

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES  
JUNE 26, 2018  
APPROVED July 10, 2018  
Oak Grove Middle School Library  
7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:31 p.m.**

2. **ROLL CALL:**

**Present:** Michael Casinelli, Dan Neirinckx, Mark Manis, Judy Bohlen, Hannah Gbeh, Joe Stuyvesant, Janet Mulder, Richard Marzec, Steve Wragg, Darren Greenhalgh, Jean Strouf, and Eileen Poole.

**Excused:** Randy White, Bill Herde, Preston Brown

**Absent:**

3. **APPROVAL OF AGENDA for June 26, 2018 and the Final Minutes of the JDCPG June 12, 2018, meeting as corrected and emailed to all. Approved unanimously.**

4. **OPEN FORUM**

- a. **Rich Marzec** attended the Transportation Meeting on June 21 and has information including maps which will be attached to the minutes. They are looking for input especially on bike lanes. **Jean Strouf** pointed out that bike lanes are being proposed on the upper half of Jamul Drive that does not have bike lanes today and also Lyons Valley Road from SR 94 to 4 corners and then up Skyline Truck Trail.
- b. **Rich Marzec** went to a meeting with **Jean Strouf** and gave the notes to her to report. **Jean Strouf** followed up that the Otay Regional Trail Alignment Study- Public Workshop #2 was held on June 20, 2018. Agencies represented included the City of San Diego, City of Chula Vista, County Parks & Rec, US Fish & Wildlife Services (Jill Terp & fellow staff), California Dept of Fish & Wildlife (Tracie Nelson & Staff), Border Patrol, Otay Water District, the BLM. Other stakeholders attending included Bonita Valley Horsemen, California Mountain Bikes, Backcountry Horsemen, various County hiking groups, South Bay Rod & Gun Club, Rob Cameron and others. Approximately 100 persons attended, many repeats from Workshop #1 held March 2017. Formal part of meeting presented Supervisor Cox, followed by the representative of the consulting group working with County Parks & Rec who is spearheading most of the Trails Coordination & Alignment. Purpose of meeting: to update stakeholders on the progress since last year on Trail Alignments & new trails, as well as to expand the vision of connecting trails in Otay Ranch/surrounding lands with each other and with the County Master Plan for Trails. "Currently, a total of 72 linear miles of permitted trails & pathways exist within the study area. An additional 13 potential trails & pathways totaling 79 linear miles are considered by the trail alignment study...to provide an interconnected trail system with numerous

connections between the communities of Eastlake, Otay Ranch, Rolling Hills Ranch, and Jamul.” After formal presentation, they were asked to provide written comments at each of several stations. Jean’s input included adding staging areas to Echo Valley & Millar Ranch Road, open access for hikers & equestrians to RSDEP, Expand Hollenbeck, connect the 4 trails that dead-end at the Steel Bridge on 94. **Rich Marzec** pointed out that there seemed to be more emphasis on keeping people out rather than creating more trails. Supervisor Cox talked about keeping resources for the future.

- b. **Jean Strouf** pointed out that the meeting at BOS this week will involve PLDO funding and she is planning to attend.
- c. **Hannah Gbeh** reminded us that the Sunrise Power Link Grants work completion forms must be turned in by July 20.
- d. **Judy Bohlen** pointed out that **Dianne Jacob** announced that she was looking for a total ban on firearms in the back country (Pink Gate – just past the border patrol) **Judy** suggested that we re-send the letter to **Supervisor Jacob** that we composed in response to the community input following the Gate Fire, in which we supported closing the gate during fire season, but having it open when it was not fire season. **Eileen Poole** pointed out that some of the people giving their input at that meeting were not from our area, but did use the area in question for recreational shooting.
- e. **Michael Casinelli** pointed out that the Caltrans people are invited to be here for the July 10 meeting to discuss SR-94 including the proposed 125 cut-off. He also invited County personnel to join us as well for their input.
- f. **Rob Cameron** announced that he had been told by the County that his project will come before the Planning Commission on August 17. Our JDCPG will need to be there to give our input.
- g. **Michael Casinelli** pointed out that Harmony Grove expansion came before the Planning Commission and the public testimony was limited by the Chair and they voted to approve, which may reflect where the Planning Commission is on development.
- h. **Marcia Spurgeon** reported that patrolling the BLM Land during the fire season will be difficult as the person who is now in charge is retiring. They need to have people to man this area as it is often the start of fires.
- i. **Marcia Spurgeon** received an announcement regarding SDG&E and notified us that the property at SR94 and Lyons Valley Road will be without power for approximately 8 hours on Wednesday due to the changing out of the power poles.
- j. **Marcia Spurgeon** did some research on Whispering Meadows and Valley Knolls and the proposal from Village 16 and Public Works shows them as private roads, but the County seems to suggest they are County Roads. She checked the Parcel Maps for the two roads and cannot find an IOD on them. **Judy Bohlen** just sold a home and a title office did the research and found that the parcel map shows the road as a parcel and that it does contain an IOD. **Marcia Spurgeon** will check on this tomorrow with the title company and get back to us as that is not what she had been told.
- k. **Sandy Ignoci gave an invitation to the Group and the Audience for a Deerhorn Valley parade for the July 4 and will be followed by a picnic with hotdogs, watermelon and ice cream starting with the Country Parade at 10 and lunch follows.**
- l. **Dan Neirinckx** will not be at the next meeting.

## 5. COMMERCIAL BUSINESS, HOBBY FARMER AND SELF STORAGE -

**PDS2018-MUP-18-008 – Parcel behind ARCO AM/PM, 3018 Jefferson Rd, APN 596-07160 – Michael Casinelli introduced Steve Powell, Woodcrest Realty Adventures – Denise Russell SD County PDS with Jean Strouf and Darren Greenhalgh from the Planning Group. Jean Strouf** asked how many in the audience had been to a Hobby Supply and pointed out that it is difficult to understand unless you have been there. She feels that it would be good for our community and realizes that people have a misinterpretation of what it is. **Darren Greenhalgh** pointed out that when it was originally brought before us, there was concern regarding the impact or possible impact on Jamul True Value Hardware and he spoke with Jimmy Gilcrest, owner in Ramona. He said his business has increased since the Tractor Supply was installed because their concerns of the increased competition led them to redoubled their efforts on improving customer service, customer retention, pricing, and such. **Darren's** takeaway was that because of the competition they made improvements to their business processes that worked for them and their customers. **Darren** liked the proposed grading plans of the Tractor Supply including bringing in 30-60 thousand cubic yards of dirt, setting back the store 90 feet from Jefferson, and there are trees screening as well. The Storage Supply buildings are much closer to Jefferson. Improvements to the road i.e. 16 foot widening would involve removing trees and violating the existing open space. County scoping letter says Jefferson needs to be improved the whole way to a 12-foot lane and 8-foot parking according to the County. They would take the existing 14 -foot lane in each direction and increase it to 20 foot including parking. The scoping letter suggests undergrounding utilities. They are proposing a design alternative to change the existing power poles to metal ones with street lights. **Darren Greenhaigh** pointed out that the Hobby facility is below grade level utilizing a variable slope and the storage facility would be at grade level with a retaining wall. Phasing of the project is the Hobby Facility in the first phase and the Storage Facility second.

**Steve Powell, (Woodcrest Realty Adventures)** pointed out that they worked with **Jean and Darren** and their different groups including the **County Planning Department**. Their project actually started in 2014 when they finished the Hobby Farmer in Alpine and then worked on one in Temecula. He showed photographs that depicted the types of goods being sold in the stores including clothing, tractors, and other project oriented materials. They cleaned up the Jamul property and relocated seventeen families that were living there. It has been a challenge but in 2017, they were asked to re-consider building in this area. They considered the Simpson Farms property and found that the commercial property was now a part of the whole development and could not be split off. They realized this was a difficult situation and decided to relook at the area next to Arco. They have looked at our dark skies policy as well as the other parts of our policies including road improvements. There is a "P" designator on the property, which impacts all of the roads including a small portion of Campo Road (SR94) and of course Lyons Valley Road. Under CEQA they need to look at the existing live oak trees and water-courses. They proposed a 50-foot buffer zone along with another 50-foot plus zone and the biological constraints mean that they would not be able to develop to the corner, which would give them the ability to create extra traffic lanes. Concern was expressed regarding the primary access, which would be in alignment with the Simpson Farms development. They met with the County and made a design change moving the entrance of the self-storage from the far north edge of the development of the property to designing a transition lane which provides a left turn lane into the self-storage and a transition lane. If and when Simpson Farms is developed, then the transition lane would be abolished as another lane would be added. They have to do a lot split to allow the development of the Hobby Farmer

followed by the rural self-storage in the larger portion. The lack of sewers means that they need to remain small and fit into the community. The moving of the entrance provides a left turn lane into both parcels. **Jean Strouf** took some photos from AT&T area and she feels that their suggested development is far superior to what exists today. They use local contractors who are living here. **Steve Wragg** asked **Denise Russell, of the County**, to summarize the scoping letter and pointed out that traffic and road improvements and biological improvements with technical reports have not been approved. **Steve** reminded us that a final scoping letter needs to be available before we vote. He asked about the mitigation that has been proposed, i.e, traffic may need some mitigation. Curb, gutter and trail are what our plan calls for. They want to use the site of the existing poles and **Steve** suggests that since they are relocating the old poles, then underground them as per our Plan. Phasing – does it need to be done separately or can they be done together? **Steve Powell** points out that there would be an overlap. Phase one includes the Tractor Supply which does not need to be done before phase two begins. **Michael Casinelli** asked, “When would the road improvements be completed? Would it be in phase one?” **Karen Banert** pointed out that the striping has to be completed on the road, but did not address whether the entire Jefferson Road widening would be included in phase one. **Janet Mulder** pointed out that no answer means it won’t be completed in phase one. **Steve Wragg** asked about the “P” designator on the property. **Denise Russell** does not know the reason for the “P” designator, perhaps to heighten the review. **Steve Wragg** asked about outside displays - are they allowed. **Steve Powell** stated that there would be flat bed trailers, and others in the parking spaces, which would create their outdoor display of materials. **Steve Wragg** asked about screening the outdoor display of materials. **Steve Powell** said that they would be screened. **Michael Casinelli** asked about the outdoor parking, which is used as outdoor displays in Flinn Springs. **Steve Powell** said that out of the 78 parking stalls that are being required, some will be used for outdoor storage. **Steve Wragg** pointed out that the Hobby Farmer being back on the lot looks great but it does make the self-storage look not as well. He suggested stepping it down but **Steve Powell** pointed out that it would make it difficult to enter and unable to avoid problems. **Joe Stuyvesant** points out that he is a strong supporter of this project so he wants to make sure our feedback gives them feasible ideas. **Hannah Gbeh** said downtown Jamul has such limited commercial space, that she would like to see a business built that would serve a larger number of local residents. She hates the storage supply, but realizes it is their project. Her concern is to make sure there is pedestrian connectivity along Jefferson so as to make it safe for students including the possibility of downward facing street lights. **Steve Powell** says we need to have the four-foot wide dg pathway. **Mark Manis** asked about this community – can it support a storage center of this size? **Darren Greenhalgh** asked about the completed look. **Dan Neirinckx** asked about transporting 20,000 cubic yards of cut and the 65,000 cubic yards of fill. He suggested not to bring it up Lyons Valley Road. **Michael Casinelli** asked about the aesthetics as the color seems to be not fitting in, and voiced his concern regarding Jefferson Road and feels it needs to be widened the whole way. The storage facility is a problem with him because of the looks of the storage facility. **Eve Nasby, resident**, thanked them for their hard work, and has no problem with the Hobby Farmer, but questioned the need for storage here in our rural Jamul, as our lots are larger and most people store their RVs on their own property. **Marcia Spurgeon, resident**, voiced her concern that deals with the traffic coming from the school as we need safe lanes including ones in and out of Olive Vista. She pointed out that the stream-bed needs to be considered as in a very wet year, there would be a tremendous quantity of water coming down through the property and it provides a water shed for the area. **Michael Casinelli**

encourages undergrounding the utility poles and suggested returning for a second meeting to finish the project.

6. **PRESENTATION ON PUBLIC SAFETY IN JAMUL & DULZURA** – SD County Sheriff’s Department, Rancho San Diego Station, **Lieutenant Shawn Wray - Michael Casinelli thanked Lieutenant Wray** for coming. He is the patrol commander for all of the teams in the Rancho San Diego area and has lived in East County all of his life. Concern had been voiced about the possibility of a repeat of the kidnapping, and he pointed out that automobile break-ins were more prevalent when change is in the ashtray or mobile phones left in the cars. The mail theft has been sporadic and you can sign up for “informed delivery” with the post office and they will scan the mail you are to receive so you can then check it out, making sure you received all of your mail. The kidnapping that was reported to the Sheriff was on the same day as a truck was stolen and found in Santee, but found that they did not seem to be connected. **Michael Casinelli** asked if the Sheriff has been giving advice to the students about travelling in groups rather than alone and on more populated roads. **Richard Marsec** asked about the area near Melody where people are throwing their small liquor bottles onto the Calle Mesquite road as well. He is concerned about the increase in people other than residents and **Lieutenant Wray** suggested we need to call and let the Sheriff know that someone is causing a problem. **Sheriff Christopher Bunt** is paid by the JIV and is assigned Tuesday through Friday to work with the residents to make sure all is going well. **Hannah Gbeh** thanked **Lieut. Wray** and pointed out that downtown Jamul seems to need a regular patrol to keep problems at bay. **Lt. Wray** stated that there are two officers assigned to East County which is a huge area. She suggested that a store-front Sheriff’s office would be helpful and **Lt Wray** will look into it. Much of the back area is under the command of “Rural Enforcement Unit” **Lieut. Damon Blankenbaker** is the officer in charge. **Non-emergency number 858-565-5200 which will take you to a communications person, and you can report any problems.** His email is <Shawn.Wray@SDSheriff.org> **Eileen Poole** complimented the Sheriff Department for their handling of the “kidnap scare” and pointed out that it was appropriate and appreciated. **Dan Neirinckx** asked his opinion about establishing a “park” in our rural area...would they cause more problems with illegal acts. **Lieutenant Wray** pointed out that the park in Spring Valley has caused more transient population and attracts some problems. **Eileen Poole** asked about Hilton Head Park and what problems they have seen there and **Liet Wray** said they have had some problems. **Hannah Gbeh** asked if **Lieut. Wray** saw the same problems if a Jamul community park was established. **Lieut. Wray** answered “ I would not expect to see as many transients issues in Jamul that we have in Spring Valley, but there may be some.” **Rich Marzec** asked about the proposed storage facility would it cause problems. **Michael Casinelli** asked about a resident with lots of cars coming and going and asked what they should do. **Liet. Wray** said they would look into it as soon as they are notified. **Hannah Gbeh** suggested we contact **Tammy Allen** and ask her to publish the non-emergency number (858-565-5200) and **Liet. Wray** said they would be happy to investigate any report. **Dan Neirinckx**, asked about what procedures are in process for diverting traffic after an accident and **Lt Wray** suggested we contact Highway Patrol regarding anything we need to do regarding diverting traffic to county roads. **Michael Casinelli thanked Lieutenant Wray for coming and urged the public to take advantage of the non-emergency number given by Lt. Wray to report any problems. (858-565-5200)**

7. **PRESENTATION ON “HOMES FOR OUR TROOPS”** - This organization is all about homes built for wounded/disabled veterans, and they are near completion of a new home in Jamul (off of Skyline Truck Trail) for Navy veteran **Chris Andrieu** - <https://www.hfotusa.org/building-homes/veterans/andrieu/> - **Mr. Ray Flores, Office of Military and Veterans Affairs, County of San Diego Health & Human Services Agency and Executive Director San Diego Veterans Coalition** had to leave, but **Michael Casinelli re-introduced volunteer, Eve Naby** who told us about the “Homes for Our Troops” . They have finished a new home for POI Christopher Andrieu’s which is a custom home at 3430 Babel Dr. Jamul. The Ceremony will be held on Saturday, August 25 at 10:00 a.m. For more information contact Mell Barbossa <Mbarbosa@hfotusa.org.>

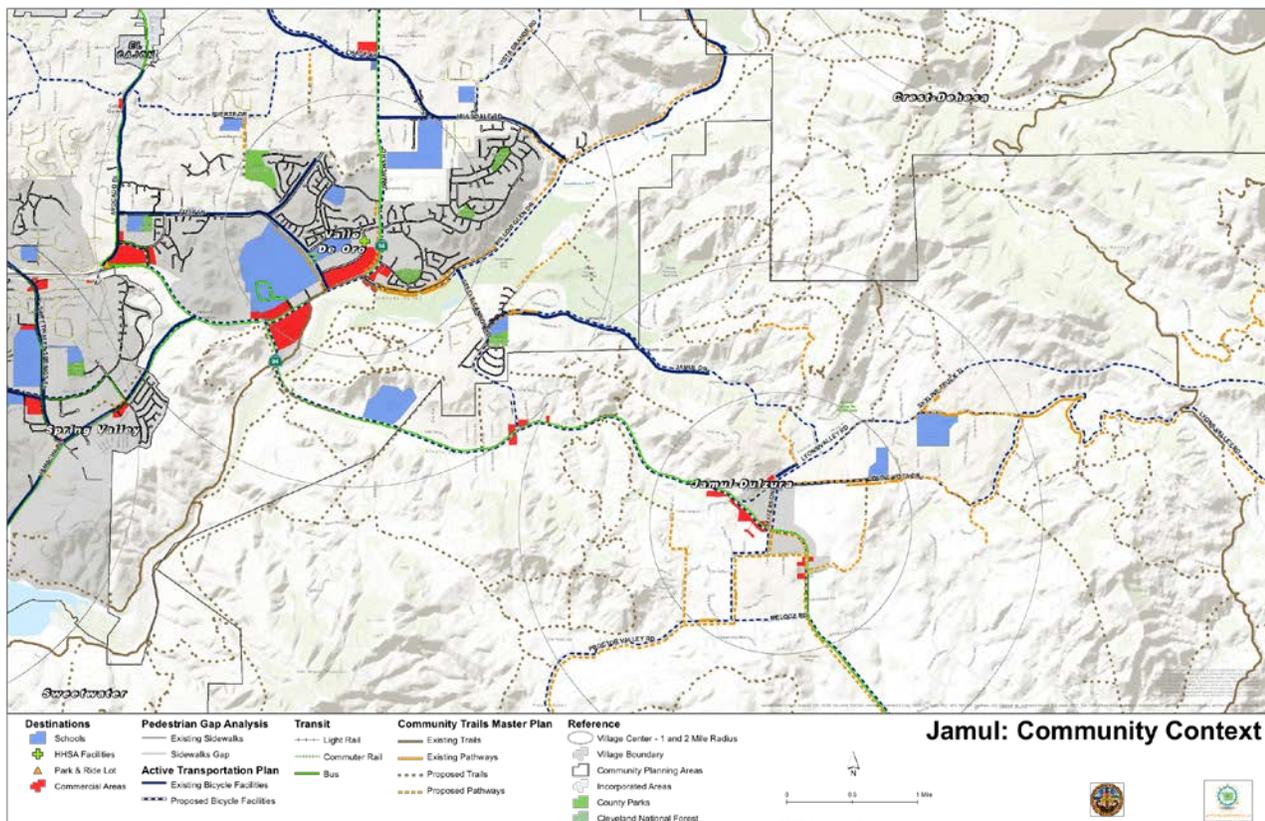
8. **JAMUL INDIAN VILLAGE UPDATE – no report**

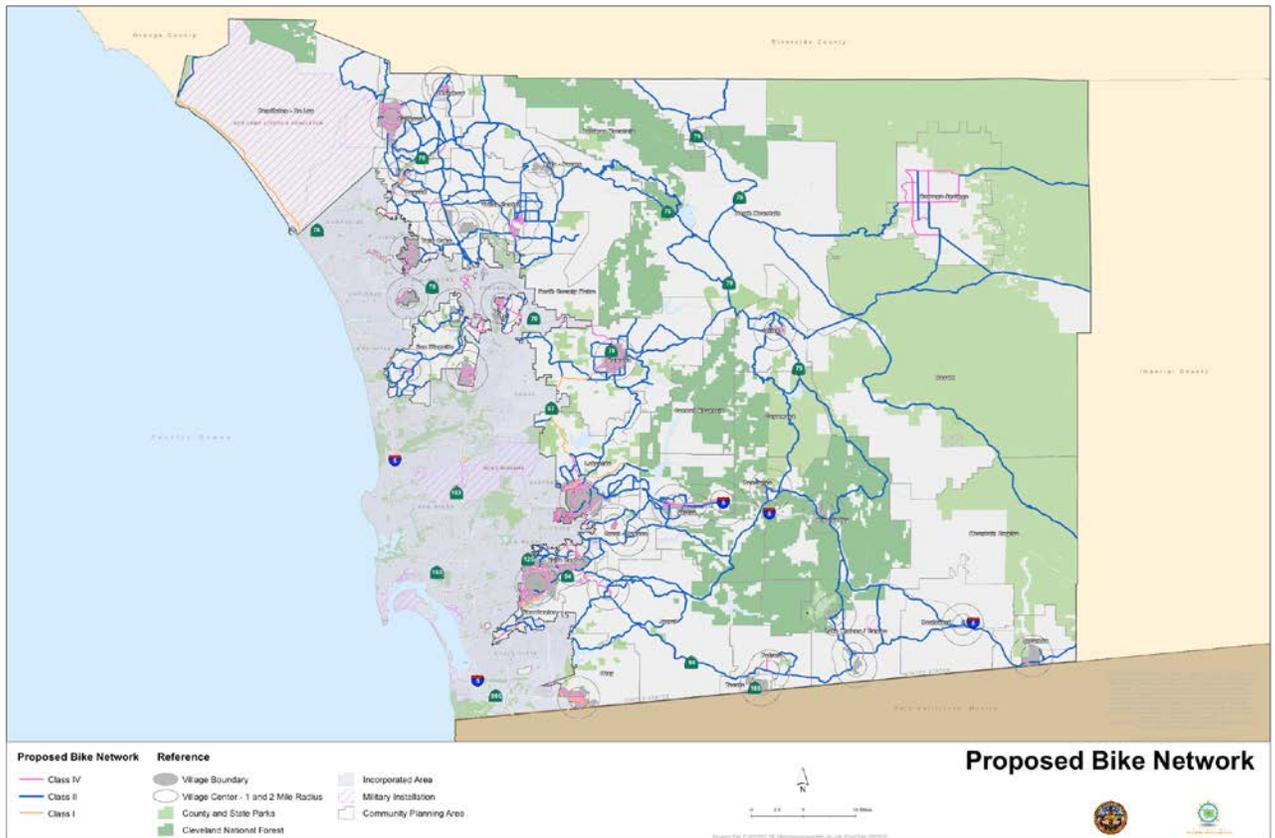
9. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORT**

**Adjournment: Michael Casinelli adjourned the meeting at 10:02 p.m.**

**Respectfully submitted, Janet Mulder, Secretary**

**Attached: Maps from Transportation Meeting: (Open Forum (a))**





**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, July 10, 2018**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

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

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

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