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

FINAL MINUTES, June 14, 2022

Location: On-Line Zoom

Recorder: Eve Nasby

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**1. CALL TO ORDER:** 7:35 pm

**2. ROLL CALL**

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

**Absent:** Paul Romero, Paul Dombkowski, Streeter Parker.

**Excused:** None

**3. APPROVAL:** The Agenda for June 14, 2022, and Minutes for February 8, 2022, February 22, 2022, and April 26, 2022.

**Dan Neirinckx** moved to approve the agenda for June 14, 2022, and the Minutes of February 8, 2022, and table the approval of the Minutes for February 22, 2022 and April 26, 2022.

- Yea: **Preston Brown, Michael Casinelli, Kevin May, Ed Mollon, Janet Mulder, Summer Piper, Dan Neirinckx, and Rachel Vedder.**
- Ney: **Janet Mulder**
- Abstain: **Steve Wragg**

**4. OPEN FORM**

- **Eve Nasby** said she will not be at the next meeting on June 28, 2022.
- **Preston Brown** and **Summer Piper** suggested we put the link to the meeting directly into the email with the agenda to help people having trouble signing in using the agenda link.
- **Michael Casinelli** wanted us to be aware that the Jamul Indian Casino is doing a huge promotion for a concert by Shaka Khan and other events this coming Saturday, so possible traffic problem.
- **Ed Mollon** inquired about the significance of a fence around the Barret House property. **Preston Brown** explained that the Jamul Casino has purchased the Simpsons Farms property which includes the Barret House property. He also stated that Scott Rosecrans, from the Environmental Health Department for San Diego County said that perking would only support 25-50 homes, despite being approved for 96 homes using a “wide disbursement pressurized drip irrigation system” for septic. If they try to build a hotel, Otay would have to run septic up the hill.
- **Kevin May** asked about the construction across the road west of the 7-11. **Preston Brown** said it will be a feed store and a Circle K with a gas station. **Janet Mulder** asked why it never came

before the Jamul Dulzura Community Planning Group, and **Preston Brown** explained that the project was “ministerial” and thus approve “by right”.

- **Steve Wragg** noted that reason that the other property, across highway 94 south of the 7-11, came before us for review was because it had a “D” designator, and the Circle K property didn’t.

## **5. County’s Socially Equitable Cannabis Program: Regarding Supervisor Joel Anderson’s June 15<sup>th</sup>, 2022, Cannabis Program Enhancement Measures.**

**Preston Brown** explained that Supervisor Anderson is suggesting that 16 measure be included in the Cannabis Permitting Program and EIR and Socially Equitable Cannabis Program. We have a 16-point letter of response. **Dan Neirinckx** commented that the letter handles a lot of what we can get out of it rather than what the cannabis shops are getting out of it. Supervisor Joel Anderson’s letter lists what we should be asking for.

**Dan Neirinckx** also suggests we recommend no Cannabis sale shops within 1 mile of a school. **Dan Neirinckx** suggest that we recommend that Supervisor Anderson support Prop 64, Section 2 Paragraph E to permit the vote of the local residents to approve/disapprove Cannabis sales in their communities. County Supervisors need to bring up why people in Jamul, Descanso or Alpine are not being allowed to vote on recreational Cannabis use. He believes they are avoiding bringing it up. **Preston Brown** believes that the communities that are expecting dispensaries. Currently Ramona has 4 and they are supportive of them.

**Preston Brown** Received a response from Gregory Kazmer, Senior Land Use Advisor for Sup. Joel Andersen, that the tax being voted on is a general tax which will go to the general fund. Programs can be developed using the general fund. They developed a “community equity distribution fund”.

**Michael Casinelli** asked if there were restrictions on hours of operation. **Dan Neirinckx** said yes. They noted that there was information available to the users of recreational cannabis that you have an equal chance of dying of lung cancer just like you would die of lung cancer via smoking regular cigarettes. He remembers seeing a prohibition of flavored products to lure children into using the products.

**Preston Brown** asked **Steve Wragg** if he knew anything about this initiative. **Steve Wragg** noted if we use a mile from a sensitive area, you will not have a facility in Jamul. We can restrict where it is located in sensitive use, but you cannot restrict where it would actually prohibit it. Not allowed to create any new billboards, as there is a law against it. He doesn’t believe there are any existing billboards in our area, with the closest one being at the intersection of Campo Road and HWY 94 where the Circle K store is.

**Preston Brown** asked if we’d like to write a support letter that Supervisor Joel Anderson is looking for. **Dan Neirinckx** doesn’t see anything bad about it. He believes that recreational use will be passed by the Board of Supervisors, and we need to “get what we can from it”.

**Rachel Vedder** said when we discussed this previously, we agreed that the communities should have the ability to vote. She would like to reiterate that if possible.

**Dan Neirinckx** made the motion to accept the following statement to be sent to the Board of Supervisors and Supervisor Joel Anderson. We will allow the Chair and Janet to do the final wordsmithing.

*“We recognize the positive recommendations to improve the cannabis sales regulations for the benefit of the unincorporated areas. In addition, we would recommend that the Board of Supervisors comply with Proposition 64, Section 2, Paragraph E, affording the opportunity for local people to vote on recreational cannabis retail facilities in their own area”.*

The motion passed unanimously with no Nays nor Abstentions.

## **6. VMT, Vehicle Miles Traveled): County Staff’s proposal to the Board of Supervisors for Interpreting VMT rules and exemptions.**

**Preston Brown** said that there are no exempt areas in our planning groups and no “transit opportunities” in Jamul Dulzura. The effect of this will be minimal for our area in terms of new development. Sharon Pearce had a good presentation on mapping and housing density. Mark Slovick gave the presentation and **Preston Brown** tried to find areas that would be exempt under the VMT, that people could build and develop without doing CEQA VMT analysis. **Dan Neirinckx** said that they would be exempt for VMT. **Kevin May** said it does not involve us. “**High and Very High Fire Hazard Severity Zones**”, which is most of Jamul-Dulzura, were automatically excluded.

**Janet Mulder** asked what would VMT do to us? **Preston Brown** said people asked how this works on a parcel-by-parcel basis. Unless this exceeds the 111 average daily trips it would not affect us.

**Steve Wragg** said the exemptions don’t affect our areas. (It affects areas close to transit, a project under 110 average daily trips).

**Preston Brown** said that Simpson Farms would be subject to this. This wasn’t something that will affect us. But Alpine and Ramona are looking for growth to sustain their communities.

**Dan Neirinckx** said that this PG should strongly object to removing LOS as an impact issue. The problems with traffic it may create must be mitigated.

**Steve Wragg** said that they are doing and LMA and required to do LOS. For example, they may question: What is the level of service to this intersection? They need to evaluate to potentially improve the intersection.

**Steve Wragg** added that they need to continue to use LOS methodology to analyze the impact to intersections and segments that are affected by a project. VMT does not build or widen roads. It does not deal with capacity. VMT builds transit or bike lanes to reduce greenhouse gas.

**Dan Neirinckx** made a motion that LOS remains a part of the permitting process to ensure public safety.

It passed unanimously with no Nays nor Abstentions.

**7. SANDAG “Youth Opportunity Pass:**

**Preston Brown** presented the following comments from a representative of Ramona regarding this program. How does it affect us? There is no bus route for our kids to get to town or Balboa Park. No dedicated transportation route time for kids to get into town.

**Steve Wragg** asked if we have the language. They are asking to do a pilot program for Ramona. Do we have the language to see what it says? Ridership is low in San Diego on mass transit anyway. He considers it a low priority as someone needs to pay for these higher taxes or taking money from another program. He suggests that Preston call SANDAG directly for information.

**Summer Piper** suggested turning off the waiting room in Zoom settings to allow people who are disconnected to get back into the meeting quickly.

**8. 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."

It passed unanimously with no Nays nor Abstentions

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

There were none.

**10. ADJOURNMENT:** **Preston Brown** adjourned the meeting at 9:18 pm.

**NOTICE OF NEXT REGULAR MEETING**

**TUESDAY, June 28, 2022 @ 7:30 P.M.**

**VIRTUAL MEETING**

**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 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