

# Jamul-Dulzura

## Community Planning Group Unincorporated County of San Diego

### FINAL MINUTES

February 6, 2024

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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, Steve Wragg, Paul Dombkowski, Darla Kasmedo, Corbin Sabol

**Guests:**

**Excused:** Janet Mulder

**Vacant Seats:** 9

3. APPROVAL: Minutes for January 16, 2024

Motion passed unanimously

4. OPEN FORUM

- **Michael Casinelli** announced that AT&T has submitted an application to the California Public Utilities Commission (CPUC) to end its obligation under California Law to provide traditional landline phone service to remote service territories in California. The CPUC has scheduled public hearings in February and March. Information can be found at [www.cpuc.ca.gov/pph](http://www.cpuc.ca.gov/pph). Michael suggested we consider at the next meeting what our group would like to say in response since many people in our backcountry do not have access to cellular service and depend on LAN lines.
- **Kathleen Lippitt** shared some updates on legal issues in the County.
  - Supervisors **Anderson and Desmond** requested board support for **Daryl Issa's** legislation, Stopping Sexually Violent Predators Act, which would ban states from using federal funding on sexually violent predator treatment outside of correctional or secure medical facilities. 60% of SVP's have been placed in District 2.
  - The County plans to expand the number of marijuana businesses in the unincorporated communities under the umbrella of the Socially Equitable Cannabis Program. The program will be overseen by the County's new Office of Equity and Racial Justice. The state is providing grant funding for the program's development and it is meant to create opportunities for people criminalized for cannabis, disproportionately Black and brown, to enter the now-legal industry.
  - The plan proposes 20 new marijuana retailers, half of which would be Equity licenses. I suggested the grants should not be limited to opening MJ businesses for other opportunities such as academic scholarships, technical trainee programs, or other non-marijuana businesses.

5. PDS2024-VAR-24-001 VARIANCE and DISCRETIONARY PERMIT: 3177 Calle De Oro, Jamul, CA.

**Eddie Scott**, County Project Manager, could not attend via zoom due to conflicts with the Brown Act. County officials must attend in person. **Donald Maupin**, owner and builder, and the neighbor, **Sharon Mcfalls**, in complaint, are in attendance.

**Dan Neirinckx** visited the property with **Ed Mollen** and **Thomas Gray**. Dan said it is well kept. The unpermitted building is in the setback restriction for the parcel and the property is a trapezoid shape. Its stated use for a storage, a trailer and as a metal workshop is compatible with the noise restrictions. It has been in place since August of 2023. Dan mentioned that its use could be abused and become unsuitable and violate fire code. No sprinklers were installed. Dan will request an inspection by County Fire.

**Ed** noted that foliage provides some screen coverage for the neighbors on both sides and that it does not look like a big building.

**Steve Wragg** noted a 2<sup>nd</sup> story could be added if there was not a 12 feet height limit in effect.

**Steve** asked if it was for business and **Donald** said “NO, and that it was a gated community and did not permit that use. **Ed** asked if it is for RV storage what are the difference? **Steve** said that a workshop and storage are OK but if it is over 12 feet in height it requires a permit.

**Michael Casinelli** asked if they took 24 feet off the building to fit in the setback. Would the building still be usable? **Donald** said “no”. **Sharon**, the neighbor, said it is visually intrusive and cannot be ignored. **Steve** mentioned that the 2<sup>nd</sup> criteria for a variance asks if it ‘infringes on the enjoyment’ of the neighbor affected. **Michael** asked if there was any way to mitigate this. **Sharon** feels this will lower her property value and stated that it is high and visual.

**Sharon** said she has lived here for 3 years and her bedroom faces this building where she used to look at foliage and blue sky. **Donald** said he liked to work on cars and that noise would not be a problem. **Michael** asked what the County would have done if the owner went through the permitting process, make some modification? **Steve** said that

50 Feet is the largest setback in the County. Most are about 25 feet. **Eve Nasby** asked **Donald** why he did not go through the permitting process and he said he did not want to wait. **Ed** asked if it could have been built somewhere else. **Donald** said they need space for septic reserve area.

**Dan** mentioned that the neighbor is concerned about noise at night and said she stays up late and works. **Dan** said we need to wait to get the Scoping Letter from the County. **Steve** asked if other neighbors were affected by this building. No other neighbors have objected. **Sharon** has the most exposure. **Michael** asked if he got permission from the HOA. **Donald** said it is permissible.

**Dan** added that this is not only on us but the County will be reviewing the regulations over the next 30 days. **Ed** said he hoped they could get together and talk this over. **Thomas Gray** said he felt there was more concern over how this shop might be used, the potential for its being disruptive.

6. APPLICATION FOR SEAT #9 VACANCY: Courtney Etnyre

**Courtney** introduced herself and said she has lived in Jamul since 1976 and attended elementary school in Jamul. **Courtney** has a Master’s Degree in Business Administration and has worked as a paralegal for a variety of corporations. She has also served on 2 committees at Grossmont-Cuyamaca Community College. She lives off of Proctor Valley Road and wants to get into local politics and is interested in evacuation for the community. She has also volunteered on Aging and Independence Services Rural Fire Protection Community Planning, Emergency Preparedness Training and CERT Affordable Housing.

**Steve Wragg** asked how she decided to join our group. Courtney said she applied as an aid to Joel Andersen’s office through the community college course on community planning. **Michael Casinelli** asked how she feels about roads and growth in Jamul. She replied that growth is OK but it should vary in size according to the community and local zoning. **Dan Neirinckx** asked her how she feels about septic systems vs sewers. She said that she has septic and it works very well but we may have to go with sewers because of growth. **Dan** mentioned that it is intentional planning in our area to keep us in septic to limit growth and that if we add an ADU the septic system has to be shared. **Preston Brown** asked if she had any outdoor animals like goats or horses adding that this is one of the advantages of living in the country. She said she has cats and a nest of barn owls on the roof and that occasionally eggs will fall down through the chimney. **Ed Mollen** asked how she thought about balancing property rights with freedom to develop with the rural character of the community. She strongly supports keeping Jamul rural. **Ed** asked her about her work in rural fire protection. She said she has worked as a Senior Sheriff Volunteer and worked mostly with elderly people that live alone in their homes and are mostly woman and often overlooked. I’ve learned about people and how to help. **Courtney** asked about we mainly do in our group. **Michael** said our purpose is to act in the best interest of the community. We are their advocate. Everyone agreed that she has a very strong and diverse background and would be able to contribute to our group. **Michael** moved that we approve **Courtney** as a new member. Motion passed unanimously

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@sdcountry.ca.gov](mailto:Hayley.Makinster@sdcountry.ca.gov); 619-629-4434

**Preston Brown** read his suggested comments and recommendations. Members like the ideas but largely felt that any response had to more definitively address specific recommendations that could be inserted into the existing document instead of using a narrative approach with broader ideas.

**Michael Casinelli** moved for our subcommittee to reduce our recommendations to a few key specific topics.

Motion passed unanimously

The final letter was sent on February 10<sup>th</sup>, 2024, he deadline for public input.

**SEE ATTCHMENT I: JDCPG Letter Recommendations for “Updated Guidelines for Wildland Fire and Fire Protection”**

8. APG (Association of Planning Groups)-SANDAG (San Diego Association of Governments)  
**Paul Dombkowski**, our group representative to the PAG, gave us an update on the SANDAG plans for highway and road construction.
- 1) The 125/94 interchange connector project is on the Regional Plan 2025 but has not timeline for a start date.
  - 2) There are improvements listed for the JIV/ Casino area elements on SR-94
  - 3) The Dulzura SR-94 road widening and the Roundabout for SR-94 and Honey Springs/ Otay Lakes Road Intersection is not on the list and we need to think about making a recommendation.

**Ed Mollen** mentioned that bike lanes could be trap for not widening SR-94 once they go in. **Kevin May** said this could be discussed at our next meeting.

9. JAMUL CASINO, HOTEL AND ENTERTAINMENT CENTER EXPANSION PROJECT

**Kevin May** said he had no updates the Batch Plant

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

**Darla Kasmedo** said the subcommittee met and drafted goals and we are proposing quarterly meetings. We want to compile addresses with crime/incident data. **Darla** said a big concern is about what is not being reported. People stop reporting because they think it won't do any good. **Preston Brown** said he visited the CHP El Cajon Station to request a meeting with Captain Mike Vargas. Our subcommittee met with him last year along with the Sheriff Department. **Preston** left his information with the desk officer. Captain Vargas will get back to us after the storms settle.

11. JDCPG FACEBOOK PAGE: Update

**Lisa Hodgson** stated she was working on a new facebook page because of technical difficulties trying to expand the original one. The new one will look the same. We have to migrate 700 people to the new page. We can post our meeting Agendas and other information like updates on road closures. And for security, we will need to figure out how to screen out fake accounts or profiles from Pakistan and other locations who are only seeking personal data.

12. OFF-HIGHWAY VEHICLE PARK (OHV): County Feasibility Study

**Lisa Hodgson** attended the County's online feasibility study with 70 participants. They hope to be finished by 2025. They have found 8 locations throughout the Unincorporated County. One of the 8 location is in the eastern portion of Jamul Dulzura. Issues of concern are the impacts to the environment and traffic. **Lisa** had originally learned of the OHV roundtable initiative from neighbors in the Lawson Valley area that had been contacted. No direct offers were made but just inquiries. Members of the roundtable include the Sierra Club and the Fire Protection District. **Steve Wragg** asked what they are trying to do. Is this for a document. **Lisa** said they Need to determine the size, the use of the park, the operational issues and to answer to basic question of "Do we need an OHV park? And "Can the County hire enough Staff?" Michael Casinelli asked if it would complete a CEQA. **Lisa** said most likely and that we could review previous zoom meetings online. The Public Engagement plan calls for at least 1 more public meeting.

For more information: Contact Emmet Aquino at [EmmetAquino@sdcountry.ca.gov](mailto:EmmetAquino@sdcountry.ca.gov) or call 619-318-6929. The OHV County website is below:

<https://www.sdparcs.org/content/sdparcs/en/park-pages/OffHghwayVehicles.html>

13. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:

**Kevin May** said that on March 13, 2004, The Board of Supervisors will consider approval of the Pedestrian Crossing Enhancements - Jamul Dr./Steele Canyon Road with audible and tactile pushbuttons, pedestrian signal with a countdown screen.

14. ADJOURNMENT 10:07 pm

**ATTACHMENT I: JDCPG Letter Recommendations for “Updated Guidelines for Wildland Fire and Fire Protection”**

February 10, 2024

Hayley Makinster, Project Contact  
Planning and Development Services

**JAMUL-DULZURA COMMUNITY PLANNING GROUP: Recommendations for Updated Guidelines for Wildland Fire and Fire Protection**

Dear Ms. Makinster,

We appreciate the opportunity to contribute to this Update. The Jamul-Dulzura region is unique among the planning group areas and our mobility circulation infrastructure is in a near constant state of collapse from weather events, wildland fires and mounting commuting pressures on aging roads designed in a bygone era. We feel some additional language and clarification would fill some critical gaps and help the analysis process in the Updated Guideline Draft. We offer the following three recommendations.

**Under Section III:**

**Fire Protection Plan Guidelines for Planning Team**

**SECTION 4.4 Analyzing Impact on Evacuation and Emergency Access**

*It states: Lead agencies will be best positioned to ensure proposed development projects facilitate emergency access and ease constraints on evacuation with this information in hand prior to project approval. The use of professional traffic engineering services to evaluate traffic flows is important to the assessment of proposed routes. The ultimate objective is to allow for informed decision-making that minimizes the environmental and public safety hazards associated with new developments that increase the risk of ignition and impede evacuation in high wildfire prone areas.*

**WE PROPOSE THE FOLLOWING LANGUAGE BE INCLUDED**

**“The evaluation of traffic flows shall be conducted during peak travel times to ensure the community is safely served during peak hours.”**

**SECTION 5.9 Emergency Services**

*Projects must comply with the emergency travel time requirements specified in the County General Plan (Figure 7). Travel time is defined as the estimated time it will take for a responding agency to reach the furthest structure in a proposed development project. Travel time is determined by measuring the safest, most direct, appropriate, and reliable route between the fire station and the project with consideration given to safe operating speeds for heavy fire apparatus. Travel time does not include reflex or reaction time, or on-scene size-up and set-up prior to attacking the fire, all of which are critical precursors to actual firefighting. Travel time may be calculated by using NFPA 1142 Table C.11(b), SANDAG layering, PDS-GIS software travel time mapping, actual emergency travel time run data or actual driving tests. If the travel time determined in the FPP is less than the travel time determined by the FAHJ, the travel time determined by the FAHJ shall take precedence.*

**WE PROPOSE THE FOLLOWING LANGUAGE BE INCLUDED**

**“If any section or element along the route has a level of service (LOS) rating of D, E or F, the travel time must be calculated using actual travel times during peak traffic periods.”**

**SECTION 4.5 Temporary Shelter-in-Place**

*It states: The ability to temporarily shelter-in-place as an emergency measure is frequently an essential option, even though the primary objective may be to remove impacted civilians completely from the emergency area.....Temporary safe refuge sites are not to a substitute for permanent or safe evacuation alternatives.*

NOTE: Under Section IV: Guidelines for Consultants

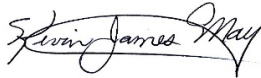
**Section c. Temporary Shelter-in-Place**

*It states: Projects shall detail in the FPP the location, capacity, and potential use of temporary Shelter-In-Place sites within the development. Guidance should be provided in the evacuation plan as to when and under what conditions it will be safer to occupy these sites rather than evacuate. The project shall ensure that designated Shelter-in-Place sites are absent life-threatening wildfire conditions and harden the sites through distance (such as road widths or green belts), installation of walls, fuel modification, or similar installations, when necessary.*

WE PROPOSE THE FOLLOWING CLARIFCATION BE MADE AND INCLUDED IN BOTH THE PLANNING TEAM AND COUNSULTANTS SECTION

**“Projects shall detail in the FPP the location, capacity, and potential use of temporary Shelter-In-Place sites for all developments, existing or planned, commercial or residential, on all land, private, County, State or Federal in order to resolve jurisdictional conflicts.”**

Respectfully,



Kevin James May  
Chair, Jamul-Dulzura Community Planning Group  
Email: [kjmaycpg@gmail.com](mailto:kjmaycpg@gmail.com); Cell: 619-987-2586

NOTICE OF NEXT REGULAR MEETING

**Tuesday, February 20, 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.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.*