

**JAMUL DULZURA COMMUNITY PLANING GROUP  
FINAL MINUTES**

**April 11, 2017**

**APPROVED 5-9-17**

**Jamul Primary School Multi-Use Room**

**7:30 p.m.**

1. **Bill Herde, Vice-Chair, called the meeting to order at 7:36 p.m.**
  
2. **ROLL CALL :**  
**Present:** Janet Mulder, Michael Casinelli, Bill Herde, Dan Neirinckx, George Novinger, Hannah Gbeh, Judy Bohlen, Preston Brown, Joe Stuyvesant and Jean Strouf.  
**Absent:**  
**Excused:** Earl Katzer, Steve Wragg, Eileen Poole, Randy White, and Richard Marzec.
  
3. **APPROVAL OF AGENDA for April 11, 2017, and the Final Minutes of the JDCPG March 28, 2017 meeting. Approved unanimously.**
  
4. **OPEN FORUM – Opportunity for persons to speak on items not on the agenda:**
  - a. **Michael Casinelli announced that the Merritt Open Space will come up before the Board of Supervisors meeting tomorrow.**
  - b. **Michael Casinelli thanked Joe Stuyvesant for his two years as an excellent chair and Bill Herde for taking over for him and doing a good job.**
  - c. **Hannah Gbeh asked how many yards of dirt one can bring onto their property and was told that 200 yards was the amount allowed.**
  
5. **Mr. Murali Pasumarthi** from County Traffic, was unable to be here because of illness. In his stead, **Mandana Beheshti and Zoubir Quadah** presented to the Group a list of **Proposed Safety Enhancements** (attached at end of these minutes) funded by a partial amount of the money agreed to by JIV in the MOU with the San Diego County. They will be looking for CPG and community feedback, and approval, to move forward with the proposed projects. The first one discussed was Jamul Drive at Lyons Valley Road. The County did a study to determine what would be needed via a traffic data study. The study does meet the need for an all-way stop, however it would need a recommendation from the planning group. The preliminary analysis does show that the traffic also does meet the need for a traffic signal. Therefore it could be put into the signal priority list and design the signals but there is not adequate funding to construct traffic signal, and it too would need to be recommended by the Group. There would also be an improved right turn pocket westbound on Lyons Valley Road. The second intersection is Honey Springs Road/Skyline Truck Trail/Lyons Valley Road where the County is proposing installing intersection warning signs at Lyons Valley Road. The third intersection is Lawson Valley Road and Skyline Truck Trail where they are proposing two flashing beacons identifying the two offset turns. The fourth is at Peg Leg Mine Road and Lyons Valley Road where they are proposing removing the eucalyptus tree on the south and two pepper tress on the north side of Lyons Valley Road to enhance sight distance for vehicles to safely merge onto Lyons Valley Road. The fifth intersection is Rocky Sage Road and Lyons Valley Road. Here they are proposing reinstalling the intersection warning sign and /or replace existing intersection warning sign with LED warning sign. In addition, they propose to shift the edge line striping towards the centerline to create a wider

shoulder area and to force westbound vehicles to be closer to the centerline and hence improve sight visibility for Rocky Sage Road. The sixth intersection is Lyons Valley Road and Skyline Truck Trail where they propose to improve the pedestrian walkway along south side of Lyons Valley Road and east of Lyons Valley Road from Jamul Intermediate School driveway to Peg Leg Mine Road. Improvement includes leveling the walkway with decomposed granite (DG) and providing accessible curb ramps, and to enhance the existing school crosswalk to a continental crosswalk and to remove asphalt berm.

**Bill Herde** clarified that all of the items proposed would be able to be funded with the exception of the signal. He told us that we would be able to ask questions tonight, but not give opinions, as it will come before our Planning Group again when we have had more public input.

**Dan Neirinckx** asked if we could suggest others areas of need to the County. **He was told yes.**

**Jean Strouf** asked if the flashing light would be triggered by drivers coming down Rocky Sage. **She was told that it is possible to have this, but the maintenance becomes challenging to make sure it continues to flash.**

**Michael Casinelli** said that Steve Wragg asked why the County was only looking at the area around the school and was told **it was for the safety of the school children, and was not a complete list of problem areas.** **Mandana** pointed out that from our long list of traffic concerns these were pulled as the ones needing immediate help to make them safe. **Michael** said that to solve some of the other problem areas would be much more expensive and they told us they were working with \$400,000. **Hannah Gbeh** asked about SR94 and Lyons Valley Road and was told that it was up to Caltrans. She feels that these proposed changes need to be noticed through social media. **Preston Brown** pointed out that is why he is familiar with the information. **Joe Stuyvesant** pointed out that if we put out the information that we are considering a signalization at Lyons Valley Road, he feels we would get a crowd. He also asked if we could have Murali bring us the information comparing the traffic on our roads pre and post casino. **Janet Mulder** asked to have the question presented to the County as to how much money is coming from JIV through the MOU, and when is it coming and how is it being allocated? **Richard Soofi, resident,** thinks that what is being proposed on number six is good, but the pathway needs to go both east and west and would also help walkers who are not in school. **Michael Casinelli** asked if there would be enough money to go both ways with the DG walkway and the County representatives will check into it.

**Bill Herde decided to hold the vote on this until the May 9 meeting to allow for more public input.** **Hannah Gbeh** will put the information on the social media sites that involves Jamul and **Janet Mulder** will submit the information to the *Jamul Shopper* for the May issue. **Bill Herde** asked the representatives of the County to come back to the May 9, 2017 meeting, and **Joe Stuyvesant** will contact **Eric Lardy** to find out how much money was granted through the MOU and how it is being allocated and the time frame for having it available and will report back to us at the next meeting. **Bill thanked Mandana and Zoubir for coming to the meeting, representing the County.**

**6. PDS2017-MUP-17-006 2281 Mother Grundy cell tower.** **Hannah Gbeh** received emails and some information from social media. The County will provide a scoping letter which she has not received, and the cell provider has not responded to her questions. She gave a brief summary of what has happened so far including the faux water tower, which was the preference of the Group in the past. She did receive copies of the plans. **Joe Stuyvesant** asked if this has come before the group before and the answer is no. **Sam Riordan, resident,** stated that his notice did not give an exact location. In his opinion, all of the property lines in the area are about 45-feet off, and fence lines take precedent. His understanding is that the

height is 35 feet tall, and would allow other carriers to use it. Co-location is a question and the residents would like to know the exact location and need to see photo sims to understand what it would look like in this rural area. **Elizabeth Kelly, resident**, pointed out this is where Mother Grundy and Deerhorn Valley Rd intersect and it is difficult to see where they will plan to locate. The residents are concerned about safety issues, property values, and the applicant has the burden of proof to show that there is a significant gap in cell service which would justify this cell tower as she does not have any problems with cell service. She has found in her research that if any of the homes that lie within the "fall zone" of the tower went into foreclosure that FHA will not underwrite a mortgage for those properties. This alone tells her that there is a huge impact on property values. Statistically property values can drop up to 20% based on proximity to a cell tower, which is a definite disadvantage and could be costly to the property owners. The cell company would need to run power to the site or use a generator, and it is a long way from the existing power source, which would mean extra poles and be a further visual disadvantage. **Tom Young, resident**, said that presently all existing water tanks in the area are made of steel and this proposed design would not fit in. The generator's location is important as is the amount of propane or other fuel it would need, which could cause safety issues. Will there be any leak detection systems? If there is fuel leakage then our aquifer is at risk Cell tower sites attract theft of fuel/copper/ and are often sites for vagrancy. Bottom line is it does not fit into the community. The question is how visible would the whole thing be. **Mike Clark, resident**, points out that they need to see a plan and it would be important to remember that there was a 30-foot wide easement that ran through the properties and the legal easement is not the same as the road currently travelled. The question is the developer planning to put the tower nearer to Mother Grundy Truck Trail or where? **George Novinger** suggested that they figure possible alternative sites. **Nira Clark, resident**, is concerned about fire as this road is the only way in and out of the area and it could be a major impact. **Hannah Gbeh will send an email to the planner asking for the answers to the residents' questions and report at the next meeting.**

7. **PDS2017-TPM-20802TE** vicinity of Vistas De Chaparrosa Drive APN :596-152-67-00 **Dan Neirinckx** – stated that owner **Richard Soofi** is not ready to present as they need more information and will present at the next meeting.
8. **Safe Passage under SR94.** Jean Strouf presented the following report:  
**PROJECT: SAFE PASSAGE UNDER SR 94 CONCRETE BRIDGE NEAR SINGER LANE**
  - a. This project requests that a nearly all-season trail be created under the Concrete Bridge of SR 94 near Singer Lane in Rancho San Diego by the YMCA. In the past, there has been usable trails in this location, however rip-rap from building the Concrete Bridge, seasonal flooding, and lack of upkeep has created a hazard for hikers, equestrians, bicyclists, school children. Several years ago, US Fish & Wildlife had problems with homeless in this area, and now there are occasional taggers.
  - b. The project was presented to Supervisor Jacob in November. She passed the information to County Parks & Rec, CalTrans, and the US Fish & Wildlife Refuge at the site, since the County has no jurisdiction in the area.
  - c. CalTrans owns the property in question under the Concrete Bridge. US Fish & Wildlife owns the properties on either side of where a trail might go. CalTrans responded that they would likely have no objection to the project if County of San Diego took the "Lead Agency" role in project.
  - d. US Fish & Wildlife is moving forward to build a staging area at Millar Ranch Road and SR 94 that will be able to hold at least 3 large rigs (buses and/or horse trailers) as well as 15-20 autos. They ideally would like to move their offices to the location and possibly have an interpretive center there.

- e. Supervisor Jacob, Jill and Andy from US Fish & Wildlife, Deborah Mosley and the Trails Coordinator from County Parks & Rec and Jean Strouf met April 6<sup>th</sup> regarding this project. CalTrans was a no-show. Those present decided the project should go ahead with the next steps, which would be to get Board of Supervisor's OK, and then get an Engineer to determine the best design to make it happen.
- f. Jean Strouf agreed to ask the JDCPG as well as Valle de Oro Planning Group and Spring Valley Planning Groups for a general support of the project. Supervisor Jacob feels that support from various groups will enhance the viability for BOS support, and show CalTrans the importance for the project.
- g. Jean visualizes "Safe Passage" as a Community Enhancement: This project would connect County and Regional Trails for Equestrians, Hikers, Bicyclists. Youth from the YMCA and Steele Canyon could safely get across SR 94 to use the US Fish & Wildlife Refuge for Educational purposes. The Old Steel Bridge would get more of the historical appreciation than currently. People hesitate to park there now because of break-ins. Crossing SR 94 via a Traffic Light is dangerous to equestrians because vehicles/large trucks might get frustrated due to additional delays and use horns or rev engines. The current concrete buffer along the east side of the Concrete Bridge is too narrow/dangerous for equestrians and even bicyclists because of the large vehicles passing too close. Going "Under" the Concrete Bridge/SR 94 provides shade in Summer for YMCA kids who use the Refuge. Attempting to get 10-15 young people across SR 94 for an educational or recreational project is a nightmare.

**Jean Strouf moved that the Jamul Dulzura Community Planning Group support this proposal and authorize her to represent the Planning Group in the promotion of the safe passage under SR94. Motion carried unanimously.**

**9. JAMUL INDIAN VILLAGE UPDATE**

**Bill Herde** presented a letter regarding the draft NPDES permit for the Jamul Indian Village and discussion was held as to whom it should be sent. Decision was made to send to Supervisors Dianne Jacob and Greg Cox, Regional Water Quality Board, California Fish and Wildlife, U.S. Fish and Wildlife, Otay Water District, Senator Dianne Feinstein, Senator Kamala Harris, Congressman Juan Vargas, Congressman Duncan Hunter, San Diego Mayor Kevin Faulconer and Eric Lardy, San Diego County. Janet will send the letter to the above people and attach it to these minutes.

**10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:**

**a. PDS 2017-MUP-09-024W1 Leoney Lane – Cell Tower proposal – given to Dan Neirinckx to report back.**

**11. SCHEDULED SUBCOMMITTEE MEETINGS: None currently scheduled. Check meeting minutes for any subcommittee meeting announcements or updates.**

**ADJOURNMENT: Bill adjourned the meeting at 9:47.**

Respectfully submitted,

Janet Mulder, Secretary

ATTACHED to Email: Proposed Safety Enhancements from San Diego County – see agenda item 5.

ATTACHED to Email: JDCPG letter regarding the draft NPDES permit for the Jamul Indian Village's Hollywood Casino Wastewater Treatment Plant (CA0084284) to Michael Cobb, Environmental Engineer, US EPA

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, April 25, 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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