

**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
December 12, 2017**

**Approved: January 23, 2018
Oak Grove Middle School Library
7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:30 p.m.**
2. **ROLL CALL:** Dan Neirinckx, Michael Casinelli, Janet Mulder, Hannah Gbeh, Joe Stuyvesant, Eileen Poole, Preston Brown, Jean Strouf, and Bill Herde

Excused: Richard Marzac, George Novinger, Judy Bohlen, Steve Wragg,

Absent: Earl Katzer, Randy White
3. **APPROVAL OF AGENDA for December 12, 2017, and the Final Minutes of the JDCPG November 28, 2017 meeting as mailed: Approved unanimously.**
4. **OPEN FORUM**
 - a. **Michael Casinelli announced that George Novinger has been officially declared deceased in Hawaii. The JDCPG expresses their condolences to the family and thanks for all of his service to the community including membership on this JDCPG and Steele Canyon High School Board.**
 - b. **Michael Casinelli announced that the signs with LED solar lights have been installed on Lyons Valley Road at the blind intersection of Rocky Sage and again at Jamul Drive to alert cars of the existence of the intersection and possible cars turning.**
 - c. **Michael Casinelli checked with Bill Saminier to see what charges would be incurred by the Planning Group due to his work on the proposed community park, He was told that the only charges would be ones charged to the County, so he asked him to continue trying to find a location for a community center.**
 - d. **Jean Strouf attended the semi-annual Trails Advisory Meeting hosted by Supervisor Dianne Jacob. One of the areas discussed was Sycuan/Sloan Canyon Trail, and east McGinty Mountain. Jill Terp is working on a “back way” to get through McGinty Mountain. They also discussed Sweetwater Loop Trail and SR94 Highway Crossing underneath the concrete bridge. Meg Viss, County Parks & Recs, is working with Caltrans re the trail.**
5. **AT&T CELL TOWER PDS2017=MUP-17-018, 17822 LAWSON VALLEY ROAD Jean Strouf and Janet Mulder – Jean introduced Chris Ruvalcaba, of Mitchell J. Archetecture firm, to follow up regarding the scoping letter. The site is on Lawson Valley Road and they propose a faux tree. Jean Strouf pointed out that the property is on a hillside and Chris Ruvalcaba presented photo sims showing the 45-foot faux broadleaf tree. Jean asked him to give an overview of the project, including the coverage. The equipment will be enclosed 20x20 block wall that is not visible from the street located 30 feet from the house, and about 600’ from the nearest neighbor. The proposed height should cover the neighborhood with cell service. Dan Neirinckx asked why this site was**

chosen as others look like they could give better coverage. **Chris Ruvalcaba** said this was not their first choice, but they have a willing landowner and the site would work and connect with Lake Morena Trailer Park. **Eileen Poole** asked if there was a “master plan” as to possible locations of future cell towers. **Jarrett Ramaiya, of the County**, who was present at the meeting, said that it was difficult because each carrier has their own coverage plans and the County has to look at prior projects to know what they are planning. **Chris Ruvalcaba** said that the County is trying to get ATT and Verizon to co-locate. This program that ATT is working on is a government program being pushed to provide cell service to rural areas. **Hannah Gbeh** asked when looking for sites it appears that cell towers are being placed next to homes, and asked if there was any reason for this. **Chris Rublcaba** said that Jamul is a tough area to get a clear signal. **Dan Neirinckx** pointed out that the faux tree looked more like a fir than a broadleaf tree, and did not seem to “fit” with the area. **Jean Strouf** asked about the square footage of the area that is being leased and **Chris** said it is about 500 square feet. **Jean Strouf** asked about the noise and **Chris** said there will not be a generator so no noise emanating from the area. The property owner pushed for the tree and did not want a water tank. **Jean Strouf** suggested a windmill and **Michael Casinelli** asked if the owner would consider something other than a faux tree. **Joan Kouns, resident**, pointed out that it was actually in the valley. **Chris** said that it will connect with other towers. **Shelly Owens, resident**, asked if the current administration was going to continue to fund this program as the prior administration committed to doing it, and further asked how they would get the “line of sight”. She asked about not using a generator and depending on SDG&E to power it. **John Ingram, closest resident**, is concerned about safety of the unit. His home is 600 feet from the proposed cell tower and he is opposed to it, concerned about property values as well as the safety concerns. **Bill Herde** asked about the links that use microwave frequency and need line of sight. They have to have a series of towers and this location would provide the link between them. **Michael Casinelli** voiced his understanding of **John Ingram’s** concerns and wondered if anything could be done to work it out to his satisfaction. **Chris** stated that there might be a generator in the future, but a new separate permit modification would be needed. **Jean Strouf** said that ATT has done some revisions on the original scoping letter, but we do not have knowledge that all of the concerns have been addressed. **Dan Neirinckx moved that the Planning Group would need more information before we could make a recommendation. Information to include alternate location on another part of the property within the parcel, consider the need for generator backup, alternative proposal other than the broadleaf faux tree, and the items in the final scoping letter must be addressed. Motion carried unanimously.**

6. **PDS2017-TPM21255, APN 596-152-04-00, Jamul Highlands, Jamul, applicant Roetzheim.** – **Dan Neirinckx introduced Bill Roetzheim, owner**, who explained that they are changing the location of the driveway and line up with water tanks with no additional grading. **Jarrett Ramaiya, County LD**, said that the County engineer said this was a minor change to the plans. There is no additional dirt to be moved and no change in the elevation, but rather they are realigning the grading plans at the hammerhead location (a “t” at the top of the road.) They will be pouring concrete on the driveway. **Dan Neirinckx** said he did not see a problem with moving the hammerhead 10-feet. **Jarrett Ramaiya** pointed out that the well seemed to be dug in the right of way, and the staff did not have anything to do with the bifurcation of the property. **Bill Roetzheim** said that County staff told them what to do first and there is an email trail with **Travis Clancy** to

show this recommendation from the County. **Michael Casinelli** asked **Bill Roetzheim** to get a copy of those emails to us and **Jarrett** also wants to see them. **Bill Roetzheim** stated that he gave the wrong site location for the well, and it is not in the right-of-the-way. **Michael Casinelli** pointed out that no re-vegetation has been done for the last 9 months and others have been required to re-seed immediately. **Jarrett Ramaiya** will check to see that the grading plan had reseeding requirements. **Bill Roetzheim** pointed out that they could not hydroseed until the water lines were put in, and they have been working as fast as they can. The rocks will be used to contain the soil in the planned orchard. They are not allowed to work on the second parcel until the situation is solved. **Joe Stuyvesant** asked if there is more waiting to be approved, and **Dan** said it would come up later. **Dan Neirinckx** moved **that we recommend approval of the minor location change of the hammerhead located on the proposed parcel 2 as there is no grading involved nor any other adverse effects on the TPM. Motion carried unanimously.**

Jean Strouf left the meeting at this juncture.

7. **PDS2017-AD-17-029, 0000 Skyline Truck Trl. APN 522-121-07-00 – Preston Brown reported** that owner, **Agnostia Bravo**, was present. The proposed brush clearing is for horse corrals and grazing, and the area is about 10 acres out of the 33 acres. There are two wells on the property and security items have been moved onto the property. **Agnostia Bravo** showed us a concept drawing including future housing, orchards, horse grazing, steeper area for goats and area where he will put trees. **His request is for clearing for the whole area. Dan Neirinckx** pointed out that the County needs to look at this property and see what they will allow him to clear and we will want to know what the County is allowing at this point and he can't vote on it until the County has given their blessing to his plans. **Bill Herde** pointed out that we are just deciding whether or not he should clear the brush. **Janet Mulder's** suggestion was made to have Mr. Bravo contact the County to have them take a closer look at his property. **Bill Herde** pointed out that this is a recommendation only and the County has the final say. **Dan Neirinckx** moved **we recommend approval of the clearing of the property voicing our serious concern that the County gave us an incomplete package upon which to make an informed decision including no evidence of an onsite inspection by the County staff. Motion carried unanimously.**
8. **JAMUL INDIAN VILLAGE UPDATE – Nothing to report.**
9. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:**
 - a. **PDS2017 MUP 17021 Russ and Alison, owners 20659 Tumeric Way, Jamul - ATT Cell Tower – given to Joe Stuyvesant to work on**
 - b. **Joe Stuyvesant reminded us that we need to put the JDCPG vacancy in The Jamul Shopper for January – Michael and Janet will take care of it and we will vote at our February meeting..**

ADJOURNMENT: Michael Casinelli, Chair adjourned the meeting at 10:01 p.m.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, January 9, 2018

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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