

**JAMUL DULZURA COMMUNITY PLANNING GROUP**  
**FINAL MINUTES**  
**February 26, 2019**  
**APPROVED: March 12, 2019**  
**Oak Grove Middle School Library**  
**7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Darren Greenhalgh, Joe Stuyvesant, and Preston Brown.

**Absent:**

**Excused:** Steve Wragg, Streeter Parker

**Vacant Seats: 6, 12 & 14.**

3. **APPROVAL** of the agenda for February 26, 2019, and approval of the Final Minutes for the meeting of February 12, 2019 as presented. **Motion carried unanimously.**

4. **OPEN FORUM:**

a. **Joe Stuyvesant** gave a quick update on the open space encroachment he is working on and reported that he still has not gotten a response from County and the **Engineering Firm** said that the County said it could be a couple of months before they heard.

b. **Michael Casinelli** asked **Darren Greenhaugh** about the Tractor Supply and he talked with the planner Denise Russell and she said that they are wrapping up the document this week and that the developer had mitigated all the impacts.

c. **Michael Casinelli** asked if **Mark Watton** was still with Otay, saying he will contact him regarding the length of time they are keeping the lanes blocked off for construction of the sewer. There seems to be few people working on it.

d. **Dan Neirinckx** reported he had a call from Caltrans telling him that between Freezer Road and the fire station will be doing work 24 hours a day for 3 months and will drop Highway 94 to one lane.

e. **Eve Nasby** created a new Facebook Page for JDCPG and will solicit feedback from the group as to its usefulness.

5. **PDS 2017-MUP-17-018, AT&T CELL TOWER at 17822 Lawson Valley Rd., Jamul – Kevin May.** **Michael Casinelli** gave a little background that this tower has been before our Group three times since October, 2017 and we asked them to consider an alternate site. The next meeting in December, no vote. The next meeting was in April, 2018, and the vote was 5-4 against recommending the site. We now have a new representative, **Jim Kennedy**, and **Kevin May** re-notified the people on the mailing list. They had a meeting on Saturday and

everyone in attendance thought the site was okay, but concern was what AT&T was designing. **Jim Kennedy, of AT&T**, presented their proposal is for a 48' faux broadleaf tree which they feel works with the environment. They moved the site in response to community comments, and were available to answer any questions. The owner of the property gave a description of surrounding property. **Janet Mulder** asked about whether the tower would give Internet service to the surrounding area. **Michael Casinelli** thought that everything is going 5G but this tower is 4G and **Jim Kennedy** says that it is coming in within the next 1 to 2 years and this site will be up-gradeable. **Kevin May** asked if the cell phones could be used as a hot spot and the WLL is part of this site. **Shelly Owens, resident**, asked if the broadleaf tree would withstand high winds? **Jim Kennedy** will get the information for her. **Shelly Owens** asked if it was upgradeable and the answer was yes. **Shelly Owens** asked if it had been tested for coverage and **Jim Kennedy** gave out maps to show the improvement of the signal to the Lawson Valley area. **Shelly Owens'** concern is that it may impact a very small number and may be great for them but not others. **Richard Marzec** asked about the noise coming from the diesel generator and **Jim Kennedy** pointed out that the generator only runs during an outage and that they have to meet County standards. **Michael Casinelli** reminded **Jim Kennedy** that due to the noise attenuation in our area, we are looking at having extra standards. **Joe Stuyvesant** questioned that if the generator only works when the power goes out, would it still be a problem? Discussion was held and **Preston Brown** pointed out that the sound from a generator does echo in our area and bounces making the sound travel further. **Richard Marzec** pointed out that the generator would work at a exercise cycle. The property owner, Summer Piper, stated that they had contracted for color and plantings near the equipment enclosure. **Kevin May moved that we recommend approval of this project (PDS 2017-MUP-17-018, AT&T CELL TOWER at 17822 Lawson Valley Rd. Jamul) as presented tonight as to location and type of tower with recommended additional soundproofing and use of color that blends with the property including full branches as shown on the photo sims and diagram. Motion passed: 9, Yes; 1, No; 0 Abstentions. Michael Casinelli thanked Kevin May and the neighbors for their input.**

6. **MICROCENTERPRISE HOME KITCHEN OPERATIONS (MEHKO) – Presentation by San Diego County PDS – Connor McGee** came to present this new bill which was set up to allow anyone to open a restaurant in residential kitchen. The County has not authorized and has no plans to move forward with it. It has not been presented to the BOS. It is a “home kitchen” allowing one to make 30 meals a day but a food handler’s permit is required. There may well be a community benefit for the backcountry as it would have low start-up cost and it would allow regulations to occur in what is already happening. However, the equipment would be a concern to maintain coldness and sanitary conditions. From a land-use standpoint it would be considered a “by-right” issue, and would not require notification to community. 8626 as passed keeps the County from making regulations. However, it does have to follow noise ordinance and no signage is allowed. Complaints would be registered, but the increased traffic, increased parking, cannot be questioned. Alcohol can be served with a permit, and there are no regulations re lighting, sound, etc. There would be a problem with events and possibly allow wineries to get around the regulations that exist today. The State is working on making these regulations. **Eve Nasby** asked if these kitchens pop up all over, would there be a department created to oversee them? **Connor McGee** told us that at this point there is not. **Darren Greenhaugh** asked if a group like the church group who was shut down serving food to needy people would be impacted by this. **Connor McGee** said this was not one of the allowed uses. **Preston Brown reviewed what they**

would be allowed to do and Connor McGee said, 30 meals a day or 60 meals a week are allowed and can't make over \$50,000 a year selling the meals. Michael Casinelli asked how the rules would be policed, and Connor McGee said that was the question and no County has taken advantage of this area.

7. **JAMUL INDIAN VILLAGE UPDATE - no comments**
8. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS - Discussion on CPG improvements -**
  - a. **Letter from Otay - they are selling excess property - on Hillside/Campo Road.**
  - b. **Historic Site Board - public hearing held yesterday - election to be held. If any member of the community would like to participate and bring information back to the Jamul Dulzura Planning Group. Kevin May will represent our group at the Historic Site Board meetings and report their findings to us as Eric Grant did for years.**

**ADJOURNMENT - Dan Neirinckx, Chair, adjourned the meeting at 8:45 p.m.**

**Respectfully submitted:  
Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, MARCH, 12, 2019**

**JAMUL PRIMARY SCHOOL MULTI-USE ROOM  
Meeting minutes and agendas can be accessed at**

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

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