

Jamul-Dulzura

Community Planning Group Unincorporated County of San Diego

FINAL MINUTES

January 16, 2024

1. CALL TO ORDER 7:30

2. ROLL CALL

Present: Kevin May, Dan Neirinckx, Preston Brown, Michael Casinelli, Thomas Gray, Lisa Hodgson, Eve Nasby, Ed Mollen, Janet Mulder, Steve Wragg, Paul Dombkowski, Darla Kasmedo, Corbin Sabol

Guests: Dana Mottola, Annie Wolan

Excused:

Vacant Seats: 9, 13

3. APPROVAL: Minutes for December 19, 2003 and January 2, 2024.

Motion passed unanimously

4. OPEN FORUM

- **Michael Casinelli** announced that Sunrise Powerlink Grants are available again through March 1st, 2024 @ 5pm. Grants for defensible space and structure hardening will award up to \$2,585.88. All residents in the eligibility areas should have received notices. If you have not, you can contact them at: www.sunrisepowerlinkgrants.com
- **Corbin Sabol** mentioned that there are 25 members on the San Diego Republican Central Committee and that they should know about this legislation of the “Jamul Land Transfer Act.”
- **Dana Mottola** is a longtime resident of Dulzura. Dana raised a few so far unaddressed safety concerns. There are no sidewalks leading to the Lyons Valley Road intersection and weeds are not cleared and rattlesnakes have been found near the roadside. She is very concerned about emergency evacuation on SR-94 where traffic can back up for hours for any accident or incident especially at the Border Checkpoint Station when driving her kids to school. Dana said there are no alternative routes and inquired about any plans for alternative corridors or expansion of SR-94 into a four-lane road. **Preston Brown** mentioned that currently Caltrans has no plans for improving SR-94 except for the Otay Lakes/ Honey Springs Intersection for which they are negotiating with the Jamul Casino. **Ed Mollen** mentioned that our group has a Safety Subcommittee that she could join.

5. AT&T CELL TOWER: PDS2023-MUP-34-001. Assessor’s Parcel #652-020-10-00, 1020 Barrett Lake Road, Dulzura, CA. Original presentation by Fire Chief, **Barry Hutchings**, on August 1st. (SEE August 1st Final Minutes) Tonight **Carol Kincheloe** attended. Carol has reviewed the permit application for this plan and will answer questions.

Lisa Hodgson asked about the diameter of the coverage for the cell tower. **Dan Neirinckx** said it about a mile. **Eve Nasby** asked if this tower would handle 911 calls. **Carol** said the main objective is get clear communication for emergencies or otherwise for everyone on it. **Dan** asked if she had any idea of the Verizon coverage to the west? **Carol** said that the tower on the west has a line of sight to the eastern side of the valley. **Michael Casinelli** asked if they intended to use sound deadening material to reduce decibels from the generator. **Carol** said they would submit to the planner a proposal for a 6-8-foot wall around the generator. **Carol** showed photo simulations. Michael asked about the paint color of the walls. **Carol** said it would be in earth tones. **Steve Wragg** said the County sometimes asks for a taller wall to reduce the noise. Ed Mollen asked if the County would agree to the exception for an 80-foot tower? He said we are not voting tonight on this. **Carol** did not know at this time. **Darla Kasmedo** asked about the effect on houses and people living nearby. **Dan** said there was only one family living near the tower and that 80 feet would be good to get the needed coverage. **Steve** asked if they could find another spot for elevation since 80 feet is not allowed. **Carol** said this location is needed for the connection to other towers. **Steve** asked if there were any other issues we were not aware of? **Carol** said not that she knew other than changing the chain link fence to a CMU wall for fire codes. **Lisa** asked about the water source. Carol said there is a well they have access to. Steve said that they need to have landscaping and a deadening blanket on the interior side of the wall.

6. PDS2024-VAR-24-001 Variance – Discretionary Permit - 3177 Calle De Oro, Jamul, CA. **Kevin May** suggested we form a subcommittee to review this in preparation to meet with the County planner and the parties involved. **Dan Neirinckx** volunteered to lead. **Thomas Gray** and **Lisa Hodgson** volunteered to join. **Michael Casinelli** questioned whether this changes anything since this permit is after the fact of the completion of the added garage structure. **Steve Wragg** said that it made no difference if permitted or not. The same 6 criteria of standards for a variance remain the same. **Dan** will contact the owner and the neighbor.
7. Update to County of San Diego Guidelines for Determining Significance & Report Format and Content Requirements for Wildland Fire and Fire Protection (WFPP) – see link below: <https://www.sandiegocounty.gov/pds/ceqa/FireCEQAGuidelines2024.html>
For any Questions: contact Hayley Makinster at Hayley.Makinster@sdcounty.ca.gov; 619-629-4434.

Kevin May read the brief explanation for the purpose of this update.

“The purpose of the Guidelines is to clarify and standardize analysis in the environmental review process by providing consistent, objective, and predictable evaluation of significant effects for the subject areas of wildland fire and development project standards. The updated Guidelines also include:

- Updates to incorporate applicable County Plans and regulations,
- Incorporating current regulations and standards,
- Evaluating and updating fire access code, fuel modification, water supply and construction standards,
- Incorporating Fire Hazard Severity Zones and mapping,
- Evaluating and recommending fire modeling software and considering pre-identified weather inputs for modeling
- Clarification of CEQA thresholds of significance, significant impacts and mitigation; and

- Various editorial changes”

Kevin suggested we form a subcommittee to review this and make recommendations. The deadline is February 10, 2024. **Preston Brown** volunteered to chair, and **Ed Mollen** and **Darla Kasmedo** volunteered to work on this.

8. APG (Association of Planning Groups)-SANDAG (San Diego Association of Governments)

Paul Dombkowski, our group’s representative, reported that the APG had its first in person meeting at the County’s Operation Center last Wednesday. All groups attended and **Robin Joy Maxson**, Ramona CPG, was elected to be the Chair representative to SANDAG. Eileen Delany, Fallbrook CPG, will be the alternate.

There was a discussion about the Sponsor Groups and it was decided to let them participate in the APG with an advisory seat only. The APG will finish up the by-laws at the next meeting. They voted to have regular meetings twice a year and then special meetings if necessary.

Ed Mollen asked about the scope of their role. **Paul** said they talked about that and decided to limit their involvement to SANDAG related issues only. They can still share information with

the group which is meant to be a conduit of information up and down the chain. For example, we can share information with **Robin** and at her discretion she can decide to share with the other chairs.

Paul did say that Eileen had shared a general interest letter regarding the problems with an Airbnb. This letter was sent to the BOS. Kevin will disburse this letter to the group. The next APG meeting will be in June.

Kevin reiterated that the APG, which represents all of the Unincorporated County comprising over half of the population of San Diego County, but only has one representative. This will give us a 2-way street for information which will remain narrow in focus.

Lisa Hodgson added that this gives a network of opportunity.

9. JAMUL CASINO, HOTEL AND ENTERTAINMENT CENTER EXPANSION PROJECT

There are no updates on the Temporary Batch Plant

Dan Neirinckx noted he had observed the County Sheriff sitting out front at the entrance of Casino

10. PUBLIC SAFETY SUBCOMMITTEE: Emergency Evacuation, Traffic and Crime

The subcommittee will meet and report back to the group at the next meeting.

11. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS:

- **Kevin May** reported that Pedestrian Crossing Enhancements will be installed at the Jamul Dr./Steele Canyon Road intersection with audible/tactile pushbuttons and pedestrian signal with countdown screen. The Board of Supervisors will approve on 3-13-2024 or soon thereafter.
- Road Resurfacing Program: The following is a list of road resurfacing projects. Construction slated to start in the Summer of 2024.
 - Jamul: Barrett Lake Rd – SR 94 to end
 - Jamul: Lawson Valley Road - Mile Post 2.0 to end of pavement.
 - Jamul: Rudnick Drive – Lawson Valley Road to end

Questions: contact **Frank Arebalo** at: frank.arebalo@sdcountry.ca.gov or go to the website:

http://www.sandiegocounty.gov/content/sdc/dpw/roads/Resurfacing_Program.html

- Off-Highway Vehicle Park (OHV) There will be a Virtual Public Meeting on January 30, 2024. For more information, you can contact Emmet Aquino at <EmmetAquino@sdcountry.ca.gov> or call 619-318-6929. The OHV County website is: <https://www.sdparks.org/content/sdparks/en/park-pages/OffHighwayVehicles.html>
- On-Farm Composting Course. This is open to all unincorporated residents on Jan 20, 2024 @ 9:30AM and Feb 03, 2024 @ 12:00 PM. For information call: 760-436-7986 #700 Registration at the link below: https://solanacenter.org/inspire_events/on-farm-composting-course-ramona/
There is an in-person meeting at The Solano Center in Ramona Country Estates.

12. ADJOURNMENT 8:56pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, February 6, 2024 @ 7:30 pm.

Jamul-Dulzura Union School District - Jamul Education Center

14581 Lyons Valley Road, Jamul, CA 91935

Hybrid Meeting: Both In-Person and Zoom Attendance

Meeting Minutes and Agendas can be accessed at

<http://www.sdcountry.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.*