

JAMUL DULZURA COMMUNITY PLANNING GROUP
Draft MINUTES
MAY 8, 2018
Oak Grove Middle School Library
7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:35 p.m.**

2. **ROLL CALL:**

Present: Dan Neirinckx, Michael Casinelli, Janet Mulder, Jean Strouf, Hannah Gbeh, Preston Brown, Bill Herde, Steve Wragg, Judy Bohlen, Randy White, Richard Marzec, Darren Greenhalgh, and Mark Manis.

(Please note: Before he can vote...Mark Manis needs to complete the Planning Group Training and Ethics Training. He has turned in the Form 700 to the Registrar of Voters.)

Excused: Joe Stuyvesant, Eileen Poole,

Absent:

3. **APPROVAL OF AGENDA for MAY 8, 2018 and the Final Minutes of the JDCPG April 24, 2018, meeting as corrected and emailed to all. Approved unanimously.**

4. **OPEN FORUM**

a. **Jean Strouf** attended the May 3, 2018 meeting of Supervisor Jacob held as the Semi-Annual Trails meeting. They discussed 16 separate projects and their current status. In our Planning area the following were discussed: **1)** The Sycuan/Sloan Canyon Trail Alignment that goes into our area through Sloan Canyon. Cottonwood Golf new owner wants to have a ten-year sand mining operation on the course and wants to cross the Refuge (US Fish and Wildlife with a 30-foot road to SR-94. **2)** Immenschuh Property Trails Access is at a standstill until the owner wants to cooperate. The SD Mountain Biking Association and US F & W are exploring alternative trail alignment. **3)** Flume Trail (Potts Property) The San Diego River Conservancy is moving forward with County for acquisition. **4)** Safe Passage – Jean has discussed before- trying to make it safe for pedestrians and equestrian riders to safely cross SR94. County Parks is working with Caltrans and need an environmental and structural meeting set up to put in a No-Rise trail (permitted by County Flood). U.S. Fish and Wildlife are working with the group to move this through. **5)** Sweetwater Loop Trail – The SWA wants to eliminate horses from the North Loop and will appear before the BOS on 6/27 – Jean says we need o show up to make sure N Loop says open. **6)** Jill Terp mentioned that the staging area a Millar Ranch Rd & SR 94 is going forward between Caltrans and USF&W. Bids taken in 2019 with project starting in 2019. **7)** Jill Terp also mentioned US F&W is working with other trails organizations on the Mother Miguel Trails Alignment. **8)** The County bough 722 acres to add to the Santa Isabel preserve with 86 areas for a Nature Center east of 79 by Dudley's. A staging area will be made there in approximately Jan 2019. Maryann Vancio mentioned the National Trails Association will hold their annual conference April, 2019 at the Town & Country Resort and Conference Center which will be the first time in

about 10 years they will hold it in San Diego.

- b. **Dan Neirinckx** sent out two emails on the Park Land Development Onsite and he will have a sub-committee meeting on May 22 on PLDO proposed changes.
- c. **Janet Mulder reported that she would not be present at the next meeting** as she will be in Dallas working on her uncle's estate. **Jean Strouf** agreed to take notes at the meeting and Janet will use them to create the minutes.
- d. **Janet Mulder** followed through with the request last meeting to talk with **Chi Vargas of Caltrans** about the request from last meeting asking for someone to come and talk to the Planning Group regarding SR-94 problems and future of same. **Chi Vargas** talked to **Jacob Armstrong and he will be coming to our June 12 meeting to talk with us about SR-94 and future developments on SR-94 and adjacent to it.** **Hannah Gbeh** reminded us that her concern stated at the last meeting emphasized the area from Otay Lakes Road intersection up to the Dulzura Post Office as it is extremely dangerous. We learned that **Eric Lardy has returned to the Land Use Section at the County.** Welcome back, Eric!
- e. **Hannah Gbeh** said that due to the increased crime, i.e., failed child abduction, plus other increased crime in the area, she would like us to ask the sheriff to come and talk to us with ideas as to how to prevent these events from happening. **Michael** will contact the Sheriff to see if a deputy could come to one of our meetings with suggestions.
- f. **Randy White announced there were problems** on Proctor Valley Road due to road construction that is making it less safe. He went into great detail about the areas on the road which are trouble spots.
- g. **Michael Casinelli** pointed out that the Cottonwood Golf Course plans include a large number of trucks and while it is not in our area, the increased truck traffic would impact us. **Michael Casinelli** brought up the General Plan changes that are proposed including bundling of different proposals so the General Plan does not have to be opened for them individually. **Steve Wragg** said that the bundling of the proposals has been used for years, and now there are 28 community plans and that makes it necessary to "batch" the proposed plans together. GP2020 should have solved the need but now the General Plan is four years old and there are problems with it that need to be amended or cleaned up. Large projects are excluded and still need to have CEQA reviews. **Michael Casinelli** pointed out that the General Plan is being changed for large projects. The petition against Lilac Ranch led by Valley Center, seems to be the reason for the concerns, and **Steve Wragg** pointed out that he feels we should not get involved in other Planning Areas if they don't concern us. **Darren Greenhalgh** pointed out that there is another side, which is reflected in the problem. **Bill Herde** said that the bundling is not necessarily the problem and his suggestion was to separate the projects and not be concerned individually. **Judy Bohlen** pointed out that she does not want us to be NIMBYs. She pointed that the Union Tribune says we need to build 16,500 units each year and we are building only 40 % of that number. SANDAG says we will be short 150,000 units by 2050. She states that we are part of the problem when we say "no development in our area". **Preston Brown** stated that there is a big difference between getting homes for the homeless and what is now being built. It should all start with affordable housing and that

is difficult. **Hannah Gbeh** pointed out that this seems to be a ballot issue that may be a problem for some. **Judy Bohlen** stated that the County takes too much time and related a case she knew about. **Randy White** said that the County wants to control development and put it downtown where there are services and we will see more of this through the GP2020 plan.

5. **MINOR SUBDIVISION LOT SPLIT, PDS2018-TPM-21263 - 13915 Proctor Valley Road, APN 597-230-25, Owner Andrew Giles represented by Larry Walsh of Walsh Engineering and Surveying Inc. – Bill Herde** passed out a tentative parcel map that divides the property into 3 parcels. The dogleg on Parcel 3 allows the owner to enter and leave without crossing the other property by utilizing Clark Lane. There is an existing gate in parcel 1 and it needs to be brought up to county code and this will need to be resolved before approval. **Randy White** asked the location as he had trouble figuring it out on the map. **Steve Wragg** asked if there are structures on the lot. **Larry Walsh** told him that the structure was in the middle parcel. Septic is in the process of being approved and they plan to use advanced treatment system (like on Simpson Farms). The property is relatively flat with a 15% grade in the back. **Steve Wragg** asked about the code violation and **Larry Walsh** said they dealt with it as he had been unaware of the problems earlier. **Bill Herde** was unable to talk with the neighbors and **Larry Walsh** said that the owner had talked with them and saw no problems. **Michael Casinelli** asked about the box that is marked that says it is not less than a mile from a major freeway. **Steve Wragg** said he did not know why, as it is less than a mile from a major freeway. **Dan Neirinckx** asked about Clark Lane whether or not it was used by other people, and **Larry Walsh** said that there are proposed 4 lots taking access off of Clark and **Dan Neirinckx** said he felt that all would be better off taking entrance off of Clark Lane. He asked why they were choosing to use the Advanced Treatment System and **Larry Walsh** said he would get back to us on that as **Dan** suggested if there was a way to rearrange the pads to allow septic, it would be better planning. **Larry Walsh** will get the percolation rates to **Bill Herde**. **Michael Casinelli** suggested that we should not vote until we see the scoping letter. **Larry Walsh** will return to present to us again after the scoping letter is received.

6. **CONSIDERATION OF WRITING A LETTER OF SUPPORT – to the BOS regarding the Jamul Dulzura Unified School District’s position on the designated school district for all homes constructed within its current school boundaries that also would be part of the proposed development known as Village 14’s and Planning Areas 16 & 19 - Michael Casinelli** was approached by the JDUSD asking us to support the boundaries of their school district as related to the Village 14 and Planning Areas 16 & 19. **Rob Cameron** representing the developer stated that there is no dispute as to where the boundary is located. It is just that the developer suggests that all students of village 14 would attend Chula Vista School District schools. **Michael Casinelli** said that the proposal would be that any home built in the Jamul Dulzura Union School District would be assigned to that district. **Steve Wragg** stated that his concern would be telling the residents where they have to go to school when it is greater distance for them to travel. **Randy White** suggested that it would cause problems. **Steve Wragg** suggested that the developer negotiate with the school districts and **Rob Cameron** that they would sit down with them. **Darren Greenhaugh** asked if they had negotiated it. **Steve Wragg** suggested that the parties all sit down and negotiate a settlement that would be in the best interests of both districts, without having an adverse fiscal impact on either district. **Dan Neirinckx** suggested that since we were asked to support our Jamul Dulzura School District’s position he would

suggest we write a letter that all area that is in the Jamul Dulzura School District be assigned to Jamul with the possible exception of the middle of Village 14 which could be negotiated between the two districts. **Michael Casinelli moved a letter be written and brought before the JDCPG at the next meeting. Motion passed unanimously.**

7. **CONSIDERATION OF WRITING A LETTER OF SUPPORT** – to appropriate local and state entities regarding a **grant application for funding to mitigate a dangerous pedestrian path along SR 94 from Steele Canyon High School to the McGrath YMCA** - **Michael Casinelli** attended a meeting with **Supervisor Jacob, her staff, Sheriff Officers, PDT, Principal of Steele Canyon, and others including Noah’s Homes** who have had a problem with people using their driveway for “u” turns. They were looking at having students be able to walk safely to the McGrath YMCA and their parents pick them up there which would cut down the numbers picking up at the high school. One concern is the lack of lighting at the bridge. The suggestion was made to apply for a grant and the high school will be applying for a grant. **Supervisor Jacob** asked if our JDCPG would support a grant for the high school, along with others. **Jean Strouf** pointed out that the area closest to the YMCA from the high school is the concrete bridge that is so narrow as to be a problem for pedestrians, horse riders, and runners from the school. If they don’t increase the width of the bridge the road would hit a bottleneck. **Darren Greenhalgh** relayed an accident that occurred a few years ago and agrees with **Jean Strouf** that it needs to be widened. There is the possibility of creating a walk way down further on SR 94 that would lead into the back area of the school thus avoiding part of the SR94 pathway that the students take today including the Steele Canyon High School Cross Country Team runners.

Bill Herde moved that Michael Casinelli write a letter supporting the grant application, stating our concerns for pedestrian safety as relayed in this meeting. Motion passed unanimously.

8. **JAMUL INDIAN VILLAGE UPDATE**

Michael Casinelli reported that at the meeting he attended with **Eric Lardy** that the JIV has given of the 3.7 million except \$400,000 and it has been requested. **JIV** has asked that they be let out of the monthly money they pledged for the sheriff and the County said no.

9. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS**

MUP16-018 PDS 2016 - 17348 Lyons Valley Road – will be heard by the Planning Commission on May 11 for approval. Preston Brown will look at the information and see if all of our concerns are addressed.

Adjournment: Michael Casinelli adjourned the meeting the meeting at 9:21.

Respectfully submitted, Janet Mulder, Secretary

NOTICE OF NEXT SUB-COMMITTEE MEETING:

Park Land Dedication Ordinance

6:30 P.M. Tuesday, May 22, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, May 22, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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