

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL Minutes**

**Tuesday June 24, 2014**

**Approved July 8, 2014**

**Oak Grove Middle School Library**

**7:30 p.m.**

**1. CALL TO ORDER - Dan Neirinckx called the meeting to order at 7:34 p.m.**

**2. ROLL CALL**

**Present:** Janet Mulder, Dan Neirinckx, Jean Strouf, Randy White, Michael Casinelli, Elizabeth Kelly, Rich Marzec, Steve Wragg, Joan Kouns, Bill Herde, Preston Brown, George Novinger,

**Excused:** Judy Bohlen

**Absent:**

**Vacant Seat # 7 (Ray Deitchman resigned - Joe Stuyvesant's recommendation has been sent to Board of Supervisors)**

**3. APPROVAL OF AGENDA for June 24, 2014 (moving Item 12 to follow Open Forum and minutes of June 10, 2014 regular meeting. Motion carried unanimously.**

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

**A. Dan Neirinckx** wrote a letter to ATT regarding the elimination of landlines and has heard nothing back.

**B. Dan Neirinckx spoke to Don Parent** regarding their use of their parcel at the edge of Simpson Farms where SDG& E is staging new poles and equipment for the replacement, which Don says has “nothing to do with the casino”.

**C. Randy White** pointed out that safety and community character are part of the charter of this group, and suggested that perhaps some of the PDLO funds could be used to fund opposition to the casino. No discussion ensued.

**D. Jean Strouf is not going to be at the July 22 meeting and Joan Kouns will be absent for the July 8 meeting.**

**E. Michael Casinelli announced that there was a fire behind the construction site of JIV today.** He spoke with the Fire Department (Randy Terry) and it appears that about two acres burned and Cal Fire and Fish and Wildlife will be investigating the possible cause. It was suggested that hot carbon out of the exhaust from the heavy equipment being used on JIV construction project could have been the problem.

- F. George Novinger** pointed out that Caltrans in the SR94 resurfacing project has added bot dots to the SR94/Lyons Valley Road intersection which should encourage people to go a little farther before turning left making the intersection a wee bit safer.
- G. Michael Casinelli stated that in the last meeting** we have been informed that the trucks coming up Lyons Valley Road were not those working on the casino construction, however trucks have been staged on Via Mercado with no identifying marks. Since the trucks working on the dirt removal were staged at the Rancho San Diego Shopping Center at the beginning and were asked to leave, he assumes this must be their trucks, which would mean they are not following the TMP.
- H. Randy White pointed out that many of the trucks** going up SR 94 are hauling sand from Tecate to cement plants in San Diego County as we don't have any more sand in SD County.
- I. Earl Katzer arrived during the above discussion,** and added that the growth of the trees and brushes on SR 94 are making sight distance difficult and dangerous when turning on or off of SR 94.

**12. PDS2014-AD-14008 – MERRITT OVERSIZED GARAGE – 3272 Ma Lou, Jamul -Dan Neirinckx –Came before our JDCPG earlier and we recommended approval if it was brought up to current regulations. The Planner, Donald Kraft, has stated that the plans submitted now meets the County requirements and thus our requirements. Mr. Merritt was present, but there was no need of discussion.**

**5. U.S. FISH & WILDLIFE PRESENTATION – JILL TERP, Refuge Manager, and Victoria Touchstone, U.S. Fish and Wildlife, and Slater Buck, Deputy Project Leader were all part of the presentation.** They presented the **Comprehensive Management Plan for the Refuge.** Jill showed maps to orient us to the location. The Refuge encompasses 11,500 acres. It was established in 1996 to take care of endangered species. There are 16 designated sensitive species and 11 critical habitat areas. **Vickie** gave us an overview of how the Comprehensive Management Plan for the Refuge was established, and stated they would be most willing to work with a sub-committee. There is a management plan, with info about biology and resources (chapter 3) and chapter 4 lays out the different alternatives; the document is available online. It is also available at Rancho San Diego Library and all of the members of the Planning Group received a cd. **Comments are due on August 18 to Vickie Touchstone. A public meeting will be held on July 15 at Steele Canyon High School and opportunity to ask questions and give verbal comments.**

There are three alternatives: **Alternative A** – no action which would mean just continuing the status quo which includes maintenance, patrols, including public usage, which includes nine fuel breaks today and plans are to make fuel modifications and continue to house two fire engines. **Randy White** asked about the fuel break along Echo Valley and Jill pointed out that it would happen as soon

as possible. They are working on other fuel breaks now, but will get to it. **Michael Casinelli** asked for clarification on “user created trails” that are subject to closure and what the definition is and when would they be subject to closure. **Jill** pointed out that user created trails are often not protective of habitat and have been made without regard to slope or sensitive habitat. The user created trails will be re-evaluated and many may be subject to closure. **Richard Marzec** pointed out that historically our area has open trails for horses, hikers, etc. **Jill** said this is an area in which the public may want to comment as they do have some concerns about trails coming off of private property. If a private road is used as the trailhead, this is a concern, as Fish and Game does not have the authority to allow non-residents to cross private property onto the trail nor do they have the authority to allow only a few residents to use the property. The 60-day comment period gives us a chance to comment on anything listed either via mail, email, or at public meeting. **The preferred alternative (A)** will undoubtedly go through some changes due to public input. **Joan Kouns** asked about the different kinds of trails and **Jill** will cover this later. **Randy White** asked if the comment period time could be increased and **Jill** stated that they had tried to do that and have increased it from 30 to 60 days and holding public meetings. **Joe Stuyvesant** asked if there would be some way for the public to know which trails are going to allow public use. **Vickie** stated that there would be a **step-down trail plan** that will occur after this Comprehensive Plan has been developed. **Steve Wragg** said that the trails that have not been approved as part of the corridor would not be able to be used. **Julie Hanks**, resident, asked about vacating the open space easements that they had discussed at a prior JDCPG meeting. **Jill** stated that these were all open space easements that were changed. **Dave Braighte, resident**, asked under what circumstances would they consider enough input to accept alternative A as it would have the least impact on existing trails. **Jill** pointed out that trails are only one part of the alternatives that need to be considered and the public needs to make their comments. **Randy White** asked about the trail corridors as that will preclude where the trails will actually be located and that public input will be needed for corridors. **Dave Braighte** pointed out that there is an existing Trail Plan that was created by a group of citizens with Dianne Jacob’s support and this Community Trails Network needs to be in the hands of **Jill and Vickie**. **Jay Haron** points out that the trails must be interconnected. **Cathie Diebelka** pointed out that when Hidden Valley Estates was set up, there was a trail access set up at the time.

**Alternative B** is most protective of the plants and wildlife. It would restrict public access to a designated trail system. No dogs would be permitted on the Otay-Sweetwater Unit. Public access would be restricted to a designated trail system consisting of both non-motorized multiple use (i.e., equestrian, mountain biking, hiking) trails and hiking only trails. Unauthorized user-created trails that contribute to erosion, habitat loss, habitat fragmentation, and species disturbance would be closed and restored to native habitat.

**Alternative C** expands the opportunity for wildlife –dependent recreational uses on the Otay-Sweetwater Unit. Hunting is proposed on three locations. Dogs may accompany a trail walker provided the dog is under leash control and hunting would take place on portions of McGinty Mountain, Las Montanas and Otay Mesa

and Lakes management areas of the Refuge. **Steve Wragg** asked how they determined where hunting would take place as they are close to residents.

**Alternative D – Preferred Alternative** – optimizes species and habitat protection while expanding opportunities for compatible public use over those currently provided on the Refuge. Hunting would occur only at Lower Otay Lakes Road. Designated trail system on the Otay-Sweetwater Unit would consist primarily of non-motorized multiple use trails, with some hiking only trails, and dogs would only be permitted on those trails designated for multiple use. **Preston Brown** asked if these alternatives took into account the development of Otay Ranch that was brought up last meeting. **Steve Wragg** asked if any trail heads would have access off of private property and was told no because the public would need to cross private land. If the residents of Echo Valley Road proposed a public trail easement that would then allow a trail to be developed off of it. **Jill** said all of the residents whose land would be impacted would have to agree. **Chantal Scollari** pointed out that she has ridden on the trails off of Echo Valley for years, and today has a petition of 70 signatures wanting it opened, and asked if that would change Fish and Wild Life's mind about a trail being created. **Dan Neirinckx** said it would take a formal easement signed by the property owners in order for Fish and Wildlife to consider it. Cathy Dibelka pointed out that they had recommended a staging area off of Proctor Valley Road, which is a proposed trail. **Dan Neirinckx appointed Jean Strouf as chair of sub-committee interacting with the plan and will have a sub-committee meeting on Monday June 30 at 5:30 p.m. at Oak Grove Middle School. Vickie pointed out that the public comments are not due until August 18. Drew Castetter, resident, asked who assesses the public comments. Vickie points out that Chapter 4 of the CD gives the alternatives.**

6. **SUB-COMMITTEE REPORT ON ECHO VALLEY TRAIL ACCESS – Jean Strouf, Chair**  
They will meet on June 30 and report back at the next meeting.

**DAN NEIRINCKX RECUSED HIMSELF AT THIS POINT DUE TO A FINANCIAL CONFLICT WITH ATT**

**BILL HERDE TOOK OVER AS CHAIR FOR THE NEXT TWO ITEMS.**

7. **PDS2014-MUP-14-027 – AT&T CELL SITE at 17348 LYONS VALLEY RD. – Jean Strouf – Introduced Doug Munson (M&M Telecom) representing ATT – The project is just due north of Lyons Valley Peak. Project includes two separate locations for the antennas – one is a 25-foot tall faux hedge and on the east side is a 55-foot faux tree. The height is necessary in order to go east to Skyline Truck Trail. The plan presented to us tonight does not have the masonry wall surrounding the generator, but the new plans he was given tonight does have it which brings the sound level down to 45 db which is County code or maybe lower. Michael Casinelli pointed out that the generators need to be completely enclosed with walls that have sound deadening material. Doug Munson stated that we could condition**

the plans to include this as a requirement. **Randy White** asked if the neighbors had agreed with the faux bushes and tree or would they rather have a rock, which might look more natural. **Jean Strouf** drove passed this location and rocks are behind the area and the bushes would be in front of the rocks. No one lives between the road and the structure. The faux tree would face Glynn Rae Stables and the owner has agreed with the design. She received an email from **Tim Abbott, resident, whose property directly enjoins the cell site property**. He points out in his email that ATT already had an antenna on an 86 feet tall tower on his property which was previously created and ready to go. **Doug Munson** said that he was aware that the grain silo was existing but looked at the other site and talked to the person listed as the owner, and that AT&T sent a letter to the Rolands who are the people listed as the owner. He said that the engineer prefers the site as they feel it gives a better coverage of the area. **Tim Abbott** spoke and gave a brief history from his perspective, questioning whether the building on the site was permitted or had a viable septic system. **Melanie Tylke, Project Manager from County of San Diego**, told us she would make sure the land has permitted buildings and Health Dept would check the septic. **Steve Wragg** asked about cell tower co-location and **Melanie** stated that the County does encourage co-location but she does not have enough information as to whether or not this property would qualify. **Jean Strouf** had a concern about the road leading up to the property and felt it would take major improvements to get any construction accomplished. **Doug Munson** stated that engineers have gone up to site and were able to transverse it and feel it does not have to be improved to fire department access standards. **Randy White** asked whose job is it to call code enforcement and **Melanie** stated that it would go before Department of Environmental Health who will conduct a site visit to check on possible code violations. **Preston Brown** stated that he wanted to personally look this over as he is very familiar with the area and it would have an impact on the view shed and noise could be a problem. **Steve Wragg** pointed out that if the Abbotts have a valid permit then we should encourage co-location rather than a new antenna. **George Novinger** feels we must make sure that any proposal is in harmony with the surroundings. **Tim Abbott** pointed out that the old permit has expired but he will be looking at the legalities of the situation. **Jean Strouf moved that we wait until we have a better handle on the situation and the history of the area, including possible potential violations on the Roland property and status of the Abbott permit as well as give neighbors time to make comments as to sound abatement and potential visual problems. Motion carried: 12, Yes; 0, No; 1 Abstention (Neirinckx – ATT stock ownership)**

8. **PDS2014-MUP-14-020 – AT&T CELL SITE at SR94 and BARRETT SMITH RD. – Perry Farahani, owner. Doug Munson, representing M&M Telecom (Danielle Weizman, owner) told us that this site was selected because the location had effective site distance as approved by Caltrans. It would have a faux water tank and the equipment shed would be out of the view as much as possible while still giving the best coverage. There is a 6-foot block retaining wall surrounding the equipment shelter with a chain link fence above it. The air conditioner units are under that, but the fourth wall would also be masonry and all four walls would be six**

foot tall. **Randy White will take this project, review it, and report back at the July 22 meeting.**

**DAN NEIRINCKX REJOINED THE GROUP AT THIS POINT AS CHAIR...**

- 9. BICYCLE SAFETY SUB-COMMITTEE – Bill Herde - Postponed until Aug 12 meeting**
- 10. SEX OFFENDER ISSUE IN JAMUL – DULZURA – Dan Neirinckx reported that Deputy Sheriff Janenko and Assistant District Attorney Rice will be here at the July 8 meeting to give a presentation and answer questions.**
- 11. PDS2005-3100-5460 SIMPSON FARMS UPDATE– CENTEX – Proposed Development borders Olive Vista, Jefferson and SR94 (old Barratt House property) 161.95 acres 94 residential lots – Preston Brown to report at the next meeting with Christina Jeffers and the owner-developer Gotham Management – report out on July 8.**
- 13. JAMUL INDIAN VILLAGE UP-DATE –  
No information reported.**
- 14. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS:**
  - a. Dan announced that the FCI (Forest Conservation Initiative) is coming before the BOS this month. The County Staff and the Planning Commission agreed on 80-acre minimum and our JDCPG recommended 40-acre minimum. He will be at the meeting representing our interests.**
  - b. General Plan Update first revision includes our JDCPG requested change from ½ acre to 1 acre minimum in SR1.**
  - c. Annual grant for SD American Society of Landscape Architects – given to Superintendent Nadine Bennett encouraging her to apply.**
  - d. The SD American Society of Landscape Architects also announces a Golf Tournament on August 18 at Lomas Santa Fe Country Club as a fundraiser.**

**Adjournment: Dan Neirinckx, Chair, adjourned the meeting at 10:02 pm.**

Respectfully submitted,  
Janet Mulder, Secretary

**NOTICE OF NEXT REGULAR MEETING**

**7:30 P.M. July 8, 2014**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Fish and Game Management Plan Sub-Committee Meeting**

**Monday, May 30 at 5:30 Oak Grove Middle School Jean Strouf, Chair**

**Meeting minutes and agendas can be accessed at**  
<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>