

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

FINAL MINUTES

Thursday, May 22, 2014 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

A. Call to Order

B. Invocation / Pledge of Allegiance

C. Roll Call of Members

Present (11): Travis Lyon; Sharmin Self; George Barnett; Mike Milligan; Tom Myers; Kippy Thomas; John Whalen;; Roger Garay; Leslie Perricone; Jim Easterling
Excused (3): Richard Saldano; Nicole McDonough; Louis Russo; Aaron Dabbs

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes for April 24, 2014
Jim Easterling motions to approve as presented
Roger Garay seconds the motion
Vote by acclamation. All present vote to approve

2. **ACPG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

E. Open Discussion: Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

Roger Garay read the attached letter from Fair Political Practices Commission that determined that there was no violation.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. Application for an administrative permit to build a 2nd dwelling unit at 9681 Dunbar Lane (PDS2014-AD-14-028). **Presentation, Discussion & Action.**
Ms. Radcliff spoke regarding the project on her property. Dwelling is for her mother in law to come and live with them. She is using the 50% rule (50% of primary dwelling). Primary is 2004 square feet, second dwelling is 1000 square feet. An administrative permit is needed because of this rule.
Jim Easterling motions to approve.
George Barnett seconds the motion.
Vote by acclamation.
All present vote to approve. No abstentions. No objections.

2. Application for an administrative permit to build an oversized garage/workshop at 9653 Dunbar Lane (PDS2014-AD-14-031). **Presentation, Discussion & Action.**
This application is for a storage barn and workshop for the applicant to get his RV and other belongings in it. Allowed 2000 square feet per county standards. Administrative permit would allow another 800 square feet. Wants a 2800 square feet building. Height is 18ft.

Jim Easterling motions to approve.
Mike Milligan seconds the motion.
Vote by acclamation.
All present vote to approve. No abstentions. No objections.

3. A representative from USA Endurance Events will make a presentation regarding a proposal for a half marathon and relay event starting in Alpine and finishing in Lakeside to be held on November 27th, 2014 (Thanksgiving Day). The county is seeking feedback from the ACPG. **Presentation, Discussion & Action.** Travis Lyon received a call from the applicant. They will not pursue this at this time. The county would not approve the route they thought the county would approve.
4. Notice of Completion of the Draft Tribal Environmental Impact Report issued by the Viejas Band of Kumeyaay Indians on the proposed second hotel tower (South Tower) on the Viejas Reservation. Opportunity for public comment to be presented to the ACPG. The group shall consider any formal ACPG recommendations to be presented to the County of San Diego for incorporation into the County's comment letter. **Presentation, Discussion & Action.** Bob Scheid – Submitted the tier in April. Public comment goes through June. Similar to first hotel. Smaller in room numbers abt 110). 5 stories. 20k square feet in meeting and ballroom space. Work has already begun. They hope to begin demolition of old administrative buildings in June and anticipate completion in 2015. Charles Jerney questioned about the water usage. Bob Scheid stated that the county determined that there was more than enough water in the aquifer and that this project impact would be minimal.

Mike Milligan motions to postpone this item until a further study on the water availability is done.

Motion dies for lack of a second.

Mike Milligan expressed concern over the amount of water that would be used every year. He states that even with the recycling of water it would be difficult. He stated that the EIR states that it would drop the ground water in Alpine. Bob Scheid stated that the owners (the tribe) don't want to drop the water either. He states that the tribe has one of the best water treatment plants in the state. He states that the engineer or the County could answer these questions. Mike Milligan feels that we should recommend that further discussions be had with the county regarding the water situation. George Barnett asked about when the tier first came up that ACPG had a similar discussion and that it was asked that the county conduct a new ground water study. He thinks the county has probably gone through this issue in detail. He asked Bob Scheid if the county has asked for any supplemental information. Bob Scheid does not know, but states that if they had he would most likely be aware of it if they had. Mike Milligan states that for the first hotel the ACPG had asked for more information on the water, but that they never came back. George Barnett states that there was a water study attached to this tier that was attached to the original hotel and that it was found to be acceptable study. Travis Lyon states that they did an appendix regarding the water. They used similar water usage based on the first tower. Travis Lyon states that the EIR has two factors, one being a 5% factor on the water usage and the other being the depth of wells, and both factors were ok. John Whalen asked if when the first hotel was built, was there any change in the prime indexes. Bob Scheid states that there wasn't any that he was aware of. John Whalen asked what the drilling depth of the wells is at the moment to reach the aquifer. Bob Scheid states that he is not sure what the depth is. Bob Scheid states that the county does not roll over on this issue and that the county has a lot of information that is proprietary. Tom Myers asked about the performance of the first hotel project. When the hotel was first proposed there were estimates of water usage. He is wondering how the actual is meeting the expected. Bob Scheid doesn't have that information. The project management developer would have that information. Jim Easterling recommends that we postpone this until a following meeting when we could get more information. Travis Lyon states that the last report is a recent report dated April 14, 2014. Travis Lyon states that the county is looking for any comments for their comment letter. Any individual can write a letter.

Bob Scheid wants the community and the ACPG to feel like our concerns are addressed and feels the County could answer our questions. Questioned asked about local businesses being used, he states that they give local preference. Randy Rusch asked about the air conditioning, are they running cooling towers or air cool chillers? Bob Scheid states there is a free standing AC system. They are not water chillers.

George Barnett motions to support this project with the request that the county provide additional verification of the findings of the TEIR regarding the effects of the project being insignificant on the ground water availability

Kippy Thomas seconds the motion.

Jim Easterling feels that the report covers that and any concerns are mitigated in that report.

Roll call vote.

All present vote in favor. No abstentions. No objections.

Travis will contact the county and see if they can come to the next meeting and provide additional information.

H. Group Business:

1. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action.**
Leslie Perricone – Public Safety and Communications – Presents two members: Ryane Evans and Larry Watt.
Travis volunteers and Aaron will participate as time allows.
Jim Easterling motions to approve.
Tom Myers seconds the motion.
Vote by acclamation.
All present vote in favor. No abstentions. No objections.
2. Recognition of exemplary community service for Alpine Community Planning Group member Jim Archer who passed away on April 29, 2014.
Travis Lyon states that he just wanted to stay a few things about Jim and that it was a pleasure working with Jim. He feels Jim was a selfless servant for the town of Alpine. Tom Myers agrees with Travis about Jim being an example for the rest of us. Mike Milligan states that he was a good parliamentarian and kept things in order.
Travis stated that Jim stated he wanted Aaron to chair the Parks and Recreation Subcommittee in his absence. Travis does not plan to fill Jim's seat and would like to wait for the election. Mike Milligan asked if we can place Charles Jerney in the vacant seat in the meantime. Travis stated that with the length of time and requirements, it would be about 3 months or so before we could get him seated. Travis was just looking at it from a time standpoint. People on the planning group would like to leave the seat vacant for the moment to honor Jim. Charlie is fine with that. Travis asked if Jim Easterling would be willing to do the parliamentarian position. Jim stated that he feels there are a few qualified people that can fill that position. Travis asked if George would be willing to be the parliamentarian. George stated that he is willing.
Travis appoints George as parliamentarian.

I. Consent Calendar

J. Subcommittee Reports (including Alpine Design Review Board)

Public Safety had a meeting on May 5, 2014, with Travis and Leslie in attendance. The Public Safety Plan is in the process of being updated. There will be a meeting with the Alpine fire chief. Travis spoke about the two different mailing lists and stated that he got input back from County Counsel. He asks that the subcommittee chairs forward copies of their agendas to him for circulation.

K. Officer Reports

Jim Easterling – mid-July to mid-August, if you want to run for the board again, up for reelection, this time frame is when you need to apply.

L. Open Discussion 2 (if necessary)

None

M. Request for Agenda Items for Upcoming Agendas

None

N. Approval of Expenses / Expenditures

O. Announcement of Meetings:

1. Alpine Community Planning Group – June 26th, 2014
2. ACPG Subcommittees – TBD
None
3. Planning Commission – June 13th, 2014
4. Board of Supervisors – June 11th, June 17th & 18th, June 24th & 25th, 2014
Alpine revitalization meeting – June 30, 2014 at Crown Hills.

P. Adjournment of Meeting

Jim Easterling motions to adjourn

Leslie Perricone seconds the motion

Adjournment at 6:59pm