

*****SPECIAL NOTICE*****

To take part in the VIRTUAL meeting call in by phone at either 669-900-6833 Or 346-248-7799 starting at 7:15 pm.
When directed, enter the meeting ID: 869-0213-0606 and
Meeting Password: 286896

You will be placed 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.

To join the meeting via the web use the following link:

<https://us02web.zoom.us/j/86902130606?pwd=bWRHQW8wR0NsK0lwOUFNdGU2WUpxQT09>

*****SPECIAL NOTICE*****

JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES

Approved, July 12, 2021
Tuesday June 22, 2021

*****VIRTUAL MEETING*****

CALL IN BEGINS AT 7:15 p.m.
7:30 p.m.

1. CALL TO ORDER: Chair, Dan Neirinckx, called the meeting to order at 7:31.
2. ROLL CALL:

Present: **Dan Neirinckx, Janet Mulder, Steve Wragg, Ed Mollon, Kevin May, Rachel Vedder, Michael Casinelli, Summer Piper, Eve Nasby, Amber Recklau, Preston Brown**

Excused: **Streeter Parker**

Absent:

Vacant Seats: 5, (Romero) 7, & 14

Guests: **Paul Romero, Kathleen Lippitt, Becky Rapp**
3. APPROVAL of the Agenda for June 22, 2021, and Final Minutes for the Meeting of June 8, 2021. Motion to approve made by **Kevin May**, carried unanimously.
4. OPEN FORUM:
 - a. **Ed Mollon** suggested that perhaps we were misled by the developer who built the new storage units on Jefferson as they told us that they would be built on a lower level profile than the street and they seem to be much larger and have a high profile. **Janet**

Mulder said that they need to look at the setback amount they used as at least one of the buildings seems to be too close to Jefferson (the road) which they had to make wider. **Kevin May** and **Michael Casinelli** agreed and pointed out that the buildings don't seem to "fit in" to our community character. **Steve Wragg** pointed out that it thinks it should be 60' from the centerline of the street. **Kevin May** also commented that the building's profile seem way too large and not what we were led to believe. **Dan Neirinckx** will check into the zoning regulations.

- b. **Eve Nasby** asked to have all new members send their bios to her to go into the Shopper and on our **Facebook Page**.
- c. **Michael Casinelli** said he has not heard from members of the public or JDCPG members regarding any repairing of guard rails or addition of guard rails where necessary on a County road. **Eve Nasby** will put the information on our JDCPG Facebook page asking for input. **Dan Neirinckx** will put it on the next agenda.
- d. **Preston Brown** and **Summer Piper** attended the Outer Jamul Fire Safe Council workshop entitled "Home and Life Survivability in the Wildland Urban Interface" this last Saturday at the Deerhorn Valley Fire Station, and will compile key points of information for the Minutes at our next meeting.
- e. **Becky Rapp**, guest, is a public health educator. She stated: "I'm a public health educator and a native to San Diego County. A very urgent concern being discussed regarding disruptions to residents is over usage of water, I find it unconscionable to think the county would continue to move forward with their marijuana ordinance based solely on the negative environmental impacts. San Diego County is the most biodiverse county within the entire United States providing habitats for at-risk species found nowhere else in the world. Based on this evidence there is no one blanket environmental impact review approach that would substantially cover our county and by bringing this ordinance forward Jamul would directly feel the consequences. I was deeply troubled when attending another county planning group at which the county presented information regarding the ordinance. Staff was asked specifically where the county intended to located marijuana groves. His reply was that the county wanted to see cultivation grows everywhere. We can draw the conclusion that Jamul will be greatly impacted. Many industry representatives have presented the idea of cultivation by using hydroponics as these systems have become extremely popular for marijuana cultivation. As they require 10% of the traditional water grow and use no soil. But they don't tell you the negative aspects, they do not want you to be aware of the hazardous contaminated waste water. When water is discarded, nutrients make their way into sewers, streams, lakes and other water systems. There is also a more potentially hazardous aspect of hydroponics which is the use of PVC systems. PVC is the leading source of chlorinated toxins leading to various cancers, liver problems and birth defects. The Over usage of ground water would only be the beginning of the detrimental impact to our environment. I highly suggest you speak out to county supervisors educating Anderson on the negative impacts this ordinance will have on your community. Thank you."
- f. **Kathleen Lippett**, guest, Public Health Educator made the following statement: "As a public health practitioner and supporter of sound environmental policies I wanted to share a news release from the Dept of Justice earlier in the month. A permitted City of SD MPF was found to have unlawfully dumped 55-gallon drums of waste ethanol. Waste ethanol is the hazardous and highly combustible waste leftover from the process of extracting oils from marijuana plants. The unlawful dumping was discovered by citizens

and employees of the business where the dumping occurred. The Bureau of Cannabis Control acknowledged there was no oversight of marijuana regarding meeting the conditions of MPF permittees. And since the state's CEQA review system had been dismantled the damage to the environment has no mitigation procedures. Even the City of San Diego's new \$1M/year Cannabis Bureau Dept reported they did not use pro-active investigations but react retrospectively. Apparently oversight and enforcement costs are far greater than appreciated. The need for a thorough and truthful loss-benefit cost analysis, pervasive oversight, aggressive enforcement and a comprehensive CEQA review are clearly necessary considerations when considering marijuana businesses in the County. At the BOS's Jun 9 mtg Supervisor Fletcher continued to treat the ordinance as if it is a done deal. It isn't. The problem is County staff have carefully avoided asking the most basic question...whether or not unincorporated residents supported the "draft ordinance proposal". The county likely didn't anticipate the common-sense questions from unincorporated PG members especially regarding the social equity and justice portion of the ordinance. When County staff were asked for specific definitions of social equity and justice, they were challenged to provide those definitions. That was not acceptable to PG members. The County subsequently decided to create a Social Equity and Social Justice group which appears to be a strategy to take the issue out of the hands of unincorporated PG's and put it into the hands of hand-picked social equity and justice "experts" likely to return with the top-down edicts that would be acceptable with the vision of supervisors and which unincorporated residents would be expected to accept. Thank you for continuing your work on this topic."

5. **IVANHOE RANCH SUBDIVISION, Ivanhoe Ranch Road and Jamul Drive - Preston Brown** asked if everyone received the proposed letter he sent today. He shared his screen and then all were able to see the letter. Discussion followed:

Steve Wragg asked if the paragraph #1 in the letter is referring to Jamul Drive, suggesting that it needed widening, as a portion of it is extremely wide that runs along the golf course. **Preston Brown** stated that when it comes to an Emergency Evacuation, Jamul Drive could be an essential route for all leaving Jamul if something happens to SR-94. **Steve Wragg** said that Jamul Drive is operating well under capacity. **Janet Mulder** has had problems driving down behind bicyclists who make it very slow and dangerous. **Michael Casinelli** pointed out that the wide part of Jamul Drive is only a small portion of the road and the rest is extremely narrow and winding, making a bottleneck and not a good corridor. Traffic backs up at Steele Canyon and again at Willow Glen. **Preston Brown** said that the line of cars is huge. **Steve Wragg** reminded us that if we want to say, during school hours drop-off, the road is impacted by traffic and needs to be addressed in the report.

Steve Wragg commented on #5 that he feels it says we are not in favor of any development, which he does not like, and in addition he reminded us that the Williamson Act has a procedure for getting out of the requirements and we would want assurance that they followed the rules and regulations. He feels the letter should include what we see as problems. **Janet Mulder** pointed out that the Williamson Act has strong requirements as to the length of time it takes and where it can be used. She reminded us that the proposed Honey Springs Development in the 1970s was stopped because the Williamson Act requirements had not been met. It is important to make sure that they are meeting all the requirements and that this proposed development is not too dense for the area. **Steve Wragg** agreed that the regulations for removal from the Williamson Act must be followed.

Michael Casinelli pointed out that the wildfire emergency evacuation routes are covered in number 3 and should not be included also in number 2. He also pointed out that the

complaint in number 4 could be solved by our Planning Group. He wanted to make sure to copy **Supervisor Joel Anderson** first as well as our former **Supervisor Dianne Jacob** on our correspondence regarding this matter.

Summer Piper agrees with number 1, but felt it should say that according to our knowledge the Williamson Act has strict rules that she feels need to be followed. She is concerned that number 2 is incorrect as the SB-99 and AB-747 are not required to have two evacuation routes. The only document that requires the two evacuation routes is the revision that is proposed to occur as a seventh year revision. Michael Casinelli asked why they did not have to have two evacuation routes as he was led to believe that new developments over a certain number have to have two emergency evacuation routes. Preston Brown contacted Ed Meachum regarding this question and will get back to us with the correct interpretation.

Summer Piper asked what was the current zoning? Preston Brown read from the Notice of Preparation (NOP) "The Project would change the existing General Plan land use designation from Open Space (Recreation) and Semi-Rural (SR-10) to SR-2 and SR-0.5. The SR-0.5 and SR-2 would allow for a maximum density of one unit per 0.5-acre or 2 acres, respectively. The Rezone would change the existing zone from Limited Agriculture (A-70) to Rural Residential (RR) and Single Family Residential (RS), would remove the "A" Special Area Designator to remove the project site from the Jamacha Agricultural Preserve #21, and establish new Design Review "D" Special Area Designator, setbacks, building type, and animal designator. The project site also requires the cancellation of the Williamson Act contract (AP71-17). The Project site is 121.9 acres and is located within the central unincorporated San Diego County, within the Valle De Oro Community Plan Area, approximately 4 miles south of the City of El Cajon, south of Interstate 8 (I-8), east of State Route 54 (SR-54) and north of State Route 94 (SR-94). Access to the site would be through Ashley Park Drive on the southeast and Ivanhoe Ranch Road from the southwest."

Rachel Vedder asked which was the fire department that would be responsible for this area. **Dan Neirinckx** said it was part of the San Miguel Fire Department.

Amber Recklau pointed out that the Safety Element states that a project with thirty or more dwelling units needs a secondary access. **Summer Piper** said they are not being required to have it, and there was a disagreement, but **Preston Brown** pointed out that the County has been explicit on this and are enforcing the rule that new developments with more than thirty dwelling units, must have two routes of evacuation.

Dan Neirinckx will get together with **Preston Brown** and any other interested members to come up with a proposed recommendation for the Planning Group to vote on at the next meeting.

6. PROPOSED Multi Use PATHWAY ALONG SR-94, from Rancho San Diego to Jamul: **Dan Neirinckx** sent out the proposal from Caltrans for us to read and comment. Steve Wragg has no additions to make. **Rachel Vedder** feels there are more pressing issues to consider and would like to see CalTrans work on SR-94 vehicle safety issues. **Ed Mollon** agrees and says that he wants to see the road widen and made safer for travel. General agreement with the preceding was echoed by the members of the Planning Group. **Summer Piper** pointed out that traffic is already a problem. **Amber Recklau** stated that the Stakeholders of the proposal include CalTrans, County of San Diego, Grossmont UHSD, Steele Canyon High School and the businesses in the area.

Rachel Vedder moved that we send the following recommendation: While we as the Jamul Dulzura Community Planning Group support the idea of a multi-use pathway,

we recommend that the first priority for the widening of SR-94 should be to create a better route for both normal and emergency vehicular traffic. Motion carried unanimously.

7. **SAN DIEGO COUNTY GENERAL PLAN SAFETY ELEMENT: Preston Brown** attended the Planning Commission Meeting on June 11 and his review included the seemingly despair of the Planning Commission members that the Vehicle Miles Travelled measurement being used, was cutting down on the amount of building in our area. **Preston Brown** said that they seemed to ignore the safety concerns which would be so beneficial to our District through the Safety Element. They seemed more concerned by the requirements of the Housing Element which has been designed to follow the VMT allowing greater density in areas closer to commerce thereby discouraging urban sprawl thereby giving greater density to any area that has nearby commercial facilities and public transportation.

8. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:**

Dan Neirinckx stated that the County will give us a list of requirements in order for us to have public in-person meetings, which will probably include facial mask requirements. He will get the information to us as soon as he receives it.

Preston Brown asked if there could be combination of in-person and meetings and **Dan Neirinckx** is checking on this with the County and expects to hear an answer by week's end.

Michael Casinelli asked **Janet Mulder** to check on Air-Conditioning at the school, as it may be very warm in the Oak Grove Middle School Library without it as high temperatures are expected.

9. **Adjournment: Chair, Dan Neirinckx, adjourned the meeting at 8:57 p.m.**

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY JULY 13, 2021

SITE: Virtual Meeting format until public/in-person meetings permitted.

Meeting minutes and agendas can be accessed at

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

NOTICE OF SUB-COMMITTEE MEETING.

GENERAL PLAN: SAFETY ELEMENT AND

ENVIRONMENTAL JUSTICE ELEMENT

6:30 P.M. TUESDAY JUNE 22, 2021

CALL IN BEGINS AT 6:30 PM

VIRTUAL MEETING FORMAT, SIGNIN/JOIN INFORMATION:

<https://us05web.zoom.us/j/5878955016?pwd=QTYzUnVyMIN1Y3Z0Y2NMU29XWkY5UT09>

Phone in data: 669-900-6833, Meeting ID: 587 895 5016, Passcode: Ay4eWs

PUBLIC NOTICE

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

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.

APPROVED 5/12/2020