

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL Minutes  
September 13, 2016  
Approved Sept. 27, 2016  
Jamul Primary School Multi-Use Room  
7:30 p.m.**

1. **Joe Stuyvesant, Chair called the meeting to order at 7:30 p.m.**
2. **ROLL CALL;** Joan Kouns, Elizabeth Kelly, Michael Cassinelli, Preston Brown, Judy Bohlen, Jean Stouff, Joe Stuyvesant, Janet Mulder, Richard Marzec, George Novinger, Randy White, and Bill Herde  
**Absent:** Earl Katzer,  
**Excused:** Eileen Poole, Steve Wragg, Michael Cassinelli
3. **APPROVAL OF AGENDA for September 13, 2016 and the Final Minutes of the JDCPG August 9, 2016 noting the August 23 meeting was cancelled by Chair, Joe Stuyvesant. Approved unanimously.**
4. **OPEN FORUM** – Opportunity for persons to speak on items not on the agenda:
  - a. **Joe Stuyvesant** reminded us the time limit is 3 minutes.
  - b. **Allen Zoura & Lee Zoura** new owners of Simpson’s Nursery in October were present and wanted to introduce themselves. They talked with Dianne Jacob and she suggested they come to the Planning Group. The zoning would allow a boutique winery or a nursery. They noted that there could be an interest in a gas station or supermarket in the future due to the fact that people going eastbound have to cross SR94 to get gas and there is none on the right hand side from Spring Valley to Tecate. They are looking at something that would be beneficial for the community. The Casino has approached them to make the land available for employee parking, but they don’t want to do anything that would not benefit the community. They recognize the historical value of the property, and don’t want to violate it. **Rich Marzec** thanked them for coming and **George Novinger** asked if they were aware of the plans for across the street and they assured him they were. **Bill Herde** asked if they were looking at having a tractor supply. **Liz Kelly** told them she loved the piece of property and asked them to consider putting the buildings back so that the rural look remains. **Preston Brown** asked if they thought about a special events locale and they are looking into it, but it might take lots of time. **George Novinger** pointed out that they could get a small number of events (6 one-day permits per year) relatively simply. **Randy White** asked if they owned any other property east of this land and **Lee Zoura** said he owns land in Dulzura. **Randy White** asked if they wanted to work with us to build something the community would like and he wanted to make sure they realized it would be 18-24 months to completion of permitting process. He suggested that they might listen to what **George** said and try for a limited number of events. **Joe Stuyvesant** suggested that they contact the County for help if events are something they would like to do.
  - c. **Lana Thalberg** – asked what could be done about the helicopters flying so low over the

houses at night. **Joe** recommended that if it was a concern for her to call her Congressman or Senator as they may be military helicopters.

**d. Judy Bohlen** will not be at the next meeting.

**5. PENDING PROJECT STATUS (ACTIVE/STANDBY) – VARIOUS** **Joe Stuyvesant** asked for an update on all open projects.

- **Preston Brown** spoke about the **Shelstrom** property on Lyons Valley Road – 8.7 acre minor subdivision – notified by County that CEQA 15183 was available online for the owner to review and pull up the checkoff list and follow it. They need to provide for the open space. Michelle Chan, the planner, said it would be finalized and no further action from us is necessary.
- **Richard Marzec – Back subdivision** – located on Popular Meadows and Proctor Valley Rd. All issues with adjoining landowners have been resolved, and the County gave them the final steps they need to take. This will need to come to us for final approval.
- **Richard Marzec – Village 14** – the proponent withdrew as reported by **Rob Cameron**, as they had a land exchange proposed with Fish and Wildlife that did not happen so they went back to drawing boards. They will be returning with a revised plan still approved by County and there will be a sub-committee meeting at that time.
- **Steve Wragg – Faraday Ridge Road** – 2<sup>nd</sup> story addition – contacted Planner and the County is working with the developer and they will get back to us.
- **Preston Brown** – Castle on Lyons Valley Road – Zamen Property – has some challenges due to permitting issues and the County has it on hold.

**6. JAMUL INDIAN VILLAGE UPDATE**

**Joe Stuyvesant** announced that a **Town Hall Community Meeting** will be held on **September 15 at 7 p.m. at Jamul Primary School** and encouraged all to attend to get the latest information.

**Question** was asked regarding what is happening on the road with the k-rails and the power poles in the middle of construction.

**Randy White** pointed out that the fire truck provided by **Penn National** or **JIV** cannot get out on the road the way it has been fixed due to its high center.

**7. JDCPG Officer's Announcements and Reports:**

**Joe Stuyvesant** announced that the following **JDCPG** members will be returning since they filed for re-election, therefore there will be two seats open and the Group will be taking nominations to fill them. **Preston Brown, Earl Katzer, Richard Marzec, George Novinger, Joe Stuyvesant** and **Steve Wragg**.

**8. SCHEDULED SUBCOMMITTEE MEETINGS:**

**None scheduled – please see agenda for up-to-date list.**

**Meeting Adjourned 8:p.m. by Joe Stuyvesant Chair.**

Respectfully submitted,  
Janet Mulder, Secretary

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, September 27, 2016**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

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

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