

Jamul-Dulzura

Community Planning Group

Unincorporated Area of the County of San Diego

FINAL MINUTES

November 7, 2024

1. CALL TO ORDER 7:00 pm
2. ROLL CALL
 - Present:** Kevin May, Preston Brown, Michael Casinelli, Thomas Gray, Lisa Hodgson, Ed Mollen, Courtney Etnyre, Dan Neirinckx, Steve Wragg, Eve Nasby, Darla Kasmedo
 - Guests:**
 - Excused:** Paul Dombkowski, Janet Mulder, Eve Nasby,
 - Vacant Seats:** 5, 13
3. APPROVAL OF MINUTES: Minutes for October 1 and 15, 2024.
Delayed till next meeting.
4. OPEN FORUM
 - Michael Casinelli reported that a fire had broken out on Olive Vista Dr. and Cal Fire extinguished it very quickly.
5. PLANNING DEVELOPMENT SERVICES (PDS) – Long Range Planning presentations.
 - Rouya Rasoulzadeh and Donald Chase - Presenting
 - Music at Boutique Wineries Project: at Boutique Wineries Project:
<https://engage.sandiegocounty.gov/winery-music>
 - Healthcare Trailers: <https://engage.sandiegocounty.gov/healthcare-trailer>

Don Chase briefly introduces the history of the Tiered Winery Ordinance. It was first passed in August 4th 2010. The July 14, 2021 update will expand the ordinance into additional zones. There are four different winery types and we are exploring ways for more amplified music. Currently, it is allowed but not for entertainment events.

On Healthcare Trailers, Rouya said there are working to streamline the process. The purpose is to serve single family dwellings and reduce burdensome regulations and change the permits from one year to five years.

- **Michael Casinelli** asked if loud music could disturb livestock. ANS: We need to explore that idea of limiting music at night when they would be most affected.
- **Steve Wragg** asked how they would enforce this or allow this without actual noise

studies. Small wineries and not “by-rite”. ANS: Michael Baker Inc. will conduct case studies for noise analysis of up to 5 wineries in the Unincorporated County. There is an enforcement team that deals with this. We deal with rogue folks and we try to educate folks to comply with the codes. They will report to the Board. We want to set reasonable limits for permit requirements. The study will help us set the parameters to decide. **Steve** asked that if you are setting reasonable standards for Boutiques, it should be the same for a small and wineries themselves. Also, a lot of times if you get input from the planning group and if it by-rite, then we don’t get notices of the process. ANS: I understand your point and we are taking notes and will report back to the team.

- **Michael** asked if the Health Trailers were inspected like food trucks. ANS: There is a code type for compliance but it is not a like restaurant with the ABC or D grade. The department does have to sign off on a need for the trailer.
- **Ed Mollen** asked the trailer was for a full-time provider for the owner and not for let’s say the mother in law nearby. ANS: It could mean that the person lives in the trailer. We are just learning about this.

6. PDS2024-AD-24-018 – Project Name: “STACK JAMUL AD FENCE”

Site Location: 3470 Skytrail Ranch Road, Jamul, CA

Owner Robert Stack and Architect Joe Holasek presented their case for a permit.

Joe Holasek said they have applied for an Administrative Permit to get approval for a preexisting wall that serves as a fence. The purpose of the wall was to provide security, a fire break, and protection from vehicles that running off the embankment on the outside curve. The owner did not originally a get a permit because he thought he did not need to get one. He thought it was OK to put up a 6 FT CMU wall. Joe said Code Enforcement has concerns about the determination of whether it was a side, back or front yard and its effect on the easement.

Kevin May said the Project Manager from (PDS) said the height may be a problem but for right now the County wants to get the opinion of the planning group. The height restrictions and the zoning issue will be determined by the County.

About sixteen residents attended this meeting and objected strenuously to the placement and height of the wall and stated that they were never contacted and asked if they had any objections. Their list of concerns are as follows:

- Fire safety issues regarding the ingress and egress for residents and fire trucks on Skytrail Ranch Rd. What is the impact of the new wall built on the split in the road and would the wall interfere with meeting the current road standards for width.
- Traffic Safety along this road. Problems of the reduction of the sightline because of the height of the wall (6 ft or more) to spot oncoming vehicles when approaching the Y in the road.
- The impacts of drainage of storm water run-off from the new wall and its foundation and their impacts on the neighbor’s properties of flooding and ponding.

- Environmental concerns of the effects of improper drainage and watershed flooding on the alluvial field and aquifer.
- A general confusion among the neighbors as to the accuracy of property lines and road easements, set-backs, the rules for wall heights in this particular and unique situation.

Michael Casinelli moved that ... “We put together a memo of our concerns that our group has mentioned before the public. We ask that PDS review and answer our questions.

Steve Wragg also moved that we... “Make sure the County asks for the plans to be revised to accurately show the wall in the easements, the current road width, the location of drainage culverts and the location of key features like a boulder on the side of the road where the road splits.”

Motion passed unanimously.

SEE ATTACHMENT – I: JDCPG Letter to San Diego County PDS

7. WILDFIRE EVACUATION TOUR: with CALTRANS and SANDAG
Paul Dombkowski, not in attendance, lead the Tour last Friday and will give a complete report at our next meeting.
8. ASSOCIATION OF PLANNING GROUPS (APG)
No Updates.
9. JAMUL CASINO HOTEL AND ENTERTIANMENT EXPANSION PROJECT
No Updates.
10. “JAMUL INDIAN LAND TRANSFER ACT” H.R. 6443, Bill sponsored by Rep. Darrel E. Issa (R-CA-48), and associated Senate Bill S 3857, sponsored by California Senator Alex Padilla
No Updates.
11. PUBLIC SAFETY SUBCOMMITTEE: Emergency Evacuation, Traffic and Crime
No Updates.
12. FACEBOOK PAGE
Lisa Hodgson reported that there has not been a lot of activity on it. There are 129 members and if we want to get the word out on anything we should use the Jamul Shopper.
13. JAMUL SHOPPER
No Updates.

14. OFF-HIGHWAY VEHICLE PARK (OHV)

No updates.

For updates go this LINK: <https://www.sdparcs.org/content/sdparcs/en/park-pages/OffHghwayVehicles.html>

15. COMMUNITY GRANT PROGRAM

Dan Neirinckx said dealing with this is like a this a “bag of worms.”

The BOS says we first need to get a sampling of opinions from the community.

We are supposed to go out to different groups in Jamul-Dulzura and get feedback. We should send out a letter of notice in the Shopper with a questionnaire. We need to have the support of the community. We should contact the Little League for their interest. We also need to start looking at places.

Ed Mollen said he has gone through this process as head of the Little League and got in contact with all groups including AYSO to sign on to a proposal. He started with a core group.

Dan said he would continue to get names to send out for the Shopper.

Michael said we should do a survey. **Darla Kasmedo** offered to put a list together and prioritize it.

16. JDCPG OFFICERS ANNOUNCEMENTS AND REPORTS

California Wildlife Conservation Board (WCB) proposed property acquisition.

- Approximately 557 acres of land known as “Skyline North”
- Will be included into the Sycuan Peak Ecological Reserve.
- WCB meeting to consider this proposal will be on November 21, 2024
- For more information: www.wcb.ca.gov or call David Dodds @ 916-926-2131

Road Resurfacing – Delayed

- October 11 – November 1, 2024, Lawson Valley Rd – Skyline TT to Lyons Valley Rd (0.22 miles)

17. ADJOURNMENT: 9:23pm

ATTACHMENT - I: JDCPG Letter to San Diego County PDS

11-7-2024

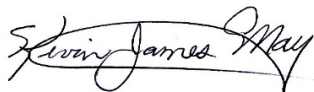
To: County of San Diego, Planning & Development Services
Project Manager: Benjamin Cereceres

RE: Project Name: Stack Jamul AD Fence
Record ID: PDS2024-AD-24-018

The Jamul-Dulzura Community Planning Group held a meeting on Thursday, November 7, 2024, and heard from the owner, Rob Stack, and the applicant, Joe Holasek, as well as many of the neighbors regarding this project. At this time, we cannot make a recommendation on this project until the below items are addressed.

1. **Fire Safety:** Need fire officials to address the width of Skytrail Ranch Road, in relation to access by emergency and fire vehicles, and the effect that the proposed block wall's location and size might have on that access.
2. **Traffic Safety:** Need traffic officials to address the lack of visibility posed by the block wall, in relation to merging traffic at the fork in the road.
3. **Drainage:** Need evaluation of the effects that this block wall can have on storm water run-off, including local pooling, neighborhood flooding and watershed flooding. There is also a concern that this wall is potentially blocking an existing drainage culvert.
4. **Fence:** Need County to clarify regulations on wall height, including how it is determined, as well as engineering standards if a wall is over a certain height(s). Approval should be conditioned to require a building permit.
5. **Project plans:** Need revision to accurately represent such things as block wall height (per PDS determination), location of the wall within the 40-foot private road easement, width of the paved road, and any culvert and grading manipulations. Also, need to include such items as culverts, as well as key features that affect the width of the road, such as the large boulder near the fork in the road.

We encouraged all members of the neighborhood to work together to come to an agreement.



Kevin James May
Chair: Jamul-Dulzura Community Planning Group
Email: kjmaycpg@cox.net

NOTICE OF NEXT REGULAR MEETING

Tuesday November 19, 2024 @ 7:00 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.