



JUNIPER HILLS TOWN COUNCIL

juniperhills-ca.org

**General Meeting
September 7, 2005**

MINUTES

The **General Meeting** of the Juniper Hills Town Council was called to order at the Juniper Hills Community Building 31401 106th Street East, Juniper Hills, CA 93543, on **September 7, 2005, at 7:05 p.m.**, by Vice President, Ms. Richter

CALL TO ORDER

The Pledge of Allegiance was led by Mrs. Bridwell

FLAG SALUTE

PRESENT

Suzanne Richter
Michael Weatherbie
Elizabeth Bridwell
Don Pierce
Valerie Zera

ABSENT

Vance Pomeroy - excused
Dave Reichel - excused

**BOARD MEMBER'S
ATTENDANCE**

Minutes of August 3, were unanimously approved as published on a motion made by Mrs. Bridwell and second by Mr. Pierce.

APPROVAL OF MINUTES

Treasurer's Report was approved as presented. See copy attached to official minutes.

TREASURER

Mr. Weatherbie discussed the email received from the County regarding the Service Club Pollworker Program, whereby residents can volunteer to work as pollworkers and their stipend can then be donated to a Civic Group of choice. We hope it would be the Town Council. Applications were made available.

COMMUNICATION

Ms. Richter received a phone call from Public Works regarding their sending of email and letters later in a week. The topic will be two meetings to be held in the area regarding responsible trash collection. There will be two meetings; Quartz Hill on October 4 and Littlerock Grange on October 5. Both meetings will be from 7:00 to 9:00 pm.

ITEMS OF INTEREST

Juniper Hills Community Association -
~~September 10~~ ~~Water Play Day~~ **Cancelled**
October 1 Oktoberfest
October 14 Craft Fair
October 15 Pancake Breakfast and Craft Fair

Forty members of the Juniper Hills community were present to hear a presentation by Mr. Andy Malakates from the Los Angeles County Department of Regional Planning.

**GUESTS, SPEAKERS,
REQUESTS TO ADDRESS
THE COUNCIL – NON
AGENDA ITEMS**

Mr. Malakates discussed the process that would take place regarding the Community Standards document received from the Juniper Hills Town Council. He urged the Council to be sure that they had the backing of the community. Mr. Bruce Love assured Mr. Malakates that two community meetings had been held. The first, held in June 2004, had 125 citizens present. The second meeting in December 2004 had about 50 residents present. Mr. Love stated that the bottom line is that the community wants to keep out mass development and maintain our rural atmosphere. Mr. Malakates stated it looks like we have gone through a massive outreach already, which is to the Council's advantage.

Ms. Vera asked how long it would be before we received a response. Mr. Malakates indicated they had received a draft that was submitted about a year ago, but that his office would probably have a document back to the JHTC in 60 days. Mr. Malakates felt it would be best if the JHTC subcommittee had the drafted

document back before meeting with Planning. Mr. Malakates indicated he would be willing to meet with Mr. Love, Mr. DiJulio and Mr. Pomeroy regarding the draft, and asked them to call to set up an appointment as soon as they were ready.

Ms. Richter questioned when the Community Meeting would be held. Mr. Malakates stated it would be held as soon as a "mutually agreeable" draft was developed. He explained that the Community Meeting would be followed by a Board of Supervisors meeting where the Regional Planning Commission will present the document to the Supervisors on behalf of the JHTC. Ms. Brenda Avadian stated she felt that they should move ahead quickly to reflect on the diligent work by the Committee.

Mr. Jim Fry indicated that a recent altercation made him aware that we have more and more people living in trailers in the area. He indicated that the Sheriff is unable to assist in many of these instances. Ms. Richter asked that further discussion regarding this incident be held until Mr. Malakates completed his presentation.

Mr. Weatherbie indicated that there are several properties within the Juniper Hills Town Council boundaries that do not comply with the designated five acre minimum for subdivision in the CSD and he wanted to be able to assure these people that they will still be able to develop their properties even though the Standards stipulate a five acre minimum for property size. Mr. Malakates indicated that if the size of the property existed prior to the adoption of the CSD would be acceptable after the adoption. Mr. Malakates distributed a report from his department which showed that 60% of the properties are five acres or less.

Mr. Malakates indicated that a dedicated road is owned and maintained by the County or State. Private roads are owned by the property owner. There is also a situation where a piece of property is given as an easement, in a deed so that others may drive to and from their property. There is a difference between a road that is deeded to the county and a deed in which property is set aside for a road, but not accepted by the county. There are also property easements, in deeds, when you have to allow people to drive on that road. The Department of Public Works handles these situations. Mrs. Richter stated that questions are now dealing with legal issues and the council needs to bring in someone to address these situations.

Ms. Richter indicated that many of the situations being discussed were legal issues and should be discussed in another arena.

Ms. Richter then introduced Mr. Norm Hickling and Deputy Dave Jennings.

Deputy Jennings discussed the Community Academy, an eleven week course for the public, starting Tuesday, September 20, which discusses all aspects of the Sheriff's Department.

He also announced their Golf Tournament, Tuesday, September 19.

Deputy Jennings addressed the problem discussed earlier by Mr. Fry, stating he had just received the information about the Baker incident earlier in the day. He stated that the department had received only one criminal complaint this past month. He briefly discussed that they cannot do a legal search and seizure based on the reported situation. He also stated that lack of water and sanitary disposal is not a criminal offense. Ms. Maggie Whisenhunt reported another incident with the same person. Mr. Hickling stated that the living conditions are code violations, and this particular situation had not previously been reported. Mr. Barry Olson stated other incidents that had occurred with this person, including blocking of the road with tires. Mr. Eddie Baker, Jr., explained that it was his father who was assaulted. He stated he intends to protect his father's home and property. He stated the man's first name is Gilbert. The Sheriff's department made it clear to Mr. Baker what Mr. Baker could and could not legally do, but things may occur that the department may not hear about. Mr. Hickling stated that the situation is not a Sheriff's responsibility.

Living on land without water and sanitary is a code violation and this can be handled by code enforcement with assistance from the District Attorney, Health Department and Sheriff. When Mr. Hickling was questioned about how this could be handled, he advised the group that it should go through the Town Council by providing the address. Mr. Hickling then arranges for investigation of the complaint. If there is a violation, the problem is then further pursued by the appropriate entity, including the Fire Department for the blockage of a Fire Access road. Deputy Jennings spoke of the "COPS" (Community Oriented Policing) program, which should soon be implemented in the unincorporated areas of the County.

Mr. DiJulio advised the group to call the Palmdale Sheriff's Station when they needed "911 Assistance," as they know the area (267-4300). The 911 problem should be corrected with the opening of the new Sheriff's station in Palmdale.

REPORTS

Mrs. Weatherbie stated the order for selected T-Shirt design would be placed depending on the time frame of the JHCA events where T-Shirts could be sold, probably after the first of the year.

Resource Development Committee

Awaiting response from the County – see item under Guests and Speakers. Mr. DiJulio indicated that he had left the meeting and gone out with Mr. Malakates as he exited. He spoke with the gentleman and urged him to get back to the JHTC sooner than he had indicated. Mr. DiJulio received a promise of a rough draft marked up with their comments within a week. Mr. Hickling cautioned the council to not rush.

Standards – Committee Report

Mrs. Zink reported the committee had held a meeting the previous evening. She indicated that pending the approval of use of the Community Building, there would be another Public Informational Meeting on November 3. Brush clearance will be the topic discussed as there are many members who do not understand proper clearance. Rudy Turk will show a film demonstrating the chaos that could occur if there is a need to evacuate the area. Mrs. Weatherbie indicated that there are several members of the community who have received CERT (Community Emergency Response Team) training, including Marvel Clover, Lorraine Shone and Brenda Avadian..

Fire Safe Committee

Mr. Barry Olsen expressed a concern that there are many ATV's using Brainard Canyon from Ft. Tejon Rd., and travel up into the Juniper Hills area, through private property, causing a potential fire hazard. Mrs. Zink will have the committee look into this problem. Mr. Pierce indicated he would like to have information regarding persons who might need assistance in the event of an earthquake or fire.

Ms. Zera stated there are a couple of firemen in the area who are willing to visit homes and give advice on brush clearance.

Mr. Sal Cardile indicated new people at 30510 Cima Mesa Rd have been developing a roadway into their property. They have left a large number of uprooted trees along their driveway. Mr. Cardile is concerned about the potential fire hazard.

Ms. Zera stated there had been no meeting, but they are working on a new flyer.

Multi-Use Trail Investigation Ad Hoc Committee

Don Pierce was not in town, and Ms. Zera attended in his absence. Co-producing a newsletter was mentioned to the JHCA. They felt they had been providing adequate space already.

JHCA Liaison Report

No meeting was held.

ARTC Report

UNFINISHED BUSINESS

Nothing new.

Ms. Richter reported there has been no response yet. Everyone was asked to make continual reporting calls if they have telephone problems.
Ms. Richter suggested she would try to find an Attorney to speak on Land Use.

Mr. Weatherbie stated he attempts to keep the site up to date with documents.

Mr. Reichel was not present so the item will be discussed at the next meeting.

Mr. Weatherbie stated he has not yet developed a specific way to present the advertising, but is planning to dedicate a page to just advertising. Ms. Richter suggested a column that would link to the page of advertisers, or use a scroll bar to.

Ms. Richter presented two "Agenda (Realtor Information) boxes," donated by Mr. Jack Milburn, which will be placed at the base of two of the two large JHCA signs. The boxes will contain agendas for the community to pick up.

NEW BUSINESS

Ms. Richter stated she had not yet been unable to make contact with a human being at the Public Council Office. She will continue to pursue the issue because of Director's Insurance. Director's Insurance can only be issued if the group is incorporated, so she will investigate this issue further.

Mr. Weatherbie stated he needed an address or APN to report potential code violations. Mr. Hickling said he would even work with a map of the area regarding the property discussed earlier in the meeting. Ms. Zera will coordinate with Jacqueline Donohue and Maggie Whisenhunt and then provide the information to Mr. Weatherbie who will forward the information to Mr. Hickling.

Mr. Cardile questioned how he should report suspected code violations. Mr. Weatherbie stated that community members who feel there may be a code violation may report same to any council member, but more specifically to him. He then will gather the appropriate information and forward it to Mr. Hickling. Mr. Weatherbie stated it is not the Council's responsibility to investigate violations, but to pass them along to the County. If there is a violation, the County will pursue it. If there is no violation, no further action will be taken, and the item will be dropped, but the Council will be notified. Mr. Hickling stated that if a person is living in a trailer or Motorhome, they are required to have a permit to build. Parking a trailer or Motorhome is not illegal.

Mr. Olsen indicated a location where it appears someone is taking apart an airplane. Mr. Weatherbie stated he needed an address to report it.

Mr. Weatherbie indicated that both Ft. Tejon and 106th have excessive use of double yellow lines. Mr. Hickling stated that the council ask for an Engineering Study.

Discussed earlier.

Meeting adjourned at 9:05 pm.

Michael Weatherbie

Potable Water and Hauling

PUC

Speakers

Web Site

Violation Issues concern

Advertising on Juniper Hills Web Site

Agenda Distribution

Non-Profit Status

Possible Code Violations

Double Yellow Lines

Director's Insurance

ADJOURNMENT