

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
Draft Minutes**

**October 14, 2014**

**Oak Grove Middle School Library**

**7:30 p.m.**

**1. CALL TO ORDER - Dan Neirinckx, Chair called the meeting to order at 7:30 p.m.**

**2. ROLL CALL**

**Present:** Janet Mulder, Elizabeth Kelly, Steve Wragg, Judy Bohlen, Dan Neirinckx, George Novinger, Jean Strouf, Joe Stuyvesant, Randy White and Michael Casinelli, Preston Brown and Rich Marzec.

**Excused:** Joan Kouns, and Bill Herde

**Absent:** Earl Katzer,

**3. APPROVAL OF AGENDA for October 14, 2014 and minutes of September 23, 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. Randy White** asked about the Steele Canyon High School announcement at the football game thanking JIV for their donation with no mention of the \$300,000 the JDCPG gave, and he was assured by Janet and Judy that Principal Don Hoheimer told us that the donation policy will be addressed.

**b. Michael Casinelli** suggested we condition the DPLO funds we give away to make sure that nothing is inappropriate for children.

**GEORGE NOVINGER RECUSED HIMSELF AT THIS POINT IN THE MEETING AND JOINED THE AUDIENCE DUE TO CONFLICT OF INTEREST IN #5.**

**5. VINEYARD HACIENDA, PDS2014 - AD-14-012, 12685 Campo Road – Steve Wragg and Liz Kelly** pointed out that we had some questions and that **Don Kraft, San Diego County Planner**, stated that San Miguel Fire was the fire department of record. He also had a letter from **Tony Morgan, Deputy Fire Marshall** stating that San Miguel had thoroughly reviewed the application for the Vineyard Hacienda and while they are aware of possible problems, they feel it is manageable. We suggested a hold harmless or equitable road and bridge maintenance agreement and for them to work with the neighbor Mr. Loza, along with a strong suggestion to reduce the number of events and people, as well as the number of parking places. We also suggested that the neighbor, Shapiro, get a written parking agreement. **Alan Austin, Consultant**, passed out a copy of the new plot plans which reflect many changes including reducing the number of events from 24 to 20 and reduced the number of people from 250 to 200 for four of the events which thereby reduced the number of parking places needed – according to the County formula divide number of people by 4, which would equal 50, but they have 72 parking places now and have increased

the size of each space to 9 feet. Hold Harmless agreement is still in the works and is not a County requirement. We had asked for a letter from the owner, but he is out of town and has not been notified by them personally. **Steve Wragg** asked about the road maintenance agreement and was told that the owner's relatives live there and they do not feel comfortable making an agreement for the owner. However **George Novinger** pointed out that he has spoken to the owner on the phone and feels certain there will be an agreement. **Steve** asked about the agreement with **Juan Loza**, and **George** said they would be firming up an agreement with the three current owners looking at the percentages they each bring to the table, which would impact the perspective road agreement based on the previous agreement made with the prior neighbors. **Judy Bohlen** asked if the Administrative Permit would run with the owners or the property and **Steve** told her it would run with the property. **Michael Casinelli** asked where does the neighbor, **Juan Loza**, stand on the bridge? **George** stated that **Juan Loza** was concerned about the fire agreement and did not agree with the fire department's evaluation. However, the San Miguel Fire Department does not have a problem with it. **George** feels that **Juan Loza** is concerned about being named in a lawsuit if anyone is injured, so his lawyer had advised that he should not come out in favor of the winery to help himself in the event of a lawsuit. **George** feels that **Juan** is aware of the possible problems, but he is not here to speak for himself. **Joe Stuyvesant** commented that when **Juan Loza** started speaking at the last meeting, he stated that he needed to be on record opposing the project to protect his future potential liability. **Dan Neirinckx** asked **Steve Wragg** since it was still private access but used for public access, the Dept of Public Works has stepped back from it, as it is a private road. **Janet Mulder** asked about the bridge and whether or not it had been tested or would be for weight of many cars. **Liz Kelly** asked if they were trying to get an onsite permit for a kitchen and the answer was no. On second page of plot plan there were another 31 parking places and they were removed. **Randy White** asked what the cumulative grading is and is it over 200 cu yards? **Alan Austin** stated that they are starting over on grading, as the prior grading was separate and will only be moving 50cu yards on this project. There is a 50' setback on the rear of the property and **Randy White** wanted to know how they were going to reinforce the bank after grading. **Alan Austin** suggested that they would build a wall if necessary. **Randy White** asked how many events they were planning? **Steve Wragg** said there would be 20 total events a year with 40-90 people at 16 of the events, and four large events of up to 200 people. **Randy White** asked what was the maximum number they have ever had and **how will it be monitored?** **Dan Neirinckx** stated that the County works on complaints and that would be the check. **Randy White** asked about the well and reminded us that the wells at Steele Canyon and Peaceful Valley Ranch had to be monitored to make sure they were not being overused. **Alan Austin** pointed out that they were planning to use porta-pottys and imported water and water should not be a problem. **Randy White** voiced a concern regarding a road agreement and feels it should be redone. He then asked about insurance policy that the people will need to have and **George** stated that if the event was over 50 it would have to be \$2million policy which would protect the owner and their employees. **Randy** asked if they did not think it wise to have protection for their neighbors as well. **George** stated he thought it would be a good suggestion and he will look into it. **Joe Stuyvesant** asked if they choose not to use Otay Water and **George** pointed out that they have been assured by Otay that if they need to have imported water the meter can be reinstalled. **Joe** asked Dan as chair to give us some clarification as to what we should be concerned about and what we consider. **Dan** pointed out that we need to look at the impacts on the neighbors, or a serious use of groundwater, and the number of people in their proposal could be considered as well. Looking at the County's list, community character, suitability of the site, impacts on the

neighbors. **Steve** pointed out that we give advice an input to the County Staff and make recommendations for conditions as we feel important and appropriate.

**Preston Brown** asked about how many gallons they pump and where the water table is. **George** said that their water comes from about 50' and seems to remain stable there. The well is 105 feet deep. **Judy Bohlen** asked if the Administrative Permit could be conditioned to make sure that it goes with the owner and not with the land. **Steve Wrag** has seen time limits put onto an Administrative Permit but not attached to the person, but rather to the property. **Steve Wragg moved we recommend approval with the modifications as presented tonight and the project conditioned upon them, i.e., an equitable road maintenance agreement, a hold harmless agreement, absence of overflow parking on SR94 without written agreement, events to be a total of 20 per year including a maximum of 4 a year to have up to 200 people and the other 16 a maximum of 90 people; assurance that no well water will be used for the events; and further that they would comply with the traffic control plan they proposed and submitted and was approved by the County. Motion carried: 8, Yes; 3, No (Bohlen - time frame - White – adding traffic & noise, Kelly – frequency of events and scale of traffic); Novinger (recused – owner)**

**Judy Bohlen moved that the County revisit this Administrative Permit every 20 years, to evaluate the impacts of this Permit through community comments, rather than a renewal. Motion did not pass. 6, Yes; 4, No (Mulder, Wragg, Stuyvesant, - not enforceable – White (doesn't like the project) 1, Abstention, Casinelli (not enough info) 1 Recused (Novinger)**

**GEORGE NOVINGER REJOINED THE PLANNING GROUP AT THIS POINT.**

**7. NATIONAL WILDLIFE REFUGE – Jean Strouf and Joe Stuyvesant. Jean reported the good news that the gate has been removed off of Echo Valley and replaced with a horse step-over gate. It is part of a fight to keep access on the National Wildlife Refuge. There are existing 200 miles of trails in the Refuge and their proposal is to reduce it to 25. This is the first of many battles. Jean Strouf further stated that she feels that Echo Valley Road Access closure was unfair, and made the following statement:**

*“My actions are based on what I see as an unfairness. At heart, I tend to be more of an environmentalist, however, I think it incredibly unfair that the State and Federal Reserve inhibit or restrict access to our community and county residents where they've previously had access for over ten years. They are stating that their position is based on environmental concerns. At the same time, both Federal and State Fish and Wildlife are noticeably silent on the horrifically negative environmental impacts posed by the proposed casino now being built adjacent to or nearby these same reserves, specifically, light pollution by an additional 9000 cars that would increase the number of deaths of owls and other animals, noise and air pollution from the added vehicles, and of course, the lowering of the water tables. We have a serious drought and our wells are going dry. The flora and fauna at both reserves rely on ground on groundwater. Once a casino is built, wells will be dug and water availability at both reserves will be reduced. Barona's neighbors' water problems are a glowing example!”*

Jean finished with the following statement: *“Until both reserves start screaming “foul” and point out the CEQA violations, I can't see how we can possibly support their environmental concerns regarding existing pedestrian, equestrian, and non-motorized biking might have on these facilities. It appears their silence is due to economic or political pressure from powers higher up...And this just stinks!”*

**Preston Brown** pointed out that the National Wildlife Refuge is also frustrated as they have to follow protocol and can't be politically involved at this stage in the process.

**Joe Stuyvesant** told us that the National Wildlife has held public comment period as required by law through the NEPA process, which is now closed. They will make general responses and make a record of their decision. Once the decision is signed, the courts will be the only recourse to object to their decision. It would need to be shown that they did not follow the process exactly with their environmental document as we stated in our letter of objection. We have suggested that the National Wildlife do a more thorough, longer study to show an understanding of the area. **We would like to encourage them to engage with the community on the trails plan before they sign a determination of a Finding of No Significant Impact (FONSI) and a letter was written to that effect.**

**8. COUNTY ROADS INPUT – Randy White showed a map** of the County maintained roads in our community. They used green to show “good roads”, red to show poor condition and priority for County, yellow to show fair conditions. Our community's comments are as follows: Lyons Valley Road needs repair. Lyons Valley Road from 4 corners to the intersection with Lawson Valley Road needs work. Lyons Valley Road between the Trading Post and Four Corners needs straightening. Skyline Spur from Skyline Truck Trail, pavement is worn out and down, with a 30-foot drop that needs stakes and reflectors to mark the area. Skyline Truck Trail has lots of potholes and needs resurfacing. Hillside Drive has a sinkhole that has been ineffectively patched and needs to be replaced. Olive Vista and Kimberly both need work and Lawson Valley Road from Skyline Truck Trail to the bridge needs resurfacing. Lyons Valley Road at SR94 needs to be widened to give better sight distance for safety especially at the blind curve just before the Real Estate office. Randy suggested that the hillside that creates the blindness be shaved to allow better sight distance, which would be effective when traffic is backed up from the top sign on Lyons Valley Road. Skyline Truck Trail between Lyons Valley Road and Lawson Valley Road has a large dip in the road and cars hit it and fly in the air. In addition, we will send to send the Traffic Advisory Committee the following concerns. Echo Valley Road needs a stop sign at Proctor Valley Road. Bike travel on Jamul Drive is a problem and needs to be addressed. **Randy White moved that we send this list of problem roads in our area to the Department of Public Works and urge them to put us high on their priority list to fix them so they will be safe for our residents and visitors. Motion carried unanimously.**

**9. JAMUL INDIAN VILLAGE UP-DATE –Community Event at Pio Pico Oct. 26 from 2-6:00 and all are invited.**

**Meeting adjourned by Chair, Dan Neirinckx at 9:45 p.m.**

Respectfully submitted,  
Janet Mulder, Secretary

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, October 28, 2014**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

**Meeting minutes and agendas can be accessed at**

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