

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES  
March 13, 2018 APPROVED  
March 27, 2018  
Oak Grove Middle School Library  
7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:44 – thanking Joe for coming to make a quorum tonight**
2. **ROLL CALL:** Dan Neirinckx, Michael Casinelli, Janet Mulder, Randy White, Eileen Poole, Jean Strouf, Judy Bohlen, Joe Stuyvesant, and Bill Herde.

**Excused:** Richard Marzac, Hannah Gbeh, Steve Wragg, Preston Brown

**Absent:**

**Seats 5 & 11 Vacant**

3. **APPROVAL OF AGENDA for March 13, 2018 and the Final Minutes of the JDCPG February 13, 2018, meeting corrected as mailed: Approved unanimously.**

4. **OPEN FORUM**

- a. **Michael Casinelli announced that he had received resignation from Earl Katzer and we will be filling the position as soon as possible as we have 4 applicants.**

- b. **Simpson’s Nursery – Michael Casinelli** said he had received a call from a resident neighbor that there was quite a bit of grading on the site. The County finally sent out an inspector and filed a “Stop Work Order”. The owner continued grading and the County will be checking on the dirt being brought into the property. The County will be checking the zoning and the grading. 5000 cubic yards or greater requires a major grading permit and they have a minor grading permit for 4800 cubic yards. **Joe Stuyvesant** suggested **Michael** contact **Supervisor Dianne Jacob’s office. Members of the JDCPG agreed and Michael will contact her regarding our concerns.**

- c. **Michael Casinelli** reported he spoke with **Stephanie Wells** who commented on the new process for contacting all Community Planning Groups as they are now to go through her. Several of the Chairs have voiced concern with this new process as they have not received information intended for their Planning Group. He will follow through with her and let the County know our concerns. It was suggested that he contact Supervisor Dianne Jacob about the different tactics being suggested. In addition, all of our members were listed on the County Website as appointed when most of us were elected. **Michael** will make these corrections.

5. **INTERVIEW APPLICANTS & VOTE TO FILL JDCPG SEATS 5 & 11 –Michael Casinelli pointed out that there are three applicants here tonight and one who was present last meeting, Summer Piper. In addition to Summer the candidates are Dave Buller, Mark Manis, and Darren Greenhaigh. Each was asked to give a short description of themselves and their qualifications which follows.**

**Dave Buller** — lived in Proctor Valley Area since 1970s. He worked in Real Estate and has been active in community activities. He taught school for 35 years and then did contracting and also real estate. He and his family helped raise money for the “Y” and he is concerned about what happens to Jamul community. He was active in coaching and in community efforts in Jamul

**Mark Manis** – Lived in the community for six years. Has three children who are going to Lakeside for the immersion program. He has been in the hotel industry for many years and has worked with lots of different volunteer programs.

**Darren Greenhalgh** – bought his property in 2004 and then built their home in 2010 and have lived here since then. Licensed civil engineer and has worked with many community groups, retired last December and has the time to work as a volunteer as he has given up many of his volunteer jobs...His wife is chair of the Community Emergency Response and he goes with her to look at the properties impacted. He is interested in helping to see people work within the rules.

**Michael Casinelli reminded the applicants that, if chosen, all have to fill out Form 700, take the County training, and the Ethics Training and pass the tests online.**

**Randy White** – pointed out that all of the projects will need to have JDCPG members working on them and asked if each one is willing to research and speak to homeowners on projects that might be assigned to them. **Sub-committees** are often formed and we would ask that you be able to serve. **Joe Stuyvesant** pointed out that we need volunteers to be our officers as well.

**Mark** – He has been on many committees and understands the importance of being a team player, but is also working in sales and marketing for Hilton Hotels. He pointed out that he really wants a role in the community to “give back”. He now teaches one class at Cuyamaca College in Engineering.

**Darren** - Now retired and has worked with volunteer committees and his background of developing his own property and worked with the County and has the time

**Dave** – Well understands the needs of the JDCPG and would be an active member and does have the time and is willing to work. He does community work like his petition.

**Bill Herde** – never underestimate your talents. Question for **Dave** – what is the petition that he referenced? **Dave** – the petition is to get on the ballot an initiative that would call for a vote of the people on any leap-frog development that exceeds the general plan. **Bill** asked if a project that called for building in excess of the plan would be a problem for him and **Dave** said yes, but he would be more inclined to want to work within the group.

**Bill** then asked **Mark** about how he would handle increased density and Mark said he deals with controversial issues all the time and he feels one must follow the law and as a committee would need to follow legal issue. **Darren** said what he has read in the 2020 plan it takes the available public facilities into account and to go above it in density would require a fall back to see if there are adequate improvements available so the current residents would not be impacted by the increased development. **Michael** asked how the three felt about septic vis a vis sewer, recognizing we are on septic today. **Mark** said he had no problem with either septic or sewer and suggested that he would have to take his feelings out of the situation. **Michael** pointed out that we have septic as it takes far greater amounts of land in a parcel to have septic than sewer and we, as a Group, have stood for septic. **Randy** pointed out that in Jamul the County has identified the urban limit line as the end of sewer which is down by Noah Homes. **Dave** points out that in a septic system sends about 90% water goes back into the water table but all water is not

returned to the ground with sewer, and the County can't increase density above what a septic system would allow. **Darren** pointed out that the Otay Water District has the one Pump Station and could not handle more. **Janet** asked how do you see Jamul in 5-10 – 20 Years? **Darren** – Following the look today but more consistent than we have today, turning into a more upscale community. **Mark** – slow down the process remembering we have only a two lane road – aware that the casino has caused much more traffic than before. The development must slow down to meet the infrastructure. **Dave** would like to see Jamul remain the same as now, but probably will not. Does not want to see high density and staying on septic would keep it more rural as it requires more land. The casino is an example of a problem area and we need to be able to get help from the County and State governments. **Dan Neirinckx** asked what is their reaction to the property owner who wants to develop their property according to code and the neighbor's voice an objection ....How do you balance the two? **Mark** stated that he would work towards consensus between the two working out a compromise have a conversation with neighbors to educate them on the laws and share the information with all parties weighing all opinions letting all express their opinions. **Darren** would work with all people trying to get less impact on all. **Dave** pointed out that when the property was sold the purchaser needs to know all of the possible scenarios so they are not buying blindly. **Eileen** appreciates the fact that so many community members wish to serve on the JDCPG. **Jean** asked where each of the three candidates live – **Darren** gave a description of where he lives in Lyons Valley. **Jean** asked if anyone has ownership interest in a business in Jamul – none did – She asked about interest in horses and **Mark** pointed out that he has triplets and they are interested. **Jean** asked about hiking and bike and astronomy interests. **Michael pointed out that we have four applicants for the two positions and we will keep on file the applications of those not chosen tonight.** This was followed by a discussion among the Group members.

**Process Note:** With two vacant seats, i.e., #5 & #11, there were 9 members (8 is a quorum) in attendance. See Roll Call for those in attendance and absent. There were four candidates in consideration for the two seats, i.e., **Summer Piper, Mark Manis, Dave Buller and Darren Greenhalgh.** A vote was taken following brief introduction presentations by each applicant, followed by a Q & A session. (**Summer Piper** was not in attendance, but presented her qualifications at the previous CPG meeting). The voting resulted in two applicants receiving a majority number of votes (out of 13 occupied seats), i.e., **Darren Greenhalgh** and **Mark Manis.** These two applicants, therefore, are recommended for approval by the BOS. Since the term left on these two seats are identical, it does not matter which seat number is assigned to whom by the BOS.

6. **VILLAGE 14, PLANNING AREA 16 & 18 Disseminate Draft EIR – Michael Casinelli passed out cds of the EIR** – each of us is asked to read the EIR summary and the options. The alternatives include no project, decreased density, alternative site location to give more open space, 4-lane Proctor Valley Road alternative, 5<sup>th</sup> alternative is an exchange with Fish and Wildlife. Chapter 4 has the discussion on the alternatives. It addresses the concerns brought up at our original Planning Group introduction meeting on January 10, 2017. **Greg Matson, Project Manager,** is coming to get input at our next meeting **March 27, 2018** and will take questions and answers from us. Public meeting will be held that evening as a part of our regular JDCPG meeting.

**Dan Neirinckx, Chair SubCommittee of Village 14, will have a sub-committee meeting on March 27 at 6:00 at Oak Grove and then on April 10 at 6:00 also at Oak Grove.**

**Michael pointed out that this project is a major one and all JDCPG members should go online to read the cd – it can be found online at [http://www.Sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.Sdcounty.ca.gov/pds/ceqa_public_review.html)**

- 7. JAMUL INDIAN VILLAGE UPDATE: Michael Casinelli** said that the legal battle is still going on as to whether or not the Jamul Indian Village is designated as a tribe, and whether or not the land is a reservation, entitled to gaming. Since Penn National is pulling their support, the future of the casino is in doubt.

**8 JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS:**

**ADJOURNMENT: Michael Casinelli, Chair adjourned the meeting at 9:43 p.m**

**Respectfully submitted,  
Janet Mulder, Secretary**

**NOTICE OF SUB COMMITTEE MEETINGS:**

**VILLAGE 14, PLANNING AREA 16 & 18**

**MARCH 27 & APRIL 10 - 6:00 P.M.**

**OAK GROVE MIDDLE SCHOOL**

**DAN NEIRINCKX, CHAIR**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, March 27, 2018**

**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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