

**VALLE DE ORO COMMUNITY PLANNING GROUP  
SPECIAL MEETING  
Tuesday, March 18, 2025, 7:00 p.m.  
Rancho San Diego Library  
11555 Via Rancho San Diego, El Cajon, CA 92019**

Chair Oday Yousif called the meeting to order at 7:00 p.m.

**A. Roll Call**

Seat	Member	P/A/V
1	Charles Kossman	P
2	Kristin Haukom	P
3	Danielle Weizman	P
4	Jay Steiger	P
5	<i>Vacant</i>	-
6	Allen Hilantu	P
7	Karibia Baillargeon	P
8	Daniel Conway	A

Seat	Member	P/A/V
9	Allison Henderson	A
10	Michelle Kister	P
11	Cody Charfauros	P
12	Kathleen Hedberg	P
13	Max Coston	A
14	Mason Arabo	P
15	Oday Yousif	P

**B. Approval of February 4 Meeting Minutes**

Motion by Steiger, second by Charfourous. Motion passes.

Seat	Member	Vote
1	Charles Kossman	Y
2	Kristin Haukom	Y
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	<i>Vacant</i>	-
6	Allen Hilantu	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	a

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	Cody Charfauros	y
12	Kathleen Hedberg	Y
13	Max Coston	A
14	Mason Arabo	Y
15	Oday Yousif	Y

**C. Public Communication**

None.

**D. Consent Items**

None.

## **E. Information Items**

None.

## **F. Action Items**

1. **Cottonwood Sand Mine:** Major Use Permit (PDS2018-MUP-18-023) and Reclamation Plan (PDS2018-RP-18-001). Brice Bossler, applicant representative. Chris Jacobs, County staff.

### **a. Public Comments:**

- **Brad Monroe:** Lives in community and concerned about impact of dust on students walking to and from school. No consideration in the planning documents.
- **Stephen Bickley:** Lives in community. Recommends to make the location a public park and golf course, since the site is not zoned for sand mining. County does not seem to take public input into account unless staff agrees. Therefore, public should go to Board of Supervisors.
- **Robert Jacques:** Concerned that EIR does not adequately take into account impact to hillside along Willow Glen. Also concerned with view from Glen River, which will show the impact. No information in the EIR of impact to reservoir.
- **Lori Loiselle:** Many reasons not in best interests of the community: 1) SB 1137 requires 3,000' setback for oil mining, which is no different. 2) This will get into people's lungs and cause cancer; this cannot be mitigated. 3) Impact to water supply. 4) Noise pollution. 5) Children.
- **Robert Foster:** Retired physician, concerned about negative health effects. Implore planning group to unambiguously oppose.
- **Carolyn Shaw:** retired from health field. Valley fever, cancer, emphysema – all health effects.
- **Randall Wheeler:** lives a block from site. Points to respiratory and other negative health effects of the sand and dust on children and surrounding community. Company will make money, but community will have to pay for healthcare.
- **Josan Feathers:** Pointing to Lakeside sandmine, and this location will be much bigger. Project downplays impacts: visual, riffraff, etc.
- **Stephen Reinstein:** This project is inconsistent and antithetical to our community. Major concern with health effects and safety issues.
- **Barry Jantz:** Applicant is bypassing the rezone process with a 10-year temporary use proposal. The findings are a legal mechanism to get what the applicant wants. Is it consistent with the General Plan, Specific Plan.
- **Theresa McKenna:** Director with San Miguel Fire District. District has not taken a formal position on the project. Summarizes concerns and letter to the County of delays to emergency response. Safety element policy (human and property loss) was not adequately addressed. Increased hazard of traffic impacts.
- **Stephen Kapp:** Recommend that site be used for recreational use. Recommend against project: 1) incompatibility with health and safety; 2) project does not meet

MUP requirements for conformance with Zoning Ordinance; 3) project cannot adequately mitigate noise, traffic, air quality, etc.

- **Basil Zetouna:** This county was built on freedom. People want to live health lives. Additional trucks will also add tremendous impact to traffic; not just inconvenient for residents but also emergency response. Ask that group represent community.
  - **Brittany Waddell:** Project has unmitigable impacts and does not provide sufficient benefits to community. Proposed mitigation measures are vague, unenforceable, and insufficient. Shift impacts to most vulnerable in the community.
  - **Dina Beerle:** Remind group that it was elected to represent the welfare of the community.
  - **Elizabeth Urquhart:** Stop Cottonwood Sandmine group represents community in opposing the project. Points to: 1) lack of sufficient evidence to support favorable findings. 2) Incompatibility with surrounding area. 3) Too close to sensitive receptors and need for greater setback to mitigate noise, aesthetic, and air impacts that are unmitigable. 4) Inadequate public facilities (roads, water, sanitation). 5) Traffic impacts and inadequate road infrastructure. 6) Unsuitability of the site for the proposed use, given wildlife and ecology of the site and floodplain.
- b. **Chris Jacobs (County Planner):** summarized the timeline. Application filed in 2018, and now final version of project is tentatively scheduled for April 2025.
- c. Yousif presented project overview and framed scope and role of planning group review and vote.
- d. Board members commented in support of the letter and opposition to the project.
- e. Public comments (no names):
- Thank you for using common sense.
  - We really don't know the damage that will happen from spores; it takes a long time for health effects to manifest.
  - Question: Is there an enforcement mechanism? Answer: Yes, through code enforcement.
  - Pointing to mining operations in Lakeside. No reclamation, plus ongoing extensions.
  - Valley fever.
  - We should have a right to say no when they come and ask to operate in our community.
  - Impacts on river, wildlife refuge, etc. Completely in conflict with County Climate Action Plan.
  - Does reclamation plan account for findings in the soil?
  - Winds gust from east to west, west to east. The winds will carry dust from basilica sand to other areas of San Diego.
  - Blasting will cause clouds of plume. We already of this problem with Superior Ready Mix.
  - Even if they tried to do reclamation, they would leave a permanent scar on the land that would sabotage any future uses.
- f. **Motion by Weizman, second by Steiger, to approve the letter recommending that the County deny the project. Motion passes.**

Seat	Member	Vote
1	Charles Kossman	Y
2	Kristin Haukom	Y
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	<i>Vacant</i>	-
6	Allen Hilantu	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	A

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	Cody Charfauros	Y
12	Kathleen Hedberg	Y
13	Max Coston	A
14	Mason Arabo	Y
15	Oday Yousif	Y

2. **Design Exception Review (DER):** Request to waive undergrounding of overhead utilities along Willow Glen Drive. Brice Bossler, applicant representative. Chris Jacobs, County staff.
  - a. Yousif presented project, which is a separate request for the same project that goes to the Department of Public Works for review and approval. Proposal for exception to undergrounding requirement, instead proposing to move AT&T utilities and relocate to existing SDG&E poles across the street.
  - b. Recommendation to submit letter recommending denial of waiver request.
  - c. Motion by Charfourous, second by Haukom, to approve the letter.

Seat	Member	Vote
1	Charles Kossman	Y
2	Kristin Haukom	Y
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	<i>Vacant</i>	-
6	Allen Hilantu	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	A

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	Cody Charfauros	Y
12	Kathleen Hedberg	AB
13	Max Coston	A
14	Mason Arabo	Y
15	Oday Yousif	Y

## G. Group Administration and Business

1. **Casa de Oro Alliance:** No update.
2. **Cottonwood Sand Mine (Yousif):** Does not plan to disband subcommittee.
3. **Fire Safe Council (Hedberg):** GMIA has raised more concern about fire safety. Considering seeking a grant.
4. **Grossmont-Mt. Helix Improvement Association: VDO CPG Liaison (Steiger):** Hosted a table at Nature Day on Mount Helix. GMIA Garden Show for \$20.
5. **Local Streets Subcommittee (Kister):** Sign fixed within one day of email from Kister. Kossman updated on SDG&E repairs to Avocado discussed at February meeting. Haukom gave update on a County meeting on March 27 at 6-7pm regarding implementing AB 43 for speed limits.
6. **Ivanhoe Ranch (Baillargeon):** No update.
7. **Parklands Dedication Ordinance (Weizman):** No update.

- 8. Slope Instability Subcommittee (Weizman):** Update that GMIA submitted letter.
- 9. Standing Rules Subcommittee (Yousif):** No update.
- 10. Administrative & Other Business (Yousif):** Next scheduled meeting April 1. Likely to have 4-5 action items and multiple information items.

#### **H. Adjournment**

Yousif adjourned the meeting at 9:18 pm.