

---

**Jamul-Dulzura**  
**Community Planning Group**  
**Unincorporated County of San Diego**

FINAL MINUTES, April 26, 2022

Location: On-Line Zoom

Recorder: Eve Nasby

---

**1. CALL TO ORDER:** Chairperson Preston Brown called the meeting to order at 7:43 pm

**2. ROLL CALL:**

**Present:** Preston Brown, Streeter Parker, Paul Romero, Paul Dombkowski, Eve Nasby, Dan Neirinckx, Ed Mollon, Janet Mulder, Summer Pipe, Michael Casinelli, Kevin May

**Guest:** Miguel Aguirre, Judy Strang, Russell Walsh

**Absent:** Rachel Vedder, Steve Wragg

**3. APPROVAL:** Agenda for April 26, 2022, and Final Minutes for February 8, 2022, and February 22, 2022

**Michael Casinelli** moved that we accept the Minutes and the Agenda as amended to move item 8 (CONTINUANCE OF THE TELECONFERENCING MEETING OPTION PURSUANT TO GOVERNMENT CODE 54953(e)(3)) up before we move to open forum. The motion passed unanimously

**4. CONTINUANCE OF THE TELECONFERENCING MEETING OPTION PURSUANT TO**

**GOVERNMENT CODE 54953(e):** **Dan Neirinckx** made the following motion: Pursuant to Government Code section

54953(e)(3), a motion to "find the Jamul Dulzura Community Planning Group has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing".

The motion passed unanimously.

**5. OPEN FORM**

There will be a gas station built in the Feed Store Parking lot on the corner of Campo Road and Steele Canyon. **Preston Brown** said he knows the owners and they said it took 15 years for them to get permits. **Michael Casinelli** said it was a ministerial approval. **Dan Neirinckx** confirmed. Zoning for that property allows for a gas station. We do not have a design review board, so the project went through without our planning group hearing it. **Janet Mulder** commented that it makes no sense that this did not come before our group when the landowner across the street next to Steele 94 restaurant presented to us their plans for their gas station. **Dan Neirinckx** said that we should at least be acknowledged by Supervisor Anderson. **Janet Mulder** is concerned that we will have three gas stations on that intersection.

**Miguel Aguirre**, the owner of the Bar and restaurant Steele 94, asked how far our

jurisdiction extends. Steele 94 has an address in Spring Valley. **Dan Neirinckx** said that the postal code and planning group boundaries do not necessarily coincide. **Miguel Aguirre** said he had spoken with the owner, and they are building a 4500 square foot Circle K. Feed store with parking.

**Michael Casinelli** commented on the project on the south side of the street for gas station. We gave them input although that project **Eve Nasby** materialized. He was surprised that they asked for our opinion on that but across the street they did not ask.

**Miguel Aguirre** said that they were trying to build an Arco AM/PM next to Steele 94 and could not get liquor permit and may have environmental concerns as well. **Preston Brown** pointed out that there were issues of traffic, and their project was close to the stream bed and needed input from our group.

**Eve Nasby** welcomed **Miguel Aguirre** to the meeting and mentioned that she invited him to the meeting and invited him to apply for membership.

**Preston Brown** said that StopCottonwoodSanMine.org has raised 50k and retained attorneys Shute, Mihaly and Weinberger as environmental land use attorneys. If you want to get updates go to stopcottonwoodsandmine.org website.

**Preston Brown** said that on Village 13 environmental groups are still negotiating and they are getting close to an agreement on the size, protection for habitat for species and certain things regarding fire but are not revealing much on the specifics. They are close to having agreements in terms of. The developer has decided not to slam this project through and have it loose in court as what happened with Village 14.

On the VMT (Vehicle Miles Travelled) CEQA analysis requirement for mitigation, **Preston Brown** said that the BOS is working on how to interpret and implement this state mandate. Comments from the Ramona and Alpine CPG continue to express concern over the impacts to their areas that they feel might be economically "blighted" without continued growth. By state law, subdivisions of 11 or more residences will be affected. Ramona CPG was also concerned about the impact on housing for farm workers and people that would live and work in the same area.

**Michael Casinelli** asked if the BOS will actually decide this issue from the environmental point of view or the political one? Will they truly do what is best for the community. **Preston Brown** said that in the meeting with Joel Anderson's office last week that one member stated that he felt the rules for the VMT was more "ideological" based. **Preston Brown** said he disagreed with this in that the intent

of the VMT is clear to reduce sprawl growth and confine future housing close to town centers and along transit lines. It will be fought politically but it is not ideologically motivated.

On Decarbonization, **Preston Brown** said the BOS will be considering this in May but has a long way to go on this in setting goals for our County. We can follow and comment on them as new proposals are made.

**Preston Brown** said he has received an email from a focus group "GUIDEHOUSE" as a stakeholder in the Broadband strategy for the rural County. They are doing community outreach to Eve Nasby a strategy to make WIFI available. We are an underserved community in WIFI and cellular access. **Preston Brown** will attend one of the upcoming meetings. The group had a meeting planned but postponed it.

**Michael Casinelli** asked if beneficial to invite County personnel to our meeting to hear update us about decarbonization? **Preston Brown** said yes but feels we should see what ideas they propose.

## **6. CDBG, (Community Development Block Grants):**

**Preston Brown** said this was the subject presented at a zoom meeting with Supervisor Joel Anderson's office. He said this could benefit improvements for sidewalks. **Dan Neirinckx** said we could endorse something, but we are not the applicants for this project. It's more of a notice to us that it is time to submit for any type of projects. **Michael Casinelli** asked if it needs to be a 501c3 to apply. **Dan Neirinckx** was not sure. He read through the information, and it is not for the CPG to make a recommendation. The CPG is not an appropriate entity to submit a request for a grant.

**Paul Romero** commented that it is HUD focused and that 90% of the funds are for ADA compliance. There have been other instances that they were used for other projects These grants can apply for both profit and nonprofits.

**Michael Casinelli** asked if there is a limit? 5k? **Paul Romero** said that they will tell you how much you will get. He said you need to be competitive in your grant. There are a lot of people trying to get the money. It has to be aimed at "disenfranchised communities."

**Preston Brown** said that this might be used for wireless internet or wireless communication if it is intended for underserved communities. It might not have to be a road or sidewalk. **Paul Romero** said if it is something ADA related, it is easier to get. Anything to help people with disabilities is pretty much what it gets funded for.

**Preston Brown** mentioned that he learned that applications for this are received in the fall and that decisions are made early in the new year.

**Dan Neirinckx** asked that we put a note in Facebook... that charity organizations can apply for a project that will benefit the community.

## **7. NOVEMBER CANNABIS TAX ORDINANCE:**

**Ed Mollon** said is it a special tax or a general tax. General tax goes into general fund. The special tax to a special area. Use their language.

**Janet Mulder** wanted us to point out the equity issue. That it needs to go back to the community. Nathan Fletcher wants it to go all to the city.

The following are notes summarizing points of this issue from Mike Fredenburg at Sup. Anderson office.

- The Cannabis ordinance will impact land use and zoning issues.
- The draft Cannabis Tax Ordinance will be brought to the board in May for input and direction from the board.
- The overall Cannabis program is being run under the moniker of the "Socially Equitable Cannabis Program" and has multiple elements including:
  - A new Cannabis Tax Ordinance that will be brought to the Board for Approval in June,
    - The Cannabis Tax Ordinance which will be on the ballot in November is also relevant to CCP members because it will impact how much Cannabis tax revenue stays in the unincorporated areas where the tax is collected vs. some, or Even most of it being allocated to cities.
      - A general tax which is being favored at this time by County Staff means that there will be no restrictions on how the money is used or whether or not the money is Even used to benefit the unincorporated areas from which the tax dollars were extracted. A general tax requires a simple majority to pass.
      - A special tax requires that the taxes raised be only for the specific purpose described by the tax ordinance. It could be structured to ensure that tax dollars raised in unincorporated areas stays in incorporated areas.
  - A social equity program run by the Office of Equity and Racial justice that will likely go into effect late 2022 early 2023. Equity assessment will be conducted June and July of 2022 to assess the disproportionate impact the “War on Drugs” has had on disadvantaged communities and how resources can be used to help repair that damage.
  - Revisions to Land use and Zoning ordinances that will likely be rolled out in Early 2024.
    - The Land use and Zoning Ordinance portion of this Cannabis program is obviously very relevant to planning boards as it lays out the process for new dispensaries, cultivation operations and manufacturing operations.
  - The Sheriff’s department is in the process of revising the annual fees being paid by the Five existing Cannabis Dispensaries.

## **8. Update on the Sweetwater Authority and the LOVELAND RESERVOIR, by RUSSEL WALSH**

**Preston Brown** introduced Russel Walsh and said he had heard him speak recently at the Sierra Club and wanted our group to hear this very complicated issue of water rights, recreation and overlapping jurisdictions of land use. He asked if Russel could give us a review the history and give us an update on the situation on the use of the Loveland Reservoir.

**Amber Recklar**, a former member of our group, had originally brought this up because her house overlooks the lake and she was alarmed by its rapid decline and disappearing shoreline. Russell said that they intended to drain the reservoir even further and then begin sand mining at the reservoir. Acting manager came out and answered question. They confirmed that Sand Mining was going to be off the agenda. Russell Walsh asked them to make a public announcement that there would be no sand mining. They put it into their strategic planning minutes and has taken it off of their website completely. They have changed their description to a euphemism of "Reservoir". Sand mining is out at Loveland.

However, the possibility of draining the lake completely is not off the table. They can drain to 1/5 of the reservoir. He came at this as an angler. He became a conservationist and built contacts with Sierra club. He has taken the approach that the way to help their environment is to keep the fishing easements active. It is a public treasure in the Alpine area and is threatened by greed of the Sweetwater authority. Cleveland National forest is a partner in managing the use of the lake. He has been relentless in sending emails to Supervisor Joel Anderson's office, to get Sweetwater authority commitment to not destroy the lake. He met with Sen. Juan Vargas and hopefully will meet with Daryl Issa in a month. He sends 2-4 emails per day and is supported by the Sierra Club. They are now "Save the Lake", make a commitment to never drain the lake and restore fish. The Forest Service is not accepting their public role as far as he is concerned. The Sierra Club does not want to go against the Forest Service. He suggests that the Forest service present to us. He said that they deny that they have the power to make the decisions. They have an easement to fish from sunup to sundown. They tore down a sign that says so and replaced it with a sign that says it closes at 5. His goal is to restore the fishing program.

In 2009 the Forest Service was advocacy for them to have full access to the lake. He is asking the forest service to renew that commitment.

He has a meeting on May 4th with the manager of the Sweetwater Reservoir. He feels that the Forest Service needs to step up and protect the next generation. Currently, the Forest Service says that there is no minimum water required in the lake.

**Preston Brown** asked about repairing the damage to the "riparian" habitat for species that live on the boundary of the lake. Have they responded to that?

**Russell Walsh** said there is the gnat catcher, royal toad. 3.6 of 5 miles of shoreline. This was a CBG grant funded by HUD and approved by congress in 2008. The fishing dock should be in water and the Sweetwater said it would be always in water and now it is not. The dock is sitting in the dirt. And the delta to the east is a dry conservation disaster.

**Russell Walsh** showed us pictures of the dock out of water, aerial shots of the reservoir and pictures of the 2008 Hud funded fishing float.

Suggesting a way to protect this for future generations. Sweetwater lawyer negotiated sunup to sundown access in lieu of 24-hour access.

**Amber Recklar** invited Descanso ranger and he is negotiating with Scott Tanninberg.

**Preston Brown** would like to invite someone from Cleveland National Forest and get their opinions.

**Summer Piper** asked for a copy of the agreement and the document.

HE will send the easement agreement and the documents that show the 3.6-5 miles of shoreline that was vetted by the forest service.

**Janet Mulder** asked if the Alpine planning group was doing anything about this.

The Alpine planning group doesn't want to speak with him about this.

**Preston Brown** asked if the Alpine CPG was trying to protect alternative storage areas for water?

**Russell Walsh** - Supervisor Anderson said he would vote to sue the Sweetwater Authority if he could get it on the agenda at the BOS.

**Andrew Hayes** is working on getting the Sweetwater Authority audited.

**Paul Romero** asked "if he ever engaged with CA Dept of Water Resources?" They oversee the "Fish passage improvement program". They have jurisdiction over the entire State.

He is not sure but has reached out to many groups. Department of Fish and Wildlife hosts bi-monthly community forums to speak about these things, restoration of creeks and reservoirs and they have a ton of programs implemented right now.

**Michael Casinelli** said that we had something parallel to that when the battle was going on against the Jamul Casino. The property was surrounded by USFW (US Fish and Wildlife and CFW (California Fish and Wildlife) reserves and were against it and co-authored letters in opposition. Soon the USFW and CFW became silent under an interagency gag order from a lot of heavy lobbying by the developer. Pressure from the Washington DC office of the USFW was able to silence the local agencies. The lobbyist may have gotten to the Sweetwater district as well.

**Preston Brown** asked about the involvement of the Army Corp of Engineers which regulates all water ways in the US. Russel said that "no stream bed modification had happened yet but they were involved with the HUD permit for the doc application.

## **9. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

**Preston Brown** asked what this time allotment on the agenda is used for. Forecasting? **Dan Neirinckx** said it is used for presenting projects referred to us by the County for review.

**Dan Neirinckx** said we should always get a hard copy of any project. The one they send to you is too small to read anything.

**Michael Casinelli** added that it is the time to assign new projects and also to say if don't have form 700 in its past due. Generally, it is for internal business. It's also where we brought up the idea to do a mission statement.

**Preston Brown** As to internal business, do we want to meet in person or in zoom.

**Janet Mulder** Consider a hybrid. Could do zoom plus in person. She said that we have reserved the room for the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month. There is a chain link at the bottom of the parking lot but they will open it.

**Michael Casinelli** has suggestions- when final agenda is sent to Jessica Turner, remember to send to other group members and send to **Eve Nasby** so she can send to the world.

**10. ADJOURNMENT:** 9:23 pm

Respectfully Submitted,

**Eve Nasby**, Secretary

**NOTICE OF NEXT REGULAR MEETING**

**TUESDAY, May 10, 2022 @ 7:30 P.M.**

**VIRTUAL MEETING**

**Meeting Minutes and Agendas can be accessed at**  
<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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