

\*\*\*\*\*SPECIAL NOTICE\*\*\*\*\*

To take part in the VIRTUAL meeting call in by phone at  
either 669-900-6833 Or 253-215-8782 by 7:20 pm.

When directed, enter the meeting ID: 818-9528-2002 and  
Meeting Password:211521

You will be place in a Queue until admitted by the Host. You will then be

placed on hold until the Meeting begins. When it is your turn to speak,  
the host will say the last four digits of your phone number  
and you will be permitted to speak at that time.

If you become disconnected, call back and  
enter the appropriate ID and PW numbers.

\*\*\*\*\*SPECIAL NOTICE\*\*\*\*\*

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL Minutes**

**APPROVED Oct. 13, 2020**

**Tuesday August 25, 2020**

**\*\*\*\*\*VIRTUAL MEETING\*\*\*\*\***

**CALL IN BEGAN AT 7:15 p.m.**

1. **CALL TO ORDER:** Chair Dan Neirinckx called the virtual meeting to order at 7:30 p.m.
2. **ROLL CALL:**  
**PRESENT:** Dan Neirinckx, Janet Mulder, Michael Casinelli, Eve Nasby, Joe Stuyvesant, Preston Brown, Ed Mollen, Kevin May, Steve Wragg.  
  
**Excused:** Summer Piper, Streeter Parker  
  
**Absent:** Darrin Greenhaugh
3. **APPROVAL** of the Agenda for August 25, 2020 and Final Minutes for Virtual Meeting of June 23, 2020. (Meetings scheduled for July 14 & 28, and August 11, 2020 were cancelled.) Eve Nasby moved we approve the minutes as listed. Passed unanimously.
4. **OPEN FORUM:**
  - a. **Kevin May** announced that the Wildlife Conservation Board is meeting tomorrow, August 26 at 10 a.m. If you want to join, go to [www.wcb@ca.gov](http://www.wcb@ca.gov) scroll down to the announcements and then you can join the meeting. They are presenting a proposal for the land swap with Village 14 and it is known as Rancho Jamul Land Exchange. This is item number 19 on their agenda.
  - b. **Dan Neirinckx** shared the San Diego Local Agency Formation Commission of the San Diego County Fire Protection District Reorganization (RO20-14). County Service Area 135 which is our area will not be changed or altered. Dan asked Dave Nissen to give us a call to give us an opportunity to ask any questions we have.
  - c. **Michael Casinelli informed us that SDG&E** announced another power outage to take place on Friday starting at 8:30 a.m. and lasting about 5 hours. He asked if others received the notice as he lives near the schools. **Janet Mulder** also received one and she lives off Lawson Valley Road so it looks like the planned outage will be pretty extensive. They are replacing a power pole.
5. **OTAY RANCH VILLAGE 13:** Residential and commercial development located along Otay Lakes Road between Pio Pico RV Park and Chula Vista. Sub-Committee up-date. **Preston Brown** reporting gave us an update. He reminded us that at our next meeting on Sept. 8 the sub-committee would have a recommendation to submit.

Preston reminded us that the sub-committee had had interviews with CalTrans and SANDAG and some attended the Modelling Forum. **Preston** pointed out that the information with Caltrans has been interesting. The intersection of Steele Canyon and Willow Glen has been completed. The Otay Lakes Road is a problem as the cost to put in an intersection at Otay Lakes Road and SR 94 would be approximately 25 million dollars (as a roundabout). A representative from Caltrans informed him that it may be completed with developer money from Village 13 working with the County and it would also include the 1.1 million from the Jamul Casino designated for that intersection. **Michael Casinelli** pointed out that Otay Lakes Road/SR 94 would be impacted severely upon buildout which is estimated at 2025 according to their document. **Joe Stuyvesant** asked what we would be voting on at the next meeting? What action would the Planning Group be taking? **Dan Neirinckx** said it would be regarding the Village 13 and its impact on the intersection of SR 94 and Otay Lakes Road which is in our Planning Area as it would only address impacts on our Planning Area.

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6. **GREENHOUSE GAS PROTOCOLS FOR DISCRETIONARY PROJECTS: DISCUSSION. Chair reporting.** **Dan Neirinckx** suggested this is why Village 13 was postponed for so long. This protocol may cause delays in other projects. They are talking about requiring offsets if the project has too many greenhouse problems and the mitigation would include the credits the developer would have to buy to substitute as mitigation. They would be located in the County first, state next, and then within the U.S. It would not be allowed to go outside of the United States. **Michael Casinelli** asked about the purchase of offsets credits outside of San Diego County as there has been several litigations on the question of allowing offset credits to be located outside of the County. **Kevin May** pointed out that the County sent out new carbon offset protocols and they have had to upgrade their proposal due to the court case in which the court ruled that the offsets needed to be within the County. **Dan Neirinckx** pointed out that the County will report to our Planning Group when it is finalized, and he has requested an instructional meeting to help us in our understanding of the process. **Preston Brown** pointed out that the Court's decision is that the offset credits will need to be within San Diego County.

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7. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:** **Dan Neirinckx** pointed out that **When the Tractor Supply was approved by the County they approved the signage and we will not have another opportunity to comment on its size.** **Preston Brown** asked what it looked like today, and **Michael Casinelli** pointed out that the of one of the two signs in question was about 150 square feet and the other sign about 220 square feet that is way beyond the dimensions of 32 square feet that is allowed in our JDCPG Community Plan. The County stated at our CPG meeting when we approved the project that we had asked questions and received answers about the signage, when in fact there was only one question about the project's signage plan, when Steve Powel specifically answered that "the signage plan agreed with our Community Plan". **Michael Casinelli** pointed out that Steve Powel lied to our group. The two signs were about 5 times to 8 times larger than what our Community Plan allows. The County also pointed out that in our Community Plan it says that the sign regulations "should" rather than "shall" follow the Community Plan regulations, and the County has now suggested the Planning Group should develop up a Design Review Board to avoid problems like this in the future. **Michael Casinelli** was told in an email from the CPG's assigned point person on this project that Steve Powel had said that the Lakeside CPG had asked him to make the Tractor Supply signs larger and taller so it can be seen from further down the freeway. Michael said he made calls to verify this statement and it wasn't true either. He said that he was told that the Lakeside CPG didn't want the project, but couldn't do anything about it due to the fact that the signage was within the designated zoning. He also called the chair of the Lakeside Design Review Board, who told Michael that nothing regarding larger sign size came before their Board, and that if it had they wouldn't have approved it. Michael said it sounded just like what happen to our CPG, PDS didn't bring signage size to their attention. **Steve Wragg** said that the sign regulations should come through the Use Permit and need to come through the code for the permits. It sounds to him like the JDCPG regulations conflict with the code that sets the requirements for the signs. The meanings of the word in the Plan aren't too important as the Code would rule. Michael responded by saying, out of the long list of excuses for not having this come before our group, County Codes allowing it to occur was not mentioned. **Janet Mulder** asked if **Steve Wragg** had previously told us that he felt that creating a Design Review Board would be cumbersome, time consuming, and expensive.

**Steve Wragg** said, yes, and pointed out that when we were looking at the proposed gas station at SR94 and Steele Canyon we talked about the cost and length of time to create a Design Review Board which would impact only the commercial property. He feels it is a lot of money and time to create one for so little property within our Planning Area. **Steve Wragg** also pointed out that the Code 6200 of the Zoning Ordinance allows them to create signs and gives them number of signs and size. The Design Review Board normally does not regulate the size of signs, although Ramona Planning Group Design Review Board does regulate the size as well. **Michael Casinelli** was concerned about the size of the signs and the amount of illumination from the proposed back lighting and how it would affect the people who will live across the street in Simpson Farms and **Steve Powell** then decided not to pursue changing from the approved plan. **Kevin May** asked if, as a Community Planning Group, we could ask for another look at the size of the signs. **Steve Wragg** said that he thinks the sign meets the County Zoning requirements and therefore we would not be successful. **Michael Casinelli** said we would have had to have given our input before the Planning Commission's approval. **Preston Brown** said we should have put a condition on it to have the signs come before us for our approval. **Dan Neirinckx** reminded us that we are a recommending body and since the signs meet the County regulations, we are probably out of luck in changing them. **Eve Nasby** asked if they have to come back to the Planning Group for any further approval and **Michael Casinelli** pointed out that they had been granted approval for the whole project, so we will not be seeing them again unless they need a variance to their approved project and they are aware of our concerns and may not choose to request any variance.

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8. **ADJOURNMENT Dan Neirinckx, Chair, adjourned the meeting reminding everyone that the next meeting is Tuesday, September 8, 2020.**

**Respectfully Submitted:**

**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY September 8, 2020**

**SITE: If still in quarantine, it will be another virtual meeting. Info to follow**

**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 Policy I-1, created by the County of San Diego, Board of Supervisors.*