

**JAMUL DULZURA COMMUNITY PLANNING GROUP**  
**FINAL MINUTES**  
**August 8, 2017**  
**Approved August 22, 2017**  
**Oak Grove Middle School Library**  
**7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:35 p.m.**
2. **ROLL CALL:** Eileen Pool, Richard Marzac, Dan Neirinckx, Michael Casinelli, Bill Herde, Jean Strouf, Joe Stuyvesant, Randy White, Hannah Gbeh, Preston Brown, Steve Wragg.  
**Excused:** Janet Mulder, Judy Bolen, George Novinger.  
**Absent:** Earl Katzer
3. **APPROVAL OF AGENDA for August 11, 2017, and the Final Minutes of the JDCPG July 11, 2017 meeting with corrections as mailed, noting that the July 25, 2017 was cancelled. Approved unanimously.**
4. **OPEN FORUM**
  - a. **Eileen Poole** reminded the community that Steele Canyon High School opens on Thursday and we can expect heavy traffic from 6:50 to 7:45 a.m.
  - b. **Jean Strouf** reminded everyone that August 21 is the Great American Eclipse; do not miss even the partial.
  - c. **Jean Strouf** attended the Valle De Oro CPG last week and the Safe Passage Project was unanimously agreed to with great suggestions for implementation.
  - d. **Michael Casinelli** noted that the BOS approved a Smart Signal at Jamul Drive & Lyons Valley. County just needs to find the funds, maybe from the JIV MOU.
  - e. **Michael Casinelli** brought up the SDG&E parcel of 3.75 acres at former Simpson property which had been purchased as location for a sub station until it did not pass the grounding test. It was then used for storage. There are about 10 large spools there (eyesore). He spoke with Joe Gibaldon about property, and questioned planned usage. Reply was that it was planned for Storage & Staging, when purchased in December 2006. It's zoned "Agricultural". SDG&E will get rid of the spools, and now say they will not use for storage and staging, but have no other plans for property. (See notes under the Parks & Rec presentation for ideas.)
  - f. **Randy White** mentioned there is a clogged culvert on Skyline Truck Trail and Soaring Hawk Lane, near Wisecarver that still hasn't been un-clogged. Suggested that he contact Rick Johnston from County, or use the "App" for roads.
  - g. **Randy White** mentioned that the same tagger from Proctor Valley is now tagging signs at crest of Skyline Truck Trail : expanding their territory.

h. **Randy White** reported that the Tennis Courts at Oak Grove Middle School are in dire need of repair, both the surface weeds and nets. JDCPG approved \$650,000 of PLDO funds for the Track; can't we get some repairs? It was suggested that he contact **Nadine Bennett** (JDUSD School Superintendent).

i. **Hannah Gbeh** updated us on the response received by Deerhorn Valley Residents regarding the letter they sent to Sunrise Power Link and the grant funds distribution. It stated they (the directors of the funds) could do what they wanted. DV residents probably looking at what legal action they can take.

j. **Hannah Gbeh** noted that SD MUST is doing a clean-up on the Dulzura Shooting Range on September 23<sup>rd</sup> from 8 AM to 1 PM. Volunteers are welcome.

k. **Dan Nierinckx** mentioned there are community members looking for the Barrett House to become a Historic Site. Who to contact? It would be Donna Biddow at County Parks & Rec to help with the process.

5. **COUNTY PARKS AND RECREATION PRESENTATION** on how the **County** selects and purchases land for community parks under PLDO, and alternatives/options for funding ongoing maintenance – **Bill Saumier and Brandon Schroeder** were present. JDCPG members stated, We want a Park and Barrett House is preferred location. Land is now privately owned. We can go to owners and see if they want to sell to County. **Bill Saumier** stated the County looks for land availability, and pointed out that flat terrain/level is preferred; it must have good line of sight for egress, and there must be funds available for purchase.
- Brandon Schroeder** is in charge of ongoing maintenance. He pointed out that in the past, the only funding available for Maintenance was Private, through Friends Organizations or other 501 c (3) groups or personal grants. However, as of now, the County has agreed to allow annual operational funds to come from the General Fund of County.
- The initial purchases/building** of the facility comes from PLDO funds, the recent \$13 million dollar Endowment, or other private sources.
- Michael Casinelli** asked **Bill Saumier** if we could borrow funds for the Park and then pay it off when funds become available. **Bill Saumier** said it was not possible and recommended that JDCPG should look at the Neighborhood Reinvestment Program Grant on the website and apply for funds.
- Randy White** asked once the park is in place, maintenance becomes part of the General Budget. Is there any way to assign PLDO funds for Maintenance? **Brandon** said NO.
- Hannah Gbeh** asked if County realizes that our area is underserved? Nearest park for kids is 30 minutes away. Is it JDCPG's responsibility to locate property & then figure out how to purchase it? Jamul is on record for request for Park and/or Community Center. Lakeside has one, why don't we? Answer from **Bill Saumier**: Lakeside's location has always been a park & not privately owned. **Hannah** then suggested the SDG&E property of 3.75 acres on former Simpson property could become a park. How do we start this process?
- Richard Marzec** asked "Who is the Right Fit for a 'Friends Group' to be recognized by County for Maintenance." **Brandon** tried to answer, but said it is flexible and depends on the organization, funding & stability. In the past, groups have formed, but then after a

few years have gone bankrupt or fallen apart due to lack of interest. Could be a Lease Agreement, could be a 501 c (3), could be an MOU.

**Bill Herde** asked specifically where the new money is coming from for the maintenance. Where is it in the County budget? **Brandon** said the additional money comes from General funds and would be allocated as needed. This is at BOS discretion.

**Joe Stuyvesant** asked how can we ask SDG&E for the donation of this land?

**Michael** thanked **Bill Saumier** and **Brandon Schroeder** for coming to the meeting.

6. **PDS2017-TPM-21255 Tentative Parcel Map, APN 596-152-04-00**, 3390 Jamul Highlands Road – **Dan Neirinckx** for CPG, **Travis Clancy** for the applicant, and **Denise Russell** county project manager and **Jarrett Ramaiya, County Land Development** gave the following report:

The project is 10.3 acres to be split into 4 parcels of approximately two acres each, which is within the zoning requirements. **Travis Clancy** clarified he/they are not developers, but this is a onetime development, with him living on 1 parcel and the other parcels to be kept in family, presumably for his children/relatives.

**Dan Neirinckx** addressed the County Scoping Letter specifically about Grading: Project started with a Grading Permit, then advanced to Parcel Map. This was so that a Single House could be built/approved before the parcel (split) map. Grading permit appears to be far in excess for a single-family dwelling, mostly because of the length and width of driveway. There were more than 10,000+ cubic yards of dirt moved, and a couple Fire Truck turn-arounds. Grading appears out of proportion to what is required for Single-Family dwelling.

**Dan Neirinckx** asked the Engineer/Applicant: What additional grading is to be done? Answer given: 2500 cubic yards total, with estimated 1600 more for Parcel 2. There are no plans for the parcels 3 & 4 at this time.

**Jim O’Krey, resident**, asked how this much dirt could be moved without an EIR? He lives nearby and his property took two years to get permits for less dirt moved.

On Attachment A, # 7-1, **Dan Neirinckx** asked about the Jamul Highlands Pathway.

**Denise Russell** stated that the County is just asking for this now, so that in the future, the trail wouldn’t require additional right of way permissions.

On (Scoping Letter Attachment A) #8-3, **Dan** questioned the size of cul de sac and was told the size is a CalFire and County Fire requirement.

Referring to A, #8-3, letter that addresses Fire Protection Plan. **Steve Wragg** asked if there was a Steep Slope plan done, and was assured that there was one. There would be Fuel Modification requirements on Lots 3 & 4 to meet the 100-foot clearance. **Travis Clancy** stated he was getting permission from neighbors to clear into their property prior to the October 16<sup>th</sup> deadline.

The question arose...Could JDCPG recommend that homes on Lots 3 & 4 be centrally located on their lots so that clearance into neighbors’ properties would be minimized? County doesn’t want to rely on neighbors to comply with clearing.

**Dan Neirinckx** asked about **Tree Wells**; this is something he hadn’t seen before. **Jarrett Ramalya**, representing the County told us that these are newer Land requirements where draught tolerant trees are bunched together at strategic locations on the driveway to handle run-off of storm water.

**Michael Casinelli** asked who did the engineering of the driveway, and questioned the necessity for length & width? He was told it was required by CalFire. Michael noted this creates a reflection, and negatively impacts the view in the area. Also, there is a stockpile of rocks at the bottom. **Travis Clancy** mentioned these will be used in future and **Jarrett Ramalya** reminded him that the County doesn't allow stockpiles, so will need to get cleaned up soon.

**Steve Wragg** asked about how property complies with General Plan of 2-acre minimum when Lots 3 & 4 are 1.88 acres? He didn't see a permit for Lot Averaging.

**Michael Casinelli** asked about Open Space, and if biological studies were done.

Their Engineer said 5 acres could not be graded & this should exempt them from Open Space. Jarrett said that the steep slopes would count towards the Open Space/biological mitigation.

Question came up as to whether or not we want to address the Biologicals based on what existed prior to grading or do we go from today? County signed off on the grading, however it was for a single-family dwelling versus a 4-lot development. **Randy White** commented that applicant bought a "Package" from prior developer that had all the requirements met at that time, so not fair to go back to prior to grading. **Steve Wragg** agreed that we couldn't "go back to before grading" on biological requirements.

**Jeff Raymond, resident,** asked County/**Jarrett Ramalya** about how he defines corridors? **Jarrett** explained the larger migration corridors and stated there were none on this property. **Jeff** disagreed, and said the Painted Lady Migration was disrupted this past year because grading and disturbances started at the beginning of the Painted Lady Butterfly mating season; poor timing to start the grading. He's not opposed to the project, however he believes the County advised the Owner to develop only 1 lot initially for grading instead of asking immediately for the 4 acre split. This would have delayed the grading, possibly until after the mating season.

**Dan Neirinckx** referred to Scoping Letter, and the question of Sight distance. He stated there seems to be no problem. The Scoping Letter also dealt with CEQA Drainage Study and pointed out that only one was required by the County.\

**Dan Neirinckx** voiced a major concern that there is a Well that is in the right of way. **Jarrett Ramalya** is working to resolve.

**Carol McBride,** resident of Valley View Estates, which is located across the road from the development pointed out that the excessive grading created a lot of noise/discomfort for community and they feel their view will be destroyed because house is at the crest of the hill.

**Preston Brown left the meeting at 9:23 p.m.**

**Randy White** pointed out that we have no CC&Rs in our Community Plan and therefore when you buy or build you need to be prepared to deal with what your neighbors do as long as the developers follow the rules directed by the County.

Biggest concern voiced by **Dan Neirinckx, Michael Casinelli** and others is that the grading/blasting/fire permits were approved for a single family dwelling, and now we are presented with four lots. **Randy White and Hannah Gbeh** advise the Group to hold off

on any recommendations until some of the issues presented in the Scoping Letter are resolved.

**Hannah Gbeh** recommends that the JDCPG request from the County in writing that they suggested changing from the original four lot request to a single lot for grading permit. She suggests the JDCPG should “check” the County on this practice, since it’s been done before.

**Dan Neirinckx** moved the JDCPG request from the County and applicant the following:

- a. Landscaping plan for the full TPM.
- b. Specify the offsite and onsite mitigation plan covering open space and biology.
- c. Work with CalFire & County to review setback requirements on lots 2.3. and 4 for Fuel modification.
- d. Confirm that Otay Water has a “will serve” letter for all four lots.
- e. Review biological report that addresses removing fuel from neighbors’ property.
- f. Correct submission of the 2-acre minimum for all lots in the subdivision since there was no permit for Lot Averaging.

**MOTION CARRIED 9, YES; 0, NO; 1ABSTENTION, (POOLE)**

**Jarrett Ramalya** said that he, representing San Diego County would get the email trails to find out if and when the County recommended changing the TPM from 4 lots to a single family dwelling to bypass requirements that would have required a Grading Permit.

7. **JAMUL INDIAN VILLAGE UPDATE** – **Hannah Gbeh** stated that she was pleased that the NPDES report stated that Water Quality Monitoring showed no issues at this time.
8. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS:**  
**Randy White** mentioned that in the past 10+ years, the State has been granting longer extensions on projects, now allowing up to seven years.
9. **SCHEDULED SUBCOMMITTEE MEETINGS:** None currently

Meeting adjourned at 9:52 by Chair, Michael Casinelli.

Meeting Notes taken by Jean Strouf, with Thanks!!

Respectfully (and gratefully) submitted,  
**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, August 22, 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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