

**JAMUL DULZURA COMMUNITY PLANNING GROUP**  
**DRAFT MINUTES**  
**October 23, 2018**  
**Oak Grove Middle School Library**  
**7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:32 p.m.**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Judy Bohlen, Joe Stuyvesant, Steve Wragg, Bill Herde, Randy White  
Darren Greenhalgh, Preston Brown, and Richard Marzec.

**Absent:**

**Excused:** Eileen Poole

**Vacant Seat: #10 – Jean Strouf resignation**

**Vacant Seat: #11 – Mark Manis resignation**

3. **APPROVAL** of the agenda for October 23, 2018, switching Agenda Items 4 &5 to allow our speakers to leave earlier, and Final Minutes for the meeting of October 9, 2018.  
Motion carried unanimously.

5. **CONCURRENCE LETTER VOTE FOR DESIGN OF THE JAMUL DRIVE AND LYONS VALLEY ROAD TRAFFIC SIGNAL – Jim Bolz**, Project Manager and **Zoubir Ouadah**, County Traffic Engineer were present - **Michael Casinelli** introduced **Jim Bolz** who will send Michael the road resurfacing priority list before the next meeting. **Darren Greenhalgh** told Jim that when Skyline Truck Trail was resurfaced they put temporary reflectors to show where the yellow line should go and never replaced them with permanent reflectors. **Jim Bolz** will look into it and get back to us with a report on the status. **Jim Bolz** pointed out that there were three questions regarding the proposed stop light. The first one was the site distance for westbound Lyons Valley Rd approaching Jamul Drive, the second was the right turn lane and the right turn off of Jamul Drive having to wait for the green signal. They did a queue analysis and have extended the right turn lane west bound on Lyons Valley Road to turn right on Jamul Drive which addresses one of the questions we had. There is a signal ahead alert that is located at the Jamul Community Church which will be seen 475 feet ahead of the signal which is an additional feature on this curve giving a driver more time to react to the signal. The no-turn on red light from Jamul Drive to Lyons Valley Road has been deleted and automobiles will be able to turn right from Jamul Drive to Lyons Valley Road on a red light. **Zoubir Ouadah** pointed out that there is a driveway in the right turn pocket, but it was unavoidable and they moved the limit line to the west which maximized the pocket length for safety. The signal is a “smart signal” which calculates the seconds a car is waiting to determine if they plan to turn right or left on Lyons Valley Road and the

light turns accordingly. The numbers are not very high, and it is built to accommodate much higher numbers. **Michael Casinelli** thanked them for taking into consideration the traffic and the drivers in Jamul. The people leaving the Catholic Church have a trigger on the light as well. **Preston Brown** asked how the “smart signal” works when a person is turning left onto Lyons Valley Road and **Zoubir Quadah** told us that the signal camera will determine the length of time they have to wait to turn left. **Preston Brown** asked about the on-street parking and pedestrians crossing Lyons Valley Road will trigger the light with a button allowing them to cross. There will be a yellow strip for crosswalk. **Dan Neirinckx** asked how many lanes they have there and are the sensors like the ones at Jamul Drive and Ivanhoe? **Zoubir Quadah** said that they drew the sensors with the computers to make them more sensitive. **Darren Greenhaugh** has a concern about the person stopped at the light that doesn’t realize the light has changed and could cause a problem. **Jim Bolz** said that they checked and the line of sight for the queuing was considered adequate. **Steve Wragg** has a question regarding signals at SR94, but those questions should be given to Caltrans. **Hannah Gbeh** thanked them for addressing the issues. **Joe Stuyvesant** asked about the status of the intersection at Steele Canyon at Willow Glen and pointed out that the traffic is backed up a long ways and asked if the construction was completed? They will check and get back. **Darren** pointed out that the traffic has to wait through four lights. **Michael Casinelli** asked why the difference between the cost of the traffic light at Willow Glen and Steele Canyon at \$400,000 as opposed to the Jamul Drive and Lyons Valley Drive at \$500,000. **Preston Brown** asked if the signal could be changed by computer. **Zoubir Quadah** said it is a coordinated signal giving a range between signal times. **Rich Marzec** asked about the completion date for the Lyons Valley Road/ Jamul Drive and was told it should be completed by August/September.

**Michael Casinelli moved we recommend that the Board of Supervisors approve the signal and start the construction process in April. Motion carried unanimously.**

#### **4. OPEN FORUM**

a. **Dan Neirinckx** and **Michael Casinelli** were present at the Planning Commission Hearing on the Otay Ranch Village 14 and 16 and 19. **Dan Neirinckx** felt that the PDS Staff presented the plan as though the Planning Group approved it and did not point out that our approval vote carried conditions. **Michael Casinelli** asked for ten minutes for the Planning Group presentation, but the Planning Commission asked questions as he was presenting and did not allow **Dan Neirinckx** finish his presentation. When it comes before the **Board of Supervisors** **Dan** will make sure he gets his time. **Michael Casinelli** pointed out that the County Staff seemed to have their minds made up and also that they felt that 94% of the traffic would go south and therefore not use the roads upon which we had concerns. **Preston Brown** pointed out that there were people from the community including him who spoke at the hearing who were against the project. The people who spoke in favor were often outside of our community and not impacted. The reasoning for the vote was difficult to understand. We hope the Board of Supervisors will listen to our concerns and react to them as opposed to just ignoring them.

b. **Richard Marzec** will not be at the November 13 meeting.

c. **Judy Bohlen** will attend the next meeting, but it will be her last as she needs to miss the last two meetings of the year.

d. **Michael Casinelli** has been in contact with the PLDO and found out that there was \$150,000 in our account. He related that a former student of Janet Mulder's, Sarah Hollis was interested in the property seeing it as a community center where the community could meet and have events.

e. **Michael Casinelli** sent communication to Valle de Oro and the Project Manager of the Ivanhoe Ranch alerting them to the fact that our Planning Group will be impacted by the development and would like to be kept in the loop on the progress.

f. **Michael Casinelli** went to the meeting of the Chairs and saw a presentation by **Jim Bennett**, County Hydrologist who gave excellent information. He will invite him to a Planning Group meeting as ground water availability is a concern in our Planning Area.

g. **Michael Casinelli** pointed out that there are nineteen areas aimed at increasing affordable housing in the County. Thirteen are already in place and include existing ordinances, and six will be investigated by staff over the next 30 days. Among the six considerations, County is looking into are a density bonus, up to 35%, for developers who include affordable housing with a locked in sales price. Also being considered, a 5-year fee waiver for those wanting to construct ADU's and junior ADU's on their property. In addition, County is looking into affordable housing for variable housing types including duplexes, triplexes, and courtyard apartments, as well as adding to the low and very low income housing with middle income housing. Also reporting on the meeting, one chair spoke up, and others agreed, that it feels like CPGs have to defend their community from what is being proposed by developers and PDS. After the meeting Michael talked with other chairs whose CPG meet only once per month. He learned that these CPGs hold meetings monthly from 7 pm to 10 pm, and if they get a request for an additional agenda item two weeks before the meeting, they often can't schedule it until 6 weeks have passed. This means that they often are unable to comment on a proposed project within the time limit set by PDS, and so end up with no input into the process.

6. **INTERVIEW APPLICANTS FOR OPEN CPG SEATS AND VOTE – Michael Casinelli introduced Eve Nasby** who has been at a couple of meetings and turned in her application for the Planning Group. She returned to Jamul about 2 years ago and wants to keep Jamul rural and is concerned about the traffic. She is a consultant and involved in the community specifically in working with veterans. The Planning Group interviewed her as follows: **Steve Wragg** asked her position on property rights...do you have the right to do what you want with your property if it is lawful. **Eve Nasby** said, "No, Your rights end where mine begin and you need to be aware of the rights of others." **Dan Neirinckx** asked what are the things you think the Planning Group will need to address regarding the safety and the community character. **Eve Nasby** said that the developments can directly impact the lifestyle of our community. **Preston Brown** asked where does she live. **Eve Nasby** said off of Jamul Highlands Road and that she went to the PC hearing and spoke. She also feels that we need to have a community gathering place like

Simpson's was. **Darren Greenhaugh** pointed out that we meet two times a month and do expect everyone to take their share of the projects. **Eve Nasby** said she was aware of the time commitment and ready to do it. **Randy White** pointed out that a few people tend to do most of the work and that sometimes a project will go on for years. If you choose to sit on the Board, we need for you to be able to volunteer to do the work on the committee. He asked if she was willing to see a project through even though it might take years? **Eve Nasby** said that she was willing and even looking forward to it. **Michael Casinelli** pointed out that most projects do not take years and we will put a new person with an experienced one working on a project. **Joe Stuyvesant** asked if she meant she was in favor of "no development" and **Eve Nasby** said that she would look carefully at the Impact on the community. **Hannah Gbeh** asked how was Jamul going to help with the growth problems in our County. **Eve** suggested that she would rather see development in an area that was already built out and not so rural. **Preston Brown** asked how important the septic vs sewer system issue is to her and **Eve Nasby** said that the addition of sewer would trigger growth and **Preston** asked if she was familiar with the JDCPG Plan and **Eve Nasby** said she had not read it. **Janet Mulder** asked what kinds of activities does she see as important to the public. **Eve** pointed out that she would like to see a public gathering place for our community like Simpsons was in the past. **Michael Casinelli** asked **Eve Nasby** to leave the room and the JDCPG members discussed her qualifications and positions.

**Randy White** recommended that we recommend approval of **Eve Nasby** as a member of our **Jamul Dulzura Community Planning Group** taking **Seat 11** which expires at the end of **2020**. Motion approved unanimously.

**Michael Casinelli** welcomed her to the Group and will turn in her name to the Board of Supervisors for confirmation and informed her that she will need to attend both the County Instructional Program and the Ethics Program.

7. **JAMUL INDIAN VILLAGE UPDATE – no report**
8. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS –**  
**Nothing new in the mail**

**Michael Casinelli** , Chair adjourned the meeting at 9:05 p.m.

Respectfully submitted,

**Janet Mulder**, Secretary

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, November 13, 2018**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

**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.