

\*\*\*\*\*SPECIAL NOTICE\*\*\*\*\*

To take part in the VIRTUAL meeting call in by phone at either 669-900-6833 Or 346-248-7799 starting at 7:15 pm.

When directed, enter the meeting ID: 869-0213-0606 and Meeting Password: 286896

You will be placed in a Queue until admitted by the Host. You will then be placed on hold until the Meeting begins. When it is your turn to speak, the host will say the last four digits of your phone number and you will be permitted to speak at that time. If you become disconnected, call back and enter the appropriate ID and PW numbers.

To join the meeting via the web use the following link:

<https://us02web.zoom.us/j/86902130606?pwd=bWRHQW8wR0NsK0lwOUFNdGU2WUpxQT09>

\*\*\*\*\*SPECIAL NOTICE\*\*\*\*\*

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL MINUTES  
APPROVED JULY 27,2021  
Tuesday July 13, 2021**

**\*\*\*\*\*VIRTUAL MEETING\*\*\*\*\***

CALL IN BEGINS AT 7:15 p.m.

**7:30 p.m.**

1. **CALL TO ORDER:** Chair, Dan Neirinckx, called the meeting to order 7:37 p.m.

2. **ROLL CALL:**

**Present:** Dan Neirinckx, Janet Mulder, Michael Casinelli, Preston Brown, Amber Recklau, Eve Nasby, Kevin May, Ed Mollon, Summer Piper (arrived during Open Forem)

**Excused:** Streeter Parker, Steve Wragg, Rachel Vedder

**Absent:**

**Guests:** Paul Romero, Kathleen Lippett, Jim Sundquist, Sue Waters, Becky Rapp, Russell Walsh, Carol Green

3. **APPROVAL** of the Final Agenda for July 13, 2021 and Final Minutes for the Meeting of June 22, 2021. Motion made by **Kevin May**. Roll Call vote – **unanimously in favor**.

4. **OPEN FORUM:**

a. **Michael Casinelli** pointed out that on the new building on Jefferson/Olive Vista Road, he and **Dan Neirinckx** measured and the set-back was 49' from center-line (50' required)

and so probably not a problem, even though several members of the Planning Group were concerned.

- b. **Amber Recklau** asked all to send information regarding the guard-rail suggestions to **Michael Casinelli**. He is accepting suggestions on guard-rail extensions until the next meeting and then he will turn in our Planning Area suggestions.
- c. **Preston Brown** reported that **Village 13** Conservation groups are visiting with the developer and it is not going well. **Dan Silver** has made a suggestion regarding moving the building.
- d. **Dan Neirinckx** is chairing the meeting from the Oak Grove Middle School Library and is looking forward to meeting there in the future. Be sure to check the Final Agenda of each meeting to see if the JDCPG meeting is planned as “in-person” or “virtual” or a hybrid of both.
- e. **Kathleen Lippett** attended the Planning Commission meeting last week regarding the Solar Panels. She told us that 16 individuals came to oppose the solar panels and over 153 e-comments were received. It would include 281,000 solar panels right next to Jacumba, which does not include providing solar to Jacumba! 2.9 million bird deaths have been linked to solar panels. It is to be decommissioned in thirty years and would leave adverse environmental impacts which are all being ignored by the County. They have a streamlined review process and the Community staff and Community Planning Groups are being overwhelmed as they don't have enough time nor people to review. They received the information only ten days before the hearing so Jacumba was given very little time to prepare. She suggests if all community planning groups get together we would make the County (which named us the most diverse County in the State) listen and have far more of an impact on the County. The County is stating that they will be bringing new ordinances to the County, but have not answered the problems of ones proposed thus far.
- f. **Becky Rapp, public health educator and resident and native of the County**, speaking to update us on the marijuana situation. The County staff is recommending a PEIR which is for the whole County even though they are planning to have different requirements for different areas. The BOS has stated that San Diego County has the most environmentally diverse areas. Why would they think that a PEIR which covers the whole area would be okay? The BOS is meeting at 9:00 a.m. and she would encourage us to speak to the problems associated with the PEIR as it impacts our area.
- g. **Carol Green, guest**, wanted to re-iterate her concerns regarding the problems of marijuana use and feels that the decriminalization of the use of marijuana has made it much more of a problem. She had spoken to us about her son which showed it is a problem with psychosis use. Pretending marijuana causes no problems or is seen as less and less normal is just not true. There are several mental health experts who are concerned about the feeling that marijuana is not harmful, and she would encourage all to try to come to the Board of Supervisors meeting and voice their concern about the adverse effects of marijuana use including schizophrenia.
- h. **Michael Casinelli** wanted to point out that we can only do so much to help in the efforts of the last three speakers who have spoken to our Group previously as well. They may feel we can do more than we can as there are only certain things we can do and he suggested that their time might be better spent with other forums.

5. **LOVELAND RESERVOIR RECREATIONAL USE: Leslie Payne of Sweetwater Authority** who introduced **Ron Mosier, Director of Engineering at Sweetwater Authority and Jennifer Saben, General Manager.** **Ron Mosier** presented a video introducing their history. Sweetwater is a Public Water Agency created in 1932 square mile service area, which includes over 230,000 customers. The video showed how many sources of water they have which allows them to service our area, which includes Loveland Dam and Sweetwater Dam and 20 above ground water storage areas. About 2/3<sup>rd</sup> of the source is from Loveland Reservoir which has a capacity of 45,100 acre feet or about size of 25,000 football fields one-foot deep is the actual area of water. Water is treated in a treatment plant via reverse osmosis at 10,000 gallons per day. They also have wells from way back to the 1950s and have the ability to treat water or take treated water to give to their customers. The valve is a trigger valve which allows the water to flow down the Sweetwater River about 17 miles, which mean some is lost along the way and they make sure that the environmental restraints are dealt with which limits their ability to distribute water in January and sometimes into February. Prior to 1947, fishing was considered. But in 1990s Sweetwater Authority looked at a land exchange where the 883 acres of land in the Cleveland National Forest, surrounding the reservoir, and in 1997 the land was purchased. The map clearly showed that the available shoreline is less today, than it was then, but the fishing program is now open from 6 a.m. to 7 p.m. and has more facilities for the public. There was a closed position during Covid, but opened again following all safety protocols, They widened Japatual Road, with a 50 car parking lot including portable toilets and trash containers. There is also a fishing area, but the program has always been impacted by the water levels. He showed a slide to view the actual water level which shows the gaps really well. We are now entering a low-level time. The current fishing problem is shown on their video. Water level has gone up and down over the years remembering that it provides drinking water for 100,000 people. Also, it is used for fire protection as helicopters pick up water from the reservoir and drop it on the local fires with no charge. They looked at a feasibility study that had several options and scenarios as it looked at the emergency storage supply, which also looks at the water loss that would occur and safely maintaining the local supply. They came up with 7500-acre feet which would have worked then, but today we have much better storage policies. Recommendation was to lower the level at Loveland and the Board accepted the report in 1982, but since then the Board has taken no action so it looks like the level will remain the same as it was. **Kevin May** asked when do they take the water out of Loveland and give it to Sweetwater, as it looks like there would be problem. **Amber Recklau** asked if Sweetwater is planning to allow the fishing policy to work for today as the rainfall permits? She asked would they let us know if they decided to change these rules. **Ron Mosier** assured her they would. **Amber Recklau** then asked if the transfer of water would be of help to the riparian areas and asked if a study was going to be done on the problems with a change in cut closer. She asked about the early closing of the facility. **Ron Mosier** said that they need to close the program to find any people from the parking lot that are on the property. They don't want to allow anyone to be left in any of the area. **Amber Recklau** asked what maintenance activities need to be financed? **Ron Mosier** told us of some problem areas and some things need to be replaced and suggested that if there is a way to plug the pipeline without costing a lot, it would be considered and evaluated before anything else is done. **Preston Brown** thanked them for coming and commented on the graph presented that showed the release of water with no distinction between steep rise and steep drops. **Ron Mosier** pointed out that when there is a steep rise it is attributed and due to rainfall activity, where as steep drops are due to transfers. It is a cycle of fill and draw since its beginning. It is an on-going operation and the constraints are met. **Russell Walsh, visitor,** suggested we need to look at pre-1997 times. He feels that the land swap was a monumental change and led to both loss and gain. He feels we lost hiking, mines and it

becomes critical decisions. He pointed out that most of the year that the park does not close until dark and he is concerned that they are closing earlier in the summer. When the lake is low, heat is present and if the lake is drawn down and the closure is early, it is a problem. It is an enabler when you both restrict the hours and drain the lake it cuts the amount of fishing possible. Water storage license allows 14,000 + feet, his question asks if when they drain it down are they violating their permit? **Leslie Payne** stated that they are not in violation with the State Water Board. **Russell Walsh** asked if this fiscal year's budget was to allow a lower level than the emergency level cause a problem? He pointed out that there are features that need to be modified to make it work. **Ron Mosier** said if the water level is not lower they cannot use those activities.

**Amber Recklau** asked if they were planning any sand mining? **Leslie Payne** stated that the answer was no, they were not planning any sand mining. **Chair Dan Neirinckx thanked them for coming tonight and Ron Mosier thanked us for inviting them and hoped it was helpful to us!**

**6. IVANHOE RANCH SUBDIVISION, Ivanhoe Ranch Road and Jamul Dr. Preston**

**Brown** presented the following letter and asked whether we agreed with his new version.

**Jenna Roady & Heather Steven**

*Land Use/Environmental Planner – Long Range Planning*

*County of San Diego*

*Planning & Development Services*

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*RE: Ivanhoe Ranch NOP*

*Dear Ms. Steven and Ms. Roady,*

*The Jamul Dulzura CPG would like to comment on the Ivanhoe Ranch Project NOP. Even though it is outside of our jurisdiction, it borders on the north boundary of our sub area plan and would rely upon Jamul Drive as its sole means for access.*

1. *In the Valle de Oro Community Plan, Jamul Drive is listed as a “Light Collector” road in the “Mobility Element Network”. This was designed for a specific range of “capacity” based on the agreements of the General Plan at that time on existing and projected future use. The Ivanhoe ranch is asking for a drastic change to the zoning land use which requires a General Plan Amendment. The proposed 119 DU on what is now zoned for agriculture and open space would add a very significant impact to the not only the daily commuters from the Jamul area who regularly use Jamul Drive as a primary and or secondary route, but could have disastrous results in the event of a wildland fire emergency evacuation. If SR-94 becomes blocked for residents evacuating to Rancho San Diego, they will choose the only other alternate route and that is Jamul Drive.*

2. *Also consider that this entire project may fail and be rejected solely on the basis that it cannot comply with the new state laws derived from AB-2911.*

a. *AB 2911 added Section 4290.5 to the Public Resource Code, which requires the CA Board of Forestry and Fire Protection (the Board), in consultation with the State Fire Marshal and the local jurisdiction to identify existing subdivisions with more than 30 dwelling units located in the State Responsibility Area (SRA) or Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, identified pursuant to Section 51178 of the Government Code, without a secondary means of egress route that are at significant fire risk.*

b. *Additionally, the Board in consultation with the State Fire Marshal and the local government that identified the subdivisions shall develop recommendations to improve the subdivision's fire safety.*

c. *California Public Resource Code (PRC) 4290.5 requires the Board of Forestry and Fire Protection (the Board), in consultation with the State Fire Marshal, to identify existing subdivisions located in the State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone, identified*

pursuant to Section 51178 of the Government Code, without a secondary means of egress route that are at significant fire risk.

d. (<https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/subdivision-review-program/>)

More specifically, In Title 14 CCR #1267.01, Fire Safety Survey, in (CalFire “Subdivision Review Program) it defines that:

(ii) An adequate secondary access route is not:

(A) A road with locked gates or limited access; or

**(B) A road that directs traffic to the same outlet road or primary road and results in a circular traffic flow, to the extent practicable.**

The Ivanhoe proposal has 2 routes for access but both connect with the same primary road within a few thousand feet thus producing the same result of relying on one route for emergency evacuation. The function and purpose of these laws is not achieved when cars exiting the community are immediately all out on the same route that in an emergency will already be over capacity and could create gridlock and fire entrapment. Willow Glen to the North would be the only other alternative to create 2 evacuation routes. But it is not incorporated into their traffic plan.

3. CEQA rules require that the applicant include the surrounding communities in the “cumulative impact study” in the traffic analysis and the WEEP. We have seen most EIR’s consistently avoid this. The applicant must take into account impacts from existing and also future, projected developments. For instance, in the central part of the town of Jamul, a new planned community has been approved for 96 Dwelling Units. It still has not broken ground but the applicant must still include a factor of ADT’s from this as a future project in assessing the impacts on Jamul Drive. New planned communities, like Village 13 and Village 14, generally estimate ADTs by a factor of 10 for each DU. At 119 DU that would amount to 1,190 ADTs from Ivanhoe Ranch.

4. In our opinion these challenges by themselves are nearly insurmountable. In the broader context, the applicant is asking for a reversal of decades of policy and land use practice to preserve habitat and the rural quality of these edges that transition to the wilderness.

5. The applicant also seeks to reverse its commitment to the Williamson Act for which he has derived substantial tax benefits for historical preservation. If these trust agreements are so easily broken they will make land use planning useless for the future where the public cannot rely on any agreements and commitments made to the County and State Government. We want them to follow the Williamson Act.

**Discussion followed: Michael Casinelli** asked if State law says there has to be two ingress regress areas? **Preston Brown** said that will be covered on a case-by-case basis and the Fire Marshal says they have to have it and it will be judged on a case-by-case basis. **Summer Piper** pointed out that there is no state statute or bill today requiring the two ingress and egress areas. It requires that Counties identify any that has single ingress or egress, but there is no law now that requires two routes for evacuation. **Preston Brown** suggests that the State law will reflect that in the future. **Janet Mulder** suggested we drop the number 2 section off of **Preston’s** proposal and use the rest of it as our letter re Ivanhoe Ranch. **Kevin May** researched the County General Plan and in the Safety Element under #7.7 Goals and Policies, it states “requires multiple in and out routes.” **Summer Piper** pointed out that the State has changed to a lower standard from “necessary” to “feasible” and we have voiced our objections prior to this change in wording.

**Dan Neirinckx presented his proposed shorter letter and suggested it might work...**

*The Jamul Dulzura CPG would like to provide the following comments on the Ivanhoe Ranch Project as it borders on our sub-regional area and will have significant impacts on our residents.*

1. *Jamul Drive is a designated “Light Collector” road. The addition of the Ivanhoe Ranch Project changes it to a much higher density zoning from the current agriculture and open space zones, and will add significant additional traffic that must include emergency evacuation traffic from the Jamul area.*

2. *Both proposed access routes for this project connect to Jamul Drive and fall far short of realistic “dual” access for emergency evacuation.*
3. *CEQA rules require that the applicant include the surrounding communities in the “cumulative impact study”. At present, a 96 DU subdivision has been approved which is located in the Jamul “town center” area and would impact both SR 94 and Jamul Drive.*
4. *The existing traffic signal at Jamul Dr. and Ivanhoe Ranch road should be updated to a “real time” smart signal as it currently holds up traffic on Jamul Dr. without any traffic waiting on Ivanhoe Ranch Rd.*
5. *The Project’s requested changes to the Williamson Act must follow existing regulations and waivers should not be approved.*

Discussion followed, with **Preston Brown** pointing out that there may well be a short cut in place but it is today a work in progress.

**Summer Piper moved we send Dan’s version to PDS, with a few modifications as our Planning Group’s position, copying Supervisor Anderson. Vote in favor was unanimous. Dan Neirinckx will send the approved letter from our JDCPG.**

**PLEASE NOTE: Due to technical problems, the following comments regarding Ivanhoe Ranch Subdivision by Sue Waters, guest at the meeting, were not heard at the meeting, but made a part of these minutes as per Chair, Dan Neirinckx.** “I encourage the Jamul Planning Group to comment on having the County condition the Ivanhoe Ranch development to integrate trail connections to and through the proposed development. This development is located exactly at the boundary of both the Jamul and Valle de Oro communities AND their adopted trail plans. The Ivanhoe Ranch development will make seamless trail connections to both the existing and proposed easements in this area. As an example the Steele Canyon Golf development (contiguous to Ivanhoe development) currently has County accepted public easements (dedicated as part of their development) within their development.....these MUST NOT be vacated as they are vital connections to the Sweetwater River and the Ivanhoe development and are also actively being used by the surrounding community. On January 12, 2005 the San Diego County Board of Supervisors unanimously approved the adoption of the County Trails Master Plan. The Plan is utilized as a planning tool to develop a system of interconnected regional and community trails (off-road) and pathways (within road right of way). Both the communities of Valle de Oro and Jamul have their own trails plan (Ivanhoe project area attached). These trail plans are integral to both communities having contiguous access to, through and around the proposed Ivanhoe project and surrounding neighborhoods. I also encourage this development to designate a public staging area to the Sweetwater Regional Trail, Mt. McGinty and other trails to be added in future developments in our area along Sweetwater River.

This is a chance to make seamless trail connections and improve the existing trail easements in the area (shown as a green line in the attached exhibits) to support the recreation, health, and safety of all. She included copies of trail maps. **(This info is included as part of the minutes as per Chair Dan Neirinckx due to the inability of speaker to access the meeting because of technical problems.)**

7. **San Diego County GENERAL PLAN SAFETY ELEMENT – Preston Brown** suggested we needed to make the following comments at the Board of Supervisors meeting tomorrow.
  1. Ensure that all backcountry communities have internet or cellular access in order to receive emergency notifications. The OES currently has a new app that is connected to all sources and agencies and is updating in real time and

through the Sheriff Department can send emergency notifications immediately out to residents via texts or emails. This issue overlaps with the intent of the Environmental Justice Element.

2. There should be sources of funding dedicated to specific community needs. Training, education and logistics can be targeted for specific communities. In particular, funds for consulting with Emergency Evacuation Specialists and Planners. The Fehr & Peers Study of 2012 dealt only with physical improvement of roads for alternative evacuation routes. The Jamul Dulzura Sub Area Region is very complex and spread out over a number of valleys and mountain ranges that all share one lifeline, highway 94. The numerous clusters of communities based in country cul-de-sac's have unique challenges in responding to wildfire events.

3. Lastly, Item #3 is for a recommendation for a language change in S-3.5 Access Roads. We object to replacing the language "when necessary" with "when feasible". The language when feasible considers more factors than that of a necessity. During wildfires people's lives are at stake and the county should do everything in its power to protect that life, this is a necessity not a feasibility. Access roads should also take into account the current traffic conditions on each of the main roads that may be used for evacuations. In Jamul, the main access corridor is Highway 94 which has previously been graded an F when it comes to traffic and congestion, such access roads cannot be considered efficient or effective in a wildfire evacuation strategy. Compounding already congested roadways with panicked residents trying to evacuate in smoky conditions is dangerous, unacceptable, and setting our community up for failure.

After much discussion, and word smithing, as a Group...

**The following motion was made by Eve Nasby, "We authorize Preston Brown to represent the JDCPG at the Board of Supervisors meeting stating that the JDCPG recognizes the substantial work that PDS has accomplished to help the County and communities to further implement the Safety Element Update and we would strongly urge you to support staff's recommendation on this important process which will have significant positive impact on the safety of our rural area. Motion carried unanimously.**

8. **ROAD GUARDRAIL IMPROVEMENTS.** Michael Casinelli said that he has recommended an additional guardrail at Lyons Valley Road just off of the Lyons Valley Road and SR94 intersection for over 5 years. About a year ago, he was told there have not been enough deaths to warrant a guard rail. He is going to ask the County to count accidents rather than deaths, and realize there is a memorial there for deaths of young people. He will ask them again, and present the information once again. There seems to be no deadline, but people just need to turn them in asap (by next meeting) to Michael as Dan does not have a deadline given to him for our input.
9. **"COOL ZONES" RECOMMENDATIONS** – Dan Neirinckx received a request from Supervisor Anderson's office asking us for suggested locations in our planning area that would work as cool zones. Dan suggested that the Dulzura Community Center might be a possibility and will check into it, but needs to make sure it would work for the Center as they would have to allow bathroom use, etc. Kevin May asked what the responsibilities are for anyone who wanted to suggest their community center? Dan Neirinckx will check on what are the responsibilities of the group or organization who hosts it. There is a form that lists the responsibilities and perhaps we could place it on our JDCPG website. Michael

**Casinelli** asked about using one of the Jamul School multi-use rooms, and **Dan Neirinckx** will check into it and get the information before next meeting. **Preston Brown** suggested that **Audrey Hamilton and Rob Efirid** would be willing to discuss possibilities for environmental justice issues for our community at our next meeting. The Cool Zone is one of the issues they would be willing to discuss with us at our next meeting. **Dan Neirinckx** will put it on the Agenda for the next meeting.

- 10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS: Dan Neirinckx will plan to have both a virtual and in-person meeting at Oak Grove Middle School at 7:30 on Tuesday, July 27, 2021.**

**Michael Casinelli** reminded **Paul Romero** to make sure he takes the training so he can vote next meeting. **Eve Nasby** met with **Supervisor Joel Anderson** and he thanked her and our JDCPG for working with him and sending his office our comments which he does read!!

- 11. ADJOURNMENT: Chair, Dan Neirinckx adjourned the meeting at 9:52 p.m.**

**Respectfully Submitted,**

**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY JULY 27, 2021**

**SITE: Virtual Meeting format until public/in-person meetings required.**

**Meeting minutes and agendas can be accessed at**

**<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>**

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**JAMUL/DULZURA COMMUNITY PLANNING GROUP**

**MISSION STATEMENT:**

*The mission of the Jamul-Dulzura Community Planning Group is to represent the best interests of the communities of Jamul and Dulzura while adhering to County of San Diego, California Board of Supervisors Policy I-1.*

**PURPOSE STATEMENT:**



*The purpose of the Jamul-Dulzura Community Planning Group is:*

*To provide a public forum where local citizens can learn about issues of importance to them and their community and provide input.*

*To carefully consider all input when advising the county on such issues as planning, land use, discretionary projects, and community and sub-regional plans.*

**APPROVED 5/12/2020**