

**JAMUL DULZURA COMMUNITY PLANING GROUP**  
**FINAL MINUTES**  
**January 24, 2017**  
**Approved February 28, 2017**  
**Jamul Primary School Multi-Use Room**  
**7:30 p.m.**

1. **Joe Stuyvesant, Chair, called the meeting to order at 7:30 p.m.**
2. **ROLL CALL :**  
**Present:** Jean Strouf, Joe Stuyvesant, Richard Marzec, Judy Bolen, Janet Mulder, Michael Cassineli, Preston Brown, Steve Wragg, Bill Herde, George Novinger,  
**Absent:** Randy White, Earl Katzer,  
**Excused:** Eileen Poole
3. **APPROVAL OF AGENDA for January 24, 2017 and the Final Minutes of the JDCPG January 10 meeting, as corrected. Approved unanimously.**
4. **OPEN FORUM – Opportunity for persons to speak on items not on the agenda:**
  - a. **Joe Stuyvesant reminded** everyone we have a very heavy agenda tonight so please limit your open forum to 3 minutes.
  - b. **Rich Marzex PDS2015-GM5605 10 acre subdivide in Popular Meadows...comment period will be open until Monday 2/20/16 and asked it be put on the agenda for the next meeting.**
  - c. **Jean Strouf – safe passage on SR94 at Singer Lane letter was turned in.**
  - d. **Michael Casinelli pointed out that a new French restaurant** opened at the old Filippis. They have several other restaurants in the County but this is the first French restaurant for Jamul and it is really good.
  - e. **Lance Hafen – Dulzura – submitted application for the vacant seat.** Joe reported that his residency had been approved by the Registrar and he has a completed filled-in application. **Michael Casinelli** asked what are the concerns he has in Dulzura? **Lance** -The traffic is a major concern. **Steve Wragg** – asked about his background. **Lance** -An engineer by trade and lived in Dulzura 1 year– has a transportation company and does some farming. **Preston Brown** asked how the traffic problems could be solved...**Lance** suggested the speed limit needs to be lowered... none exists today. **Bill Herde** asked if he had worked with any Planning Groups. **Lance** said as a process engineer he has run into problems. **Jean** asked if he was planning to plant a vineyard. **Lance Hafen** said he was looking into it as a possibility. He has roughly 34 acres. **Richard Marzec** asked if he was hauling water...and **Lance** said yes today. He grew up in Mexico and is aware how the growth of a city like Tecate can impact a surrounding area. He pointed out that to make a legal speed limit through the community plus a flashing yellow light would it more safe. **George Novinger** asked if he could commit to two meetings a month. **Lance** assured us that he could make it. **Joe Stuyvesant** said he had invited the other applicant **Tim Abbott** to this meeting and the last one, but he could not

come. We will put the vote on the agenda for the next meeting.

**f. Michael Casinelli talked with Murali Pasumarthi and they will meet to survey the trees designated for tree removal on February 7 from noon to 3 – anyone wishing to join should call Michael and meet at Jamul Elementary.**

5. **POTENTIAL NEW BORDER PATROL STATION IN DULZURA. INFO PROVIDED BY RYAN MAGNUSON, BROWN FIELD STATION COMMUNITY LIAISON AGENT. He was here to tell us about the new Fire Station that is proposed for the intersection of SR94 and Campbell Ranch Road in Dulzura. Michael Casinelli asked if the old station would be abandoned, and Ryan said that it is a lease and it runs out and thus they need a new location. Another public meeting is scheduled for Pio Pico next week to answer more questions. Steve asked what they would be using this station for and Ryan pointed out that the 9 acres would include a helio pad, parking and facility repair shops. Day to day air responsibility will be better as the driving distance will be less. 350 – 400 officers would be stationed there. Groundwater extraction is unknown at this time, but the environmental document is being prepared and may be ready some time in summer. This is the next station that should be built as soon as money becomes available. Steve asked where is the closest existing rural station to look at as an example of what this one could look like – Ryan suggested Boulevard would be the closest. Preston asked how do the 350 people get scheduled... Ryan they work 3 10 hour shifts with some leadership as well. Every shift has about 20-35 people in each shift. About 50 people would be travelling back and forth on a daily basis. Jean asked him to discuss the lights that exist in Boulevard as that is a concern for this facility. Ryan pointed out that lights today point down and are not as much of a problem as in the past, and a NEPA will be done that will address dark skies and wildlife. Mr. Sirimanne, from Dulzura pointed out that he supports the Border Patrol but he lives in Dulzura and he feels that most people in Dulzura were not notified about the proposed Border Patrol facility, and that the property was sold by the President of the Dulzura Community Club. Traffic is a problem, as there are too many cars and the wild life has disappeared due to the traffic. The land is zoned for agriculture, not a huge complex for Border Patrol. Joe Stuyvesant told Mr. Sirimanne the proposed Border Patrol Station will be on our agenda and he can give more input at that time. Lance Hafen, Dulzura, stated that he was aware that it would be an improvement to the infrastructure, and was not against it. Light pollution is a concern and even though the border is close, he wants us to be aware of the problem. Ryan pointed out that a community meeting was held in Dulzura and they presented their plans at that time. Lance was told by a local water person that a development of this size would use an amazing amount of water and it was recommended that he hold off on any agriculture plans until they knew how much water would be used by this new facility. Richard Marzec pointed out that the people are transient and typically the people come and go. Hannah Gebh asked about noise and if there was a shooting range and helicopters and was told that the Border Patrol helicopters do not fly low unless they are chasing someone, and there is no shooting range. Joe Stuyvesant asked that we remain on the mailing list to keep informed. Ryan thanked the group and said he would keep us informed.**
6. **PDS2016-MUP-16-018 LYONS VALLEY WIRELESS – Preston Brown reporting introduced Danielle Weizman and Erin Hicks from ATT – There are actually three sites proposed, and this is the first one. This project is located near the trading post on Lyons Valley Road. The property previously had been flagged for code violations and while this**

was being worked on, ATT lost funding. Today there is federal subsidized use and a greater demand for cell service at homes in the rural areas and they are putting in boosters to help. This property owner has cleaned up the property and ATT is afforded a slightly higher foundation and can build in one area. The design is changed from a faux pine tree to a faux broad leaf so it would fit more with our area. **Preston** will make a site visit and verify all of the info for the Planning Group. In the past, requests have been made for a water town façade rather than a faux tree as they last longer and fit into the area better. He asked if they had considered it in lieu of the 70 plus mph winds the last few days. **Danielle** pointed out that the quality of the faux trees has improved and today they last longer. They have looked at the placement of the faux broadleaf tree and feel it will be less likely that any other cell companies will have to also build a tree as they could co-locate with ATT. **George** asked about the co-location and **Danielle** said they are working together more often. They are proposing outdoor cabinetry with less noise. **Judy** asked why the building is 20x24? **Danielle** points out that when you have outdoor cabinetry, they need to have room to get in and out easily. The faux tree is inside the structure. **Judy** asked for photo sims and asked when they noticed the neighbors and was told they were noticed in December. **Jean Strouf** asked about the road grading in order to get trucks through. Noise level is more sensitive here so we need more sound attenuation and **Danielle** said that they were taking this into consideration. **Bill Herde** thanked them for taking our former comments into consideration. **Steve Wragg** asked about legal access and do they have physical access to the road. **Michael Casinelli** pointed out we ask all of the others to make sure the walls are earth tone and non-obstructive. **Danielle** stated that they do not feel that it will be visible from other properties. **Michael** asked how many other carriers could be added and **Danielle** said she felt two would be all that would be allowed. **Joe** asked where they were with the County in the process. **Danielle** said that she has filed much with the County. **Hannah** asked since they are putting it in a eucalyptus grove, why not make the faux tree eucalyptus? **Danielle** said they will provide photo sims next time as they feel it will show which kind is best for our area.

7. **INFO ITEM – FUTURE CELL SITES: AT&T at 1500 Mother Grundy Truck Trail (previously PDS2014-MUP-14-016) AND AT&T at 15598 Leoney Lane (Verizon Wireless faux water tank with a barn – Danielle Weizman is introducing possible sites – the first one is Mother Grundy Truck Trail – see minutes – 5-27-14 – ATT is in the preliminary stages of planning, and are hoping to locate all of the ground equipment and poll on the turnaround. Michael Casinelli asked if they worked out access with the neighbors. George said he liked the idea of combining the structure and the pole together. Preston asked if they would consider a water tower. Steve suggested that they needed to bring photos sims showing different options that would be in order. Danielle said the second project was one they tried to put faux water tank on the property and now are re-looking at what would be the best for the property. The existing water tank is near Indian Hills camp up on the hill, and the second one would be not as non-obtrusive. The suggestion is to bring photo sims and let us see what it looks like. Preston asked how obtrusive would the extra two feet be? Bill said that adding another 2 feet would set it up to be difficult view shed. Another alternative would be to build an additional tower. Danielle will plan to return in two weeks if she can have photo sims ready for us.**
  
8. **DISCUSSION AND VOTE ON PLANNING GROUP MEETING PERIODICITY – TWICE A MONTH OR ONCE PER MONTH – Judy Bohlen** introduced this last month and pointed out that most Planning Groups meet once a month, and only the Spring Valley Planning Group meets twice a month like ours, and she would suggest that we try meeting at

7 p.m. once a month. **Michael Casinelli** pointed out that it is the Chair's responsibility to set the agenda and sometimes the agenda is so full it would take two meetings in a month, and it is easier to cancel a meeting rather than add a meeting. **Steve Wragg** agreed we need to go to once a month and feels that we talk about non-meeting ideas and take more time. **Bill Herde** points out that we need to have the information gone over and presented to the Group, and feels that often the extra meeting is necessary. **Janet Mulder** pointed out that historically we tried once a month and she felt we should continue scheduling meeting two times a month with option to cancel left up to the Chair, if the Agenda allows it. We would get out earlier and not run into problems with the County's deadlines as we did when we had only one meeting per month. **George Novinger** said he would agree that we need to schedule the meeting twice a month and let Chair determine if it should be cancelled and not hesitate to cancel if it is not time sensitive information. **Joe Stuyvesant moved that we retain two meetings a month with the option to cancel by the chair. Motion carried: 8, yes; 2, No.**

**9. ELECTION OF NEW OFFICERS FOR 2017**

**Joe Stuyvesant moved to retain Janet Mulder remain as Secretary. Motion carried unanimously.**

**Bill Herde volunteered to continue as Vice Chair. Motion carried unanimously.**

**Michael Casinelli will take over as Chair after May/June and Bill Herde will serve until then. George Novinger, to make it official, moved that Michael Casinelli will act as Chair until May, and Bill Herde will serve until that time and then continue as Vice-Chair. Motion carried unanimously.**

**10. JAMUL INDIAN VILLAGE UPDATE**

**The ABC Administrative Law Judge had to recuse himself because of some ex parte discussions he had with members of the Governor's Advisors and Peter Williams of the BCSH (Business, Consumer Services and Housing Agency). Not sure what this will mean whether the ABC Hearing has to start all over or what? Janet pointed out that the notice the "interested parties" received had at least two misstatements which isn't terribly surprising as the author of the statements had not been present at the hearing and over-stated his case. She will be writing a letter to Peter Williams with copies to Joe Dhillon and Ramona Prieto attempting to clarify the testimony actually given in the hearing.**

**11. JDCPG ANNOUNCEMENTS AND REPORTS:**

**1. Joe Stuyvesant pointed out that we have two nominees for the additional Board member. We met Lance tonight and he just informed us he would need to check with his family as to time commitments. Tim Abbott has also turned in an application and both will be invited to attend the next meeting along with Elizabeth Kelly where we will possibly vote to fill the position.**

**2. February 7 meet with Michael Casinelli and Murali Pasumarthi at Jamul Elementary if you want to see the trees scheduled for removal due to view obstruction.**

**3. February 14 is the next scheduled meeting. Judy Bohlen cannot attend. If it should be noted that if the agenda does not warrant a meeting, the chair can cancel and**

**an email would be sent to the complete mailing list on Friday before the scheduled meeting.**

**Joe adjourned the meeting at 9:50.**

Respectfully submitted,

Janet Mulder, Secretary

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, February 14, 2017**

**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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