the morning, afternoon due to classes, and in the evening due to their activities.

12. JDCPG Officers Announcements and Reports

a. Planning Commission August 17 – Final Agenda – Procedures and policy changes

ADJOURNMENT:

Michael Casinelli adjourned the meeting at 10:08 p.m.

Respectfully submitted:

Janet Mulder, Secretary

NEXT PLANNING GROUP MEETING: TUESDAY, September 11, 2012
OAK GROVE MIDDLE SCHOOL LIBRARY

Hollenbeck Canyon-Honey Springs Use of Groundwater Sub-committee Meeting
Wednesday at Hooleys, Rancho San Diego.