

**JULIAN COMMUNITY PLANNING GROUP**  
**Monday, May 10th at 7:00 p.m.**  
**Julian Town Hall, Washington and Main Streets, Julian, CA 92036**

**A. Roll Call**

Present: Brown, Dackermann, Krawiec, Morales, Moretti, Munshi

Absent: Barnes, Jones, Mushet, Rikansrud

**B. Approval of the minutes for the meeting of April 12th, 2021**

Moretti noted that the sentence on the inheritance law ought to have the phrase, “without an increase in taxes in it.”

Moved to accept minutes as corrected: Everett

Seconded: Morales

Approved: Unanimous

The Minutes for the March 2021 meeting could not be approved as there wasn't a quorum of members present who had also been at that meeting.

**C. Approval of the agenda**

Brown asked that item 4 be moved to first on the agenda to accommodate the presence of the sheriff from Ranchita.

Moved that the agenda be approved as amended: Moretti

Seconded: Dackermann

Approved: Unanimous

**D. Public Communication: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction and items not on the posted agenda.**

Lynn Jarman reported that Julian has become the latest international Dark Sky community. We are 2<sup>nd</sup> in the state of California and among only 30 in the entire world.

**E. Action Items**

**1. Whole Housing Generation Program – Rudy Rikansrud**

As Rikansrud was absent, Munshi reported that she had attended a ZOOM seminar on SDG&E's plans for wildfires. There was a description of the many ways in which SDG&E is hardening lines and preparing for wildfires but there wasn't much information we didn't already know.

**2. R.P.O. – Resource Protection Ordinance (Grading Ordinance)**

Everett said he has been looking at both ordinances. One option is a “no permit” option and that is the most pragmatic way to go as we are losing agriculture in SD County but actually doing the “no permit” option would require environmental analysis and would take a long time and many resources. If County would simply get out of the business it would be better for everyone. Everett volunteered to write a letter on resource protection ordinance and will send it out within a week.

**3. General Plan Element Update – Climate Action Plan- Safety Element; Environmental Justice Element; Income Housing Study**

Everett said he had spent a lot of time looking at this and it won't have any impact on Julian at all. There will never be small parcels created in the Back Country and low income housing won't be put in. Morales said that they could use trailer parks—one in Ramona like in Butterfield—in that way but

Everett said a new trailer park in our planning area was not a likely option and the current trailer park in Julian is small. The safety element is basically a fire issue.

#### **4. The Effect of Trailer Parks on the Julian Area (Two speakers) (moved to first position on agenda)**

**[NOTE: Butterfield is a residential trailer/mobile home park off of S-2 on the desert, approximately 10 miles south of Shelter Valley and approximately 20 miles from Julian. Vice-Chair Rebecas Morales asked Sheriff Brian Jenkins of Ranchita and Hilary Ward of Pathways to speak on the subject.]**

**Sheriff Brian Jenkins** who covers the Ranchita station which includes the Butterfield Ranch Resort reported that Butterfield presents major problems and has exponentially increased calls for sheriff's service. A couple of years ago a new owner put money into it but he then began accepting drug and homeless placements and it has grown very quickly. There are no services, the only community service is the Julian school district. They had what could be the best of intentions: giving people places to live, providing Section 8 housing and rent to own trailers. However as the population has grown to about 250 people [Note: The Butterfield people told a Planning Group member last month there were nearly 500 people living there and there were plans to increase the number to 1,000] so have the substance abuse and psychological problems and calls for service have skyrocketed. At one point it was a 400% increase.

There are two deputies in Julian and three deputies in Ranchita to cover our entire area. The good news is that the sheriffs' station began to work with the owner and have had some good talks. They began to get some code enforcement applied and he stopped accepting new placements. The problem is that with COVID he wasn't allowed to do any evictions. In December he had a list of 38 people he was going to start eviction processing on but the courts wouldn't allow it. The sheriff's office tried to get some of the people out of there and arrested a number and in the last three months the calls for service have decreased dramatically. It is still the number one location for calls for service for the police, however. Ranchita responds and sometimes deputies from Julian will cover them.

The owner is doing what he can to get the problem people out and not accepting new placements but the population is still too large to be tenable. He is trying to get people to start paying rent but they aren't all doing it.

The sheriff's command is very aware of what a problem the place is. They have tried to work within the community resources available to them and have asked the placement agencies to stop placing people down there, but there is no low income housing in Lemon Grove or other closer in cities.

Butterfield is zoned as a mobile home park. The Section 8 housing is only limited to double wide mobile homes. People in trailers aren't entitled to Section 8.

Many of the calls are for mental health issues. A lot of people placed there have mental health issues which is tragic because there is no easy way to get back into town for help and services. PERT (Psychological Emergency Response Team) has tried to work with them...but the calls go well beyond mental health—domestic violence, fighting, one lady doesn't take meds and becomes hallucinogenic. Everything that happens in the big cities is happening here.

There are two registered sex offenders there. Where these people are housed depends on conditions imposed by the court. Sometimes the designation is the result of a very minor act and the person can live in proximity to other people. The sheriffs' actions are limited because this is regulated by the courts. They have arrested people for anything they could in order to get them out of there. There was also a plan to try and go after their assistance to get them out of that location.

Hillary Ward, Director of Pathways, spoke next.

Pathways has had quite a lot of dealings with Butterfield. [See attached timeline] The investor has a history of buying places and renovating them for just this kind of activity. They toured Butterfield and met with Matthew Philben in October 2019. They told him their concerns and Philben more or less said he was done with the park and it wasn't his problem any more. Butterfield students now make up about 20% of the school population. What they see at Pathways is that these families have incredible needs. They are very concerned about the kids and what they are going through. Pathways doesn't have enough resources to support all our students because they try to serve people in Julian—who can also have problems—as well. Butterfield is part of the community and Pathways wants to help them but there simply isn't enough money to support these people.

Moretti—Why won't County shut them down if they don't have water?

Sheriff—Coming out here would take more time and effort than most of the County people want to invest. If this park were in El Cajon or Lakeside it would get the attention it would need but so far out that it's easy to ignore. Probably the excuse was that they put them out here because no other place to put them. they need to be relocated to a place where they have better access to services that they need.

Another audience member said there was a problem with the Julian ambulance as a large proportion of calls were now from Butterfield. The time it takes to get there and back as well as down the hill to a hospital has meant that Julian is left without ambulance coverage for long periods of time.

Munshi suggested we have a cover letter with the minutes. Moretti said we should send it to Jim Desmond as well.

Moretti moved write both and include a copy of the minutes,

Morales seconded.

Passed: Unanimous.

## **5. The Effect of Air B&Bs on Rental Housing**

Everett distributed a potential draft letter on the subject.

Munshi moved that Everett's letter be sent to PDF, Morales seconded but Moretti objected on the grounds that homeowners should be allowed to do what they wished with their property. The motion didn't pass.

Dackermann moved the item be put on agenda for next month.

Krawiec seconded.

Passed. Unanimous

## **6. Enhancing Wildfire Safety on County Roads**

The County has suggested clearing standards on the sides of County roads be widened from 10 feet to 20 feet from the edge of road. Munshi noted that this would have a very bad impact on the environment and beauty of the area. It was unclear who would be responsible for the cost of the clearing.. This item will be placed on next month's agenda.

## **7. Dighello/Fryer – Site Plan for 919 West Incense Cedar Road; APN 292-141-47**

Munshi moved we approve the site plan

Moretti seconded.

Passed Unanimous except for Brown who abstained as he had worked on the Plan..

## **F. Group Business - Information**

### **1. Reporting by Planning Group Members of Assigned Tasks--skipped**

### **2. Santa Ysabel Creek on Mesa Grande Road**

The County is going to improve the bridge and will reduce the weight load allowed on it. Will leave on agenda.

### **3. Meeting updates**

#### **a. Future Group Meeting Dates (June 14th, 2021)**

### **G. Adjournment**

Moved: Morales

Seconded: Everett

Approved: Unanimous

**The Julian Community Planning Group (JCPG) is a voluntary organization representing the community. The function for the JCPG is advisory to the County Planning Department, Planning Commission, and the Board of Supervisors regarding land use matters.**

**Members: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Woody Barnes, Herb Dackermann, Eric Jones, Keith Krawiec, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, William Everett**