

Alpine Community Planning Group

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

REGULAR MEETING MINUTES

Thursday, January 28, 2016 at 6:00pm

1. Meeting was called to order @ 6:02pm
2. Invocation / Pledge of Allegiance
3. Roll Call of Members:

Present:

| | | | |
|----------------|-------------------|-----------------|------------------|
| Glenda Archer | George Barnett | Roger Garay | Charles Jerney |
| Travis Lyon | Jennifer Martinez | Mike Milligan | Tom Myers |
| Jim Easterling | Lou Russo | Richard Saldano | Leslie Perricone |
| Aaron Dabbs | John Whalen | | |

Absent (Excused):

Kippy Thomas

4. Approval of Minutes / Correspondence / Announcements:

1. Approval of October 22, 2015 minutes: Motion by Jim Easterling, Second by Mike Milligan, vote by acclamation 14 yes, 0 no, 1 absent

2. **ACPG Statement is read aloud:** 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.

3. The County of San Diego has issued a Notice of Preparation of an Environmental Impact Report for the Property Specific Requests General Plan Amendment and Rezone. PROJECT NUMBER(S): PDS2012-3800-12-005; PDS2014-REZ-14-006 ENV. REVIEW NUMBER: PDS2012-ER-12-00-003; SCH#2015121012. This Notice of Preparation is being issued to advise property owners, agencies, and stakeholders that the County intends to prepare a Subsequent Environmental Impact Report (SEIR) to analyze potential impacts associated with the proposed Project. The SEIR will tier from the Programmatic EIR prepared for the County's General Plan Update (SCH No. 2002111067), which was certified by the Board on August 3, 2011. The Notice of Preparation can be viewed at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>

4. Notice is hereby given that the County of San Diego is recirculating for public review a Draft Supplemental Environmental Impact Report (SEIR) for the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) in accordance with the California Environmental Quality Act (CEQA). The Forest Conservation Initiative (FCI) was a voter-approved initiative in 1993 that required a minimum lot size of 40 acres for these lands. The FCI expired on December 31, 2010. With its expiration, the former FCI lands reverted to the land use designations of the previous General Plan (1978) in effect before the FCI was enacted. As a result, the land use designations associated with the FCI lands are not consistent with the 2011 General Plan land use designations. Review Period: January 14 through February 29, 2016

- i (1) The Project Description is available at: <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/FCI2016/1.0%20Project%20Description.pdf>

- ii (2) The entire Draft SEIR can be reviewed at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/FCI.html>

5. **Open Discussion:** During open discussion Robie Faulkner presented a study of Electromagnetic Field (EMF) readings taken along Alpine Blvd. in January of 2016. The study demonstrated that EMF levels were elevated from tests Mr. Faulkner had taken along the Blvd in 2012 prior to the installation of the Sunrise Powerlink. Mr. Faulkner requested that the ACPG write to the county, Supervisor Jacob, and the county Department of Environmental Health. The group committed to placing the item on the February 25th, 2016 agenda for full consideration.

5. Prioritization of this Meeting's Agenda Items:

1. None.

6. Organized / Special Presentations:

1. On April 1, 2015 the Governor of California issued an Executive Order pertaining to the existing drought conditions facing California. As part of the Executive Order a number of State requirements were created to address and mitigate the on-going emergency drought condition. One of the requirements directed the State's Department of Water Resources (DWR) to amend their Model Water Efficiency Landscape Ordinance (MWELo). The County is now required to adopt the State's amended MWELo or adopt a County ordinance as effective as the State's ordinance at conserving water. The County is proceeding with amendments to our local ordinance to address the State's amendment to their MWELo.

- i A revised draft ordinance in "strikeout/underline" format is available on the PDS website at http://www.sandiegocounty.gov/content/sdc/pds/Public_Review_Non-CEQA.html
- ii Please forward comments or questions to Joseph Farace at (858) 694- 3690 or by e-mail at joseph.farace@sdcounty.ca.gov
- iii To view the documents associated with the Water Conservation in Landscaping Ordinance, go to http://www.sandiegocounty.gov/content/sdc/pds/Landscape-Ordinance_Design_Review_Manual.html

Jim Easterling made a motion to take no action on this item. 2nd by Mike Milligan. Vote by acclamation. 14 yes, 0 no, 1 absent

2. The owner of a 2.06-acre property at 2139 South Grade Road, Alpine, CA (APN – 520-050-11-00) has applied for an administrative permit (PDS2015-AD-15-044) for a second dwelling unit. The site is currently developed with a single-family residence / attached garage (2,440sf / 633sf). The project proposes to build a secondary dwelling unit with an attached garage (1200sf / 480sf). The group will make a recommendation to the County.

Travis Lyon was the applicant. Lyon turned the meeting over to Vice Chairman Easterling and stepped down from the dais. Mr. Barnett recused himself to due to land owned by the Back Country Land Trust adjacent to the project. Mr. Lyon provided a description of the project. Richard Saldano provided a report from the Private Actions committee finding no issues with the proposed project. Motion to approve the project without recommendations made by Jim Easterling, 2nd by Mike Milligan. Mr. Lyon left the room for the vote. Vote by acclamation. 11 yes, 0 no, 1 abstain (Russo), 3 absent/vacant

3. The owner of a 9.35-acre property at 6582 Japatul Vista Lane, Alpine, CA (APN – 523-111-26-00) has applied for an administrative permit (PDS2015-AD-15-047) for a 3rd story. The property was developed in 1978 with a single-family residence. The previous owner of the property added a 3rd story to the structure without a permit. The project proposes to permit the addition as habitable space. Per the owner's application the addition does not exceed the 35' height limit. The group will make a recommendation to the County.

Mr. Wilson, the property owner provided a description of the project. Richard Saldano provided a report from the Private Actions committee finding no issues with the proposed project. Motion to approve the project without recommendations made by Jim Easterling, 2nd by Mike Milligan. Vote by acclamation. 14 yes, 0 no, 1 absent/vacant

4. The Descanso Community Planning Group has requested that the ACPG provide comment on a project located in Alpine, but within the Descanso Community Planning area. The owner of a property located at 23523 Old Ranch Road, Alpine, CA has applied for an administrative permit (PDS2015-AD-15-48) to use the property as a small winery. The applicant will make the property available for special events through licensed caterers, public wine tastings and the production and storage of wine. The applicant will continue to operate a vineyard on the subject property. The applicant will also be cultivating dates from rate date plans and plans to process, store and sell the produce. The applicant has committed to provide ADA compliant bathroom facilities and on-site parking. The subject property will also be utilized as a Mediterranean garden and nursery.

The owners of the property, Mr. & Mrs. Coleman presented a description of the project and answered questions from the board. Motion to communicate to the Descanso Planning Group that the ACPG has no opposition to the project made by Jim Easterling, 2nd by Mike Milligan. Vote by acclamation. 13 yes, 0 no, 1 abstain (Russo), 1 absent/vacant.

1. Group Business:

Election of officers

i Chair

(1) Travis Lyon was nominated for Chairman by Mike Milligan. No other nominations were presented. Vote by acclamation to elect Travis Lyon Chairman. 13 Yes, 1 No (Russo), 0 abstain, 1 Absent

ii Vice-Chair

(1) Jim Easterling was nominated for Vice Chairman by Glenda Archer. No other nominations were presented. Vote by acclamation to elect Jim Easterling Vice Chairman. 14 Yes, 0 No, 0 abstain, 1 Absent

iii Secretary

(1) Leslie Perricone was nominated for Secretary by Travis Lyon. No other nominations were presented. Vote by acclamation to elect Leslie Perricone Secretary. 14 Yes, 0 No, 0 abstain, 1 Absent

2. Appointment of Sub-Committee Chairs.

i Motion Made by Jim Easterling to appoint the following list of subcommittee chairs. 2nd by Mike Milligan

- (1) Private Actions - Richard Saldano
- (2) Major Public Policy - George Barnett
- (3) Circulation - Glenda Archer & Jim Easterling
- (4) Public Safety - Leslie Perricone
- (5) Parks, Trails and Recreation - Aaron Dabbs
- (6) Water Quality Project - Kippy Thomas
- (7) Ground Water Monitoring - Mike Milligan

Vote by acclamation - 14 Yes, 0 No, 0 abstain, 1 Absent

3. Appointment of Ad-hoc Coordinating Committee to review standing rules.

i Chair asked for volunteers for the coordinating committee. Lyon, Easterling, Perricone, Saldano, & Martinez volunteered. Mr. Russo asked to be notified of meeting time and place to observe.

2.

3. Consent Calendar: Nothing to discuss

4. Subcommittee Reports: None

5. Officer Reports: None

11. Open Discussion 2: None

12. Request for Agenda Items for Upcoming Agendas: None

13. Approval of Expenses / Expenditures: None

14. Announcement of Meetings:

1. Alpine Community Planning Group – February 25th, 2016
2. ACPG Subcommittees – TBD
3. Planning Commission – February 5th, 2016
4. Board of Supervisors – February 2nd & 3rd, 2016

15. Adjournment: Motion to adjourn: Motion Jim Easterling , Second by Travis Lyon Motion Passed 14/0 by acclamation **Adjourned @ 7:45 pm**