

**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES JUNE 11, 2019
APPROVED JUNE 25, 2019
Oak Grove Middle School Library
7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:33 p.m.**

2. **ROLL CALL:**

Present: Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Preston Brown, Darren Greenhalgh, Summer Piper, Streeter Parker, Steve Wragg, , Joe Stuyvesant and Hannah Gbeh

Absent:

Excused: Ed Mollen, Richard Marzec

Vacant Seat: 14.

3. **APPROVAL** of the agenda for June 11, 2019 and approval of the Final Minutes for the meeting of May 14, 2019 as mailed, noting that the May 28, 2019 meeting was cancelled due to a lack of action items. **Motion carried unanimously.**

4. **OPEN FORUM: Opportunity for public comment on any item not on the agenda - 3-minute time limit.**

a. **Eve Nasby reported that the JDCPG Facebook page has over 100 followers** and would encourage all of us to follow it.

b. **John Jackson, resident** – asked about the Jamul Drive Signal that is proposed and stated that he felt that it was not necessary, and in fact would be a recipe for disaster. He feels the larger right hand turn lane will not be any help. **Michael Casinelli** pointed out that this has been on the County agenda for some time and came before our Planning Group several months ago with discussion. **Statistically it has been justified by accidents and traffic problems.** **Hannah Gbeh** pointed out that this intersection will have a smart signal and the light will turn red only on Lyons Valley Road when someone is turning left off of Jamul Drive. It will be a quick signal. **John Jackson** was concerned about the light coming in his windows at night and the fact he could lose a tree when the street is widened to its full easement to put in the signal.

5. **PDS2019-AD-19-001, Steele Canyon Estates, Open Space Easement. Joe Stuyvesant reporting gave an overview and call on experts in area.** This is an undeveloped lot in Steele Canyon Estates. **Brad Sonnenburg, Project Manager PDS,** stated that the private property owner wants to use some open space next to his property. **Rick Turner, Kappa Engineering,** representing the owner continued with the description. The property backs up against an Open Space Easement. The lot in question was decided not to be built upon and backs up to the Biological Open Space. The owners want to brush the surrounding property, as there are no trees on it. The original layout was unusual. Steele Canyon

Estates Homeowners Association has no objection. **Mike & Jackie Hancock**, the surrounding neighbors were present, and **Jackie Hancock** stood to register their concerns. She points out that it is a Biological Open Space Easement surrounding the property, and they need to look at the requirements, as the brushing they plan to do may not be permitted. The lot in question is less than one acre and they are planning to build a large home on it of over 10,000 square feet. **Mike Hancock** pointed out his concern is the clearing of the open space would allow more clearing later. **Brad Sonnenburg** was asked about the clearing and the easement and said there has not been a grading permit and the owner would need an easement from the Hancocks to go through their property in order to do it. **Rick Turner, SD County**, pointed out that the Open Space Easement is entitled "Fire Clearing" and is not within the true Open Space. **Mike Hancock** pointed out that it he thinks it is indeed within the Open Space. The owners submitted to the County to see if the County would allow encroachment into the Open Space. **Rick Turner pointed out** that the footprint of the proposed residence is well **under** 10,000 square feet. **Ashley Smith, County PDS**, said this area is Limited Building Area so the Fuel Modification and the Limited Building Area can combine. **Brad Sonnenburg** pointed out that the area has allowed brushing for fire resistance.

Planning Group discussion and questions followed: **Darren Greenbaugh** stated that he thought that if he built a house within 100 feet of his property line then he needed to clear the neighbor's property with their permission. **Brad Sonnenburg** pointed out that the owner would be responsible for clearing the property impacted outside of their property. **Eve Nason** asked if current owners would need to give clearance for them to clear the property even if they have an easement. **Steve Wragg pointed out that The Blue Area is committed to brushing for fire and in 2001, the property owner was given permission for fire clearing by the County in perpetuity including the easement.** **Michael Casinelli** asked why the document said that they needed to have permission from the owner and **Ashley Smith** pointed out that was true in the "green area" on the map. **Dan Neirinckx** asked if there was mitigation that needed to occur. **Ashley Smith** said that they had provided more mitigation than was required, and the County would refer to the original biological reports and be able to determine if there were any problems. **Michael Casinelli** asked to be shown how much was going to be cleared on the map. **Brad Sonnenburg** drew a black line that shows about 50 feet into the Open Space area all around the development. **Michael Casinelli** asked about the Open Space Easement that seems to cover much of the building area, and wanted to know if they could build within the open space. **Ashley Smith** said that the Open Space Easement is building free, and there is very little unencumbered open space, but they were aware of that before they purchased. **Michael Casinelli** asked if the applicant did not get this approved would they consider a smaller building within the site, which might be a better fit. **Summer Piper** asked if the house could be turned so to alleviate the problem and **Brad Sonnenburg** said the builder is used to building large homes and wants it to fit. The driveway would be very, very steep and would require more space. **Hannah Gbeh** asked what was the total acreage of vacation request (the green area). **Dan Neirinckx** estimates it is about .4 of an acre that they would want to clear. **Hannah Gbeh** asked about the size of the surrounding homes and it seems that they run about 3000 to 5000 sq. ft. This home is designed to be much larger. **Steve Wragg** read that the Open Space was granted in about 1999 and then in 2001, the fire clearing zone was

created. He pointed out that the owner needs to have an agreement with the surrounding property owners (**the Hancocks**) before they do anything else. **Michael Casinelli** asked about the height of the wall and **Rick Turner** suggested that it is about 10 feet. **Steve Wragg** suggested the property owners need to meet with the **Hancocks**, come to an agreement, and then return to the Planning Group. **Brad Sonnenberg** pointed out that in the early 90's this development was created. **Judy Bohlen, local realtor**, gave a bit of history, telling us that the original Open Space Easement of .78 acres, was granted in 1990 with an agreement with the then owner, Beachem, and the realtor. The easement and encroachment were put on it at that time. Now they are asking for encroachment through an administrative permit, which would allow them to have a driveway and retaining walls, but no permanent structure except the driveway on the property in question. Dan Neirinckx again voiced the suggestion, that the applicant needs an agreement between the two property owners.

Joe Stuyvesant moved that we recommend approval of the open space encroachment into the biological open space easement for the driveway, the retaining wall, the utilities, and fire-clearing and that a condition be placed upon the permit that the applicant and adjoining property owners come to agreement on the proposed encroachment prior to the approval in accordance with the scoping letter. Motion carried: 12, yes; 1, no (May); 0 abstain.

6. **PDS2019-STP-19-002, Jamul Nursery Site Plan, at SR94 & Steele Canyon Rd.** **Steve Wragg** reporting that when this project first came before our Group, our concerns included usage of the property, visual, flood plains, right turn for secondary access, nearness of underground gasoline storage tank to the creek bed, and possible fuel leak suggested at 7/11. The property's "B" Designator means that we can comment on the design of the project and address any environmental concerns. **Vincent Kattoula, Owner's Representative**, presented visual simulations with street level view, back-side of the offices and convenience store, on SR94 looking at the facility. **Entrance and Exit would all go through the stop light with only Knox box access at secondary access for emergency use.** The concern regarding leakage into the creek bed...the double wall fiber glass tank could be added to a double walled cement tank to make sure it doesn't leak into the creek. .78 acres **Vincent** feels the gas station would not hurt the 7/11 but rather should help. SR 94 needs to be widened and the required easements have not been granted as of this point. The storage facilities have been investigated and might still be a problem. Perhaps a medical facility would be something we would like to see. They did not find any record of any gas leakage or contamination on their side. The County wants them to show how they will not be impacting the flood plain. **Steve** asked how the alignment would work on Steele Canyon and 94? He is also concerned about the suggested architecture and would like to see some different themes that might fit with Jamul. Zoning is C-40. **Steve** asked to have the scoping letter before we commit, but **Vincent** would like for us to give him an indication of our feelings. **Joe Stuyvesant** suggested he look at something a bit more rural looking for design and **Vincent** pointed out Jamul does not have a design review board. **Hannah Gbeh** suggested that we appreciate all they did but would like to see it be more "country". Urgent care would be an interesting addition, and might go over. **Summer Piper** said she does not mind the design but is concerned about the one way in and out especially since many may be using

trailers. **Hannah Gbeh** suggested they needed to do a queuing analysis. **Michael Casinelli** asked about quantity of fueling points and was told there will be 12. He asked about the intersection and suggested that they need to work on having a right turn onto SR94 as it will be important, especially for residents of Jamul Dulzura who would need to continue east on SR 94. **Vincent** will check with the Fire Department, the County and CalTrans as he has been told they cannot have any exit going East on SR94 except the emergency one described earlier. Site plan is to scale – **Dan Neirinckx** asked **Vincent's** thinking regarding possibly replacing the storage facility be replaced or made smaller and add another business. **Preston Brown** reminded **Vincent** he needed to contact the Army Corps of Engineers – as they will need to weigh in on the creek and he suggests that they try to make the design “fit” Jamul better and create their rendering of the site plan to scale. **Steve** suggested they use a photo simulation and then put their drawing on top of it. **Preston Brown** told them to watch as the mountain lions traffic the area to cross as determined when Las Montanas was being considered. **Eve Nasby** asked about the number of storage units and is concerned the development might add problems to this already problematic intersection. **Darren Greenhaugh** asked about moving the green space along SR94 to give a better view along that area. **Vincent** is going to check on the questions we presented including building design, secondary access and possible use of urgent care. **Steve** reminded him that he needs to look at aligning the intersection, and going to CA Fish and Game as well. When the scoping letter comes this project will come back to our JDCPG for recommendations.

7. **PDS2019-AD-119-005, Brushing/Clearing Permit, Honey Springs near Bratton Valley Rd., Preston Brown and Eve Nasby reported that new people moving into Jamul across from the Deerhorn Valley Fire Department. This fifty acre lot would be about half cleared. Suggestions were made to be sure to check with the neighbors. They have a plan to possibly build a vineyard in the future. Michael Casinelli suggested that if they clear the property, they need to have a plan to re-vegetate within a reasonable time period as the dust that blows off the property can cause problems to nearby neighbors.**

8. **GENERAL PLAN AMENDMENT, OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19, BOARD OF SUPERVISORS MEETING June 26, 2019. Dan Neirinckx announced that the Sub-committee met and did not complete the report. It will come before the Board of Supervisors June 26, 2019, which is the day after our next regular meeting. Joe Stuyvesant asked what was triggering this re-look and Dan explained that our Planning Group was not given the full picture before we were required to make our decision. After our decision was made, new evidence was presented in the DEIR and we had not seen nor taken into account. Darren reminded us that the Evacuation Plan was looked at as within the Project area only not taking into consideration the ambient traffic that would naturally occur from our residents as well as from the Jamul casino. Brief discussion followed and it was decided that the sub-committee will send out their recommended letter to the Planning Group Members as soon as it is completed and the JDCPG will have a chance to view it and vote at a Special One-Item Meeting on Tuesday, June 18, 2019.**

Sub-committee meeting will be held on Friday, June 14, 2019 and Special Planning Group Meeting on Tuesday, June 18, 2019 where we will cover one item.

The following items were held until next meeting.

9. NEW SMALL SITE ORDINANCE

10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.

11. JAMUL CASINO UPDATE.

Adjournment: Chair Dan Neirinckx adjourned the meeting at 10:10 p.m.

Respectfully submitted,

Janet Mulder, Secretary

Village 14, PAs 16 & 19 SUBCOMMITTEE MEETING

6:00 P.M. TUESDAY, JUNE 11, 2019

and

SPECIAL JDCPG MEETING

7:30 P.M. TUESDAY, JUNE 18, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, JUNE 25, 2019

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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