

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
Tuesday OCTOBER 22, 2019**

FINAL MINUTES Approved 11/12/19

**Oak Grove Middle School Library
7:30 p.m.**

1. CALL TO ORDER Dan called the meeting to order at: 7:30pm

2. ROLL CALL

- Present Dan Neirinckx, Eve Nasby, Ed Mollon, Michael Casinelli, Kevin May, Summer Piper, Joe Stuyvesant, Steve Wragg
- Absent: Darren Greenhalgh
- Came in late: Streeter Parker, Preston Brown
- Excused: Janet Mulder

Vacant Seats 9, 13 & 14

3. Motion to approve the agenda for October 22, 2019 and minutes October 8, 2019

- 8 Yea
- 0 Nay
- 0 Abstain
- Passed unanimously
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4. OPEN FORUM

- Michael Casinelli-Gave a status report for traffic light for Jamul Drive and Lyons Valley Rd. Thought it was supposed to be completed in October but he has not seen any progress. He will keep checking with County.
- Dan Neirinckx noted that the sand pit project has a meeting on November 4th. No details given yet.
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Public: Mike Mongiello – Is trying to find contact for the development of the tractor supply. He wants to contact the builder. Steve Wragg said Steve Powell is the builder. Dan will give him more information.

Mike lives in Vista Diego and is curious to see how will development look from the street. Any word on the elevation? We made no comments on the look of the roof and his concern

is that he and the residents of the development will have to look out on it. Dan Neirinckx said it hasn't made it to the planning commission.

Michael Casinelli said we discussed the project for months but Mike wasn't at the meetings. Mike owns buildings downtown that refract an orange glow with PVC and his concern is that this roofing material may do the same.

Eric Lardy was asked if he knew who was building the tractor supply. He stated that he doesn't know who is building the Tractor Supply.

Dan Neirinckx noted there is a Napa sign in front of the Jamul Hardware store. We will have a Napa Auto Parts store next to the Hardware store in the future.

5. "B" Designator and Design Review Boards – Eric Lardy, PDS Staff

Eric Lardy said that all properties have use designators and B is for commercial and industrial properties subject to site plan and review. The planning group has never had adopted design review but we have 2 commercial properties with B designators. The community plan included the two parcels with B designators as was a result of the new general plan. We were given a commercial zone. They added the b designator so that there would be an opportunity for the planning group to review the project. Eric handed out documents outlining the board policy that speaks to the community plan. They will conduct 15 community plan updates over the next 12 years. We are not on the near schedule. We may be on the list in about three years. PDS will look at additional B designator as well as design review board if requested by planning group.

The existing Jamul Nursery and commercial properties to the west including Valentines and the vegetable market are the only ones who have B designators.

Steve Wragg said when we put B designator were added, PDS knew there were no guidelines. How do we review with no guidelines? Nice to have written guidelines.

Eric Lardy said it is nice to have written guidelines. But not abnormal to have designator and not guidelines.

Dan stated when the next community plan update occurs we can put in standard guidelines. Eric Lardy confirmed this. He also mentioned that half of the planning groups have a design review and 1/2 don't.

Joe Stuyvesant- asks-is there anything that prevents us from having design guidelines that we have voted on that says that this is general information that holds us to consistency? Can we do an Action Item and vote? It would provide folks who come before us a consistent message

Eric Lardy said- he needs to check with county counsel on guidelines established without a design review board. He also mentioned that design guidelines are approved by the Board of Supervisors.

Steve Wragg asked if we could add B designators to additional properties. Could we insert guidelines into the community plan? Eric Lardy said yes.

Summer Piper- asked- If no B designator applies, what are we allowed to ask? What detail can we weigh in on?

Eric Lardy confirmed that that there is not a standard. We can comment on what we would like to see. Subject to I-1 provisions. We should make our comments in one hearing so as to not prolong the process. The CPGs can make comments re design and color. Ultimately it will be the Director of PDS job to approve or modify the project.

Summer Piper asked then, essentially applicant can do whatever they want.

Eric Lardy said yes but the planning group can make a recommendation on discretionary and not by right projects. He will not review for architecture. C40 zone allows a lot by right. So the B Designators try to prevent builds that would not be in the best interest of the community. We could also recommend a waiver for the site plan requirement. We can also recommend a waiver for add on projects.

Summer Piper noted that the applicant said there were additional hoops to jump through with the county for a b designator.

Eric Lardy addressed that by confirming that the B designator requires certain evaluations on the County side. If “by right” they don’t have to do the review. Traffic, biological, archeological impacts all included. The applicant wouldn’t have to do full blown EIR- but need to do technical studies.

Joe asked - If we vote to waive it is it final?

Eric Lardy noted- the county may not disagree with our recommendation to approve waiver

Michael Casinelli asked – if we waive the b designator then we would we have no say in what they build?

Eric Lardy- mentioned Spring Valley CPG has a design and review board and if the project meets the project meets the criteria then they approve it.

Michael Casinelli asked What if the applicant bifurcates the project? They build one thing now and later build something else.

Eric- if it was consistent with the original project that was waived it would not have to come back.

Michael Casinelli asked are there any loopholes that we should be aware of?

Eric Lardy said- no

Dan noted that - if there is a project with multiple parts if we waive one or two items then only those items are waived. -

Eve Nasby asked -If we don’t recommend waiver of the B designation what are the ramifications?

Dan commented that it gets a bit more complicated and Eric Lardy confirmed that the applicant would have more to do before building.

Ed Mollon noted- if we don’t have an approved community plan in place---it is a long an expensive process to get in place. What are the pitfalls of putting input into a project when with a B Designator when we don’t have approved community guidelines.

Eric Lardy- look at policy I-1 You should attempt to hear in 30 days.

Dan- we can put a subcommittee together to establish a set of standards so that when an applicant comes to us we can remain consistent.

Streeter Parker-The two parcels have the B designator but there are no review guidelines . He stated that to protect the community, we can't just waive the B designator. Could we refresh ourselves on what our guidelines have been? Interested to hear what county counsel says.

Dan- historically we have made certain comments and recommendations and we should be consistent with those recommendations.

Michael Casinelli asked about the review process for Jamul.

Eric Lardy- Once they begin the process of updating they will be here for 2.5 years to host workshops to establish the design review board and guidelines.

Steve Wragg noted C40 has a lot of uses with impact to neighboring zones. Good idea to put B designator on it. There may be nuisances like odors, lighting etc that we'd want to protect the residents from.

Michael Casinelli- is it feasible that if we don't waive they will need to do a traffic study. He expressed concern about one way ingress and egress.

Eve- Was the general plan update done before or after the casino-

Eric Lardy-way before but noted that they took into consideration future traffic based on then existing plans to build

Kevin May asked- can we look at our notes and assemble historical consistencies in our recommendations

Ed Mollon asked if can we look at other community planning groups.

Eric Lardy noted that - Ramona has a form based code on main street and that Alpine created theirs in the 90's and it has a smaller form based code.

6. PDS2019-STP-19-002, Proposed new use of Nursery Site at SR-94 and Steele

Canyon Rd. -- Steve Wragg reporting – Request for B designator exemption

Vince Kattoula notes that they are embarking on a “New Project”- The formerly proposed 5k sq ft of office and 24k sq ft of storage no longer part of the project. Proposing now only convenience store-and gas station.

Steve Wragg- We are being asked to recommend to waive the B designator for 3k sq foot and 12 pumps and associated parking spaces only. If we make the recommendation then the County may grant the waiver. The applicant will need to obtain building permit. If we don't recommend a waiver, the applicant will have to do site plan process. We have given him direction on design noting that we don't have established guidelines.

Eric Lardy-Without the waiver the site plan needs to go through CEQA review process certified in 2011. Eric reference the 15183 process which states that we may rely on

studies in general plan. Applicants need to do individual studies to make sure that nothing has changed over time. In this instance in the last 8 years

Michael Casinelli- is remaining pump and building in same location as it was when other buildings were there?

Vince- yes

“Vince Kattoula says if he only does traffic- bio comments don’t apply. He doesn’t need a grading permit. He says they are not going to trigger a traffic study. But he will need to address ingress and egress conditions of the project.

He would go to the county and they would tell him if acceptable or not.

Preston Brown asked if Caltrans dictates ingress and egress? –

Steve- if we waived the B designator would cal trans be notified?

Eric- yes

Vince noted that - he reviewed Alpine and Ramona design guidelines...he added brick and native stone on lower portion. He used concrete with textured surfaces. Cement plaster with stucco/earth tones. Using mocha and Benevento colors- live oak tile roof....different themes. He’s incorporated moderate to steep pitched roof to include tile. Included trellises. Breaking up the walls-using brown wood columns- Met community plan guidelines on signage- wood sign and no lights shining down on it

Followed rural western design

Landscape plan-in effect.

Michael- what are you doing with the other property?

Vince- not doing anything else with the rest of the property. House and sheds will be removed. All other signs will be coming down. Doing concrete lined underground tank for the gas.

Kevin May said he is confident in double lined tanks in earthquake. Kevin suggests that they look at triple lined tank. May be more economical.

Vince-acknowledged that all his stations have double lined tanks and they will line underground tanks with concrete.

Dan reminded us of existing report of the leaking fuel tanks in the area.They continue to monitor this.

Eric Horan, Owner of 7-11 noted the leak occurred before he purchased the 7-11. Asked what part of the leak is his responsibility. How much is he on the hook for and how much will Vince’s project be on the hook for.

Ed Mollon’s biggest concern is traffic.

Joe said traffic studies are done when projects attract new traffic. The impact is people driving up to get gas and coming back out again.

Mike Mongiello-Public comment was about traffic- if split traffic would affect uphill traffic.

Eric Horan has concerns about West bound 94 turn lane traffic

Preston- Asked the Appliant if they have communicated with Valentines?

Vince- No

Dan-noted past disagreements of property lines between the current Jamul Nursery and the commercial properties to the west.

Steve Wragg made a Motion- recommends a B designator waiver of the plans as present tonight with the modified landscape plan to include area proposed for convenience store only and gas station and use of double wall tank within a concrete vault.

Aye -10

No's – 0

Abstains-0

Motion carried unanimously

7. Park Land Dedication priority list. -- Eve Nasby reporting

Dan-tying to contact Bill Solmar- to get explanation of why we only have 43k but we have aug 31 we have 149k. where is the discrepancy. He will find out.

Eve Nasby noted that she put a note on the Facebook page asking for a generous donor for land on which to build a community center. All comments have pointed to old Barret House.

Dan will find and send me an SDGE letter that was sent asking for a donation of a parcel they own across from the Barret House.

Motion passed to Keep the Park and Land Dedication list- as is –

1 Community Center Park 2. Joint Use Recreation Projects with school

Yea 10

Nay 0

Abstain 0

8. Community Development Block Grants.-- Dan Neirinckx reporting

Dan is withdrawing his comments on putting covered bus stop facilities in the Dulzura are due to ADA requirements. The ADA requirements are not consistent with community character.

Kevin May suggested doing it in stages

Eve Nasby- Asked can we use these funds for future community center plans.

Dan said yes and the funds are available annually for community projects submittals

Summer Piper

asked if we can apply for the funds and bank the for future use. Dan said no.

9. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.

Dan noted the Planning Commission Hearing for AT&T Lawson Valley Wireless Telecommunications Facility Major Use Permit: PDS2019-MUP-17-018: Jamul/Dulzura) will be October 25, 2019 at the County Conference Center 5520 Overland Ave, San Diego, CA 92123 at 9:00am.

Notice of Public Hearing on October 25, 2019 at 9:00 am at COC Campus Center Chambers 5520 Overland Avenue, San Diego, CA 92123 to discuss AT&T Lawson Valley Wireless Telecommunication Facility Major Use Permit, PDS2017-MUP-17-018 (MUP) PDS2017-ER-17-14-009 (ER)

Notice of Public Hearing was held October 21, 2019 at 6:30PM at the Public Hearing Chambers at 5520 Overland Ave San Diego, Ca 92123 and discussed San Diego County Administration Center Major Systems Renovation Project and Jach Residence PDS2019-MAA-19-002

10. JAMUL CASINO UPDATE.

ADJOURNMENT: Dan adjourned the meeting at 9:04 p.m.

Respectfully Submitted,

Eve Nasby, Vice Chair

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, November 12, 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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