

JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
November 27, 2018
Approved December 11, 2018
Oak Grove Middle School Library
7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:32 p.m.**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Janet Mulder, Steve Wragg, Bill Herde, Randy White, Darren Greenhalgh, Preston Brown, Richard Marzec. Eileen Poole, Dan Neirinckx, Preston Brown, Eve Nasby

Absent:

Excused: Judy Bohlen, Joe Stuyvesant,

Vacant Seat: #10 – Jean Strouf resignation

3. **APPROVAL** of the agenda for November 27, 2018, removing Item 6, noting that the November 13, 2018 meeting was cancelled by the Chair due to SDG&E cutting off the power, and approval of the Final Minutes for the meeting of October 23, 2018.

Motion carried unanimously.

4. **OPEN FORUM:**

1. **Rich Marzec** will be gone the month of January and possibly February and miss the meetings.

2. **Preston Brown** attended the meeting of the Board of Supervisors and came up with these conclusions. Both Alpine and Valley Center are the areas that they will be looking at for developing at greater density. Projects on the I-15 and I-8 corridor will continue to be approved as they can justify a major circulation route was the point made by Supervisor Horn. Jamul Dulzura area is not on the drawing board as we are limited by SR-94. The County needs 25,000 new units by 2020. They do not want the City to take all of the funds that are available. Preston felt that the staff seems to be somewhat at odds with the Board, and he felt that the BOS all ignored rebuttal of the many well made arguments in opposition. They just hammered on the fallacious themes of affordable housing and how this project could/ would deliver ...”so our kids and grand kids could afford to live here near their parents...” This was the theme of the day. **Michael Casinelli** pointed out that **Supervisor Jacob** stated there are 10,000 buildable parcels in the unincorporated area of the County and that Supervisor Jacob has been trying to get the County to streamline the process for applicants to construct houses on these parcels.

3. **Hannah Gbeh** gave a shout out to the Deerhorn Valley Community Association for their well attended Trunk or Treat in October .

4. **Michael Casinelli** pointed out the dilemma he had with trying to decide whether or not to cancel the meeting, because the middle school still had power at the School. He checked with SDG&E on the day of the meeting and was told there might be more areas blacked out and was advised to cancel the meeting.

5. **Jim Bennett, County Hydrologist, will be at the January 22 meeting and will customize his presentation to our JDCPG area.**

6. **Michael Casinelli said we would have at least one applicant at our December 11 meeting for the open seats. Thus far, only one application has been approved by the Registrar, and one is pending identification from Registrar. At this time, we have 5 vacant seats.**

7. **The County decided to change the wording from “must” to “may” in the description of an MSCP intergovernmental agreement between the County, and the US and State Fish & Wildlife Services, thus changing the intent of the agreement and there has been a lawsuit filed by the Sierra Club. Therefore, Village 14 has been removed from the Dec. 12 BOS meeting agenda.**

8. **Dennis Fransway, EnviroMines contacted Michael and said that his company was hired by New West Investments, which is owned by Michael Schlesinger, the same person who had some problems with a prior plan. Michael Casinelli stated that they are planning to remove from Cottonwood 5.7 million tons of sand over the 10 year span, which would take it down up to 35 feet. They have 280+ acres and they plan on mining about half of the property. At the end they have 50 acres they plan to turn into housing after the mining is completed. They plan 177 truck trips daily plus 30 more trips of vendors and service people. They plan to start at 4 a.m., taking a break at about 6:30 and to give the traffic time to work, While it is not in our Planning Area the traffic could be a real problem to our residents. Steve Wragg pointed out we need to be careful not to review projects when they are not in our planning area, however we could make a presentation to the Valle de Oro Planning Group voicing our concerns.**

5. **CONSIDERATION OF REQUEST FOR A DESIGN EXCEPTION, i.e., to waive the undergrounding of the utility poles, widening the road, and DG pathway fronting the property, as per Policy I-92, PDS2018-TPM-21263 - 13915 Proctor Valley Road, APN 597-230-25, Owner Andrew Giles represented by Larry Walsh of Walsh Engineering and Surveying Inc. reported on the status of the plans.**

Bill Herde pointed out that the County wants them to underground the utilities and widen the road, and Bill sees a problem. **Larry Walsh** pointed out to underground the utility lines would be expensive and would only cover the area in front of their project. They would need to remove two poles and add two poles (\$600 per foot is the estimate cost) If

there were no power lines above ground and would end up with a reduced number of poles, it might make sense, but this would be removing 240 feet only on one side of the street. In addition they were requested for widening the street as part of their subdivision, but this would mean that the street would be widened 3 feet in front of their property and then it would return to the existing width both in front of and behind this subdivision, on either side. Cost estimate to complete this was \$250,000 extra just to add this three-foot to the road. **Bill Herde** points out that this could create a hazard for drivers. **Hannah Gbeh** asked about the hiking/riding path and the developer would like to create a pathway on the side of the road. She pointed out that undergrounding would help with fire danger normally but perhaps not in this area. **Preston Brown** asked about on street parking for guests and was told the road is now 25 feet. **Randy White** asked whether the widening of the road would reduce the size of the lots, and **Larry Walsh** said no the right of way is still the same. **Randy White** asked if they would be setting a precedent as to width of the road, if they are not required to widen the road, as to future development. **Steve Wragg** said he would support the waiver to the undergrounding as it is just exchanging two for two. Widening the road seems unnecessary as the future traffic (Village 14) was not required to widen the road therefore it must have been found unnecessary. **Michael Casinelli** pointed out that many of the homes did not have good setbacks and it looks like it will not ever be all the lots on that street, and that the County is trying to get it done piecemeal. Under policy I-92 the Planning Group will make a recommendation and it will be taken directly from the minutes...no formal form is required. **Janet Mulder** pointed out that she felt that to piecemeal the widening of the road could be a safety problem. **Dan Neirinckx** suggested that the land be dedicated to the road width, but would not be improved at this time. **Eileen Poole** asked what they needed from us and was told that the undergrounding of the utilities was the most important thing. She pointed out that her private road has various widths and it causes problems whenever they have trucks entering, so she would not recommend having the increase in width only in part of the road. **Angus Giles, owner,** pointed out that the amount of the cost for undergrounding would make it unfeasible. **Eileen Poole** pointed out that Undergrounding needs to start somewhere and this would be a start for such a critical element of fire danger. **Rich Marzec** said he lives close, and is in support of the statement that “undergrounding needs to be started somewhere” and his area is undergrounded. **Darren Greenhaugh** asked about the increased costs and pointed out that the regulations for bicycles of 3 foot clearance, would make a justification for bicycle safety and 15 foot lane should be a standard. If they increase the width they would need to move the poles which would be additional cost. **Eve Nasby** agreed that they should not be required to underground nor to widen the road in this specific instance, but would be adding a 10 –ft dg pathway. **Michael Casinelli** asked what has the County decided regarding width of road.

Bill Herde moved that JDCPG recommend that we recommend acceptance of the waiver which includes not undergrounding the utilities. Motion passed: 9, yes; 3 opposed; 1 unable to vote (Nasby – needs training first)

Bill Herde moved the JDCPG support the waiver for the requirement to widen the road. Motion did not pass: 6, yes; 5, opposed ; 1 unable to vote (Nasby)

Bill Herde moved the JDCPG support the waiver for the requirement to widen the road an additional three feet, because a dedication of same will be made. Motion passed: 11, yes; 0 No; 1, Abstained; 1 unable to vote (Nasby)

Bill Herd moved the JDCPG support the proposed exception which allows the construction of a dg pathway adjacent to the existing road. Motion carried 11, Yes; 0, No; 1 Abstained (Nasby)

Michael thanked the owner and developers for coming and told them we would continue our review when they return.

6. MINOR SUBDIVISION LOT SPLIT, PDS2018-TPM-21263 - 13915 Proctor Valley Road, APN 597-230-25, Owner Andrew Giles represented by Larry Walsh of Walsh Engineering and Surveying Inc. THIS ITEM WAS REMOVED FROM THE AGENDA AT BEGINNING OF MEETING, PROR TO VOTING TO APPROVE, BY VOTE TAKEN TONIGHT, AS IT WAS NOT READY TO PRESENT.

7. JAMUL INDIAN VILLAGE UPDATE – no report

8. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS

A. There will be no second meeting in the month of December as the second meeting would fall on Christmas Day.

B. Michael Casinelli pointed out that while he is in favor of a time-keeper and sticking to the 3 minute time limit it might not be enough time to get a point across. **Steve Wragg** suggested that the Chair could extend the minutes on a case-by-case basis. **Randy White** suggested that if someone is going over, they could ask others to give them their minutes. **Hannah Gbeh** pointed out that she has been the timekeeper and rules should be set regarding the time each person has to speak, to resolve any confusion. A discussion was held and it was suggested that concerns be held until the new year with new members present.

ADJURNMENT: Michael Casinelli, Chair adjourned the meeting at 9:06 p.m.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, DECEMBER 11, 2018

(Noting that there will only be one meeting in December, 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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