

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES  
February 12, 2019  
APPROVED February 26, 2019  
Oak Grove Middle School Library  
7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Janet Mulder, Darren Greenhalgh, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Streeter Parker, Joe Stuyvesant

**Absent:** Preston Brown,

**Excused:** Steve Wragg

**Vacant Seats: 6, 12 & 14.**

3. **APPROVAL** of the agenda for February 12, 2019, and approval of the Final Minutes for the meeting of January 22, 2019 as presented. **Motion carried unanimously.**

4. **OPEN FORUM:**

a. **Michael Casinelli announced that Feb. 26 meeting would have the ATT Cell Tower at Lawson Valley Road. The March 12 meeting will have the tractor supply people back.**

b. **Michael Casinelli announced that the Sand and Gravel Pit people decided not to come and will be back later. He apologized for the fact that the date and change of venue was reported in *The Jamul Shopper* but that is when they told us they were coming and when they changed their mind it was too late to change the info in *The Jamul Shopper*.**

c. **Michael Casinelli attended the Meeting of the Chairs** and they covered the Land Development Code Comprehensive Update, and spoke about the second dwelling unit on all of the properties – they will need an additional on-site parking space, have a minimum length of time of renting (over 30 days), Michael also reported that there are proposed changes to update PLDO (Policy F26). They have stated a County website where citizens can sign up to receive updates for specific large projects. It was reported the reason for the total containment of stormwater runoff due to the pollution in the runoff, plus the County now estimates that the current amount of stormwater runoff is about 50% when it used to be about 10%. Some of the Chairs were upset about the zoning update information that was so extensive and CPGs were given so little time, getting it on December 20 with less than a 30-day response time. The zoning update was recommended for approval by the Planning Commission, except for the Health Care

Trailers which was sent back. It will be heard by the BOS this month. The County wants to preset to our CPG information about the proposed Food Cottage Industry as the County is following a State mandate. They would need to monitor the use of refrigeration, cooking, etc. Michael gave his “take” to all of the Chairs at the meeting on the good and the bad on working relationship between the CPGs and PDS. He pointed out that PDS seems to not want our input on some of the projects, and he felt all of the Chairs echoed his sentiments.

d. **Michael Casinelli** pointed out that the Planning Commission sent back to staff, for further consideration, the health care trailer ordinance that was part of the zoning ordinance update.

e. **Joe Stuyvesant** contacted the Home Owners Association regarding the vacation of Open Space on Stonefield Drive. He pointed out that SDG&E installed a power pole this weekend on the property.

f. **Joe Stuyvesant** completed his annual training and found that the Offsite ex-parte contact can be a problem. If someone does a site visit they need to report back to the Group and relate their conversation to the Group as a whole, not to individuals.

g. **Joe Stuyvesant** pointed out that there is private property that has an abandoned house that is a fire hazard. The owner seems to be doing some repairs to the house, but questions what is going on. He would recommend contacting the County to see what is happening. **Michael** suggested he take a photo using Google Earth and send it to the County so they would know the location.

h. **Kevin May** attended the training and had many of the same concerns that **Michael** reported. **Eve Nasby** pointed out that a few of the Groups had Facebook Pages and **Kevin** said that the Groups that are using it find young people are taking an interest in the information. **Michael Casinelli** suggested it needed to be discussed. **Darren Greenhaugh** said that an attorney was concerned that the members might come to a decision on a problem in the community before they heard all sides. **Eve Nasby** would be willing to look into it and report back to the Group.

5. **MINOR SUBDIVISION LOT SPLIT, PDS2018-TPM-21263 - 13915 Proctor Valley Road, APN 597-230-25, Owner Andrew Giles represented by Miguel Cruz of Walsh Engineering and Surveying Inc. –Since Bill Herde was not present, Michael Casinelli** gave a short description of the property. There is an existing house and the owner wanted to divide the property into 3 lots. The County wanted them to widen the road, underground utilities, etc., but the County has agreed to waive these requirements. The County had problems with the abandoned well being a problem for the leach lines and there were two trees also in the way. The applicant has agreed to remove the trees. The County had a problem with the biological report and it has been resubmitted. **Miguel Cruz of Walsh Engineering** said they moved the septic away from the trees and are waiting for final approval. The County wanted the applicant to change their drainage, but

they are proposing a more absorbing material for the driveway, which the watershed people agreed would work. The height of the gate was modified to meet requirements. The easements will allow one to take access off Proctor Valley Road and the other two to take access off the existing easement.

**Hannah Gbeh moved that we recommend approval of this project contingent upon their compliance with DEH and PDS scoping letters and requirements. Motion carried: 9, yes; 0, No; 1 abstention (Parker).**

6. **CHAIRMAN’S COMMENTS ON THE STATE OF THE JDCPG – Michael Casinelli** pointed out that we are at a critical point in our history as we have lost more members this year than ever before, so in the near future, we will have more new members. He reviewed why Community Planning Groups were created as part of the integral process of planning in our area, to give the “community’s viewpoint on proposed land use in our area.”

He gave his assessment of the workings of our CPG. His concern is that there had been poor communication, often due to poor attendance. It is concerning that some of our members don’t volunteer to do projects, however with new members coming in this should be no problem. Policy I-1 states that CPG members need to be at 67% of the meetings. With so many new members, he suggests using a buddy system when working on a project, which should help. (New member with more experienced member working together).

He pointed out that impartiality is important when presenting the projects and members need to be neutral in the process with the applicant as well as the project person from the County, not an advocate for either one.

The length of the meetings has been a problem for some, and perhaps a “time-keeper” would be in order, but accepting the fact that some speakers need to be longer. His concern is that sometimes people who recommend “approval with conditions”, find it is often reported at the Planning Commission as just “approval from our Group”, so we need to make sure we set our approval with clear contingencies.

In the name of expediency, sometimes members forget that the vote should be made **after a discussion on the motion**. It is important to make sure that no angry outburst should ever be allowed.

A possible idea he would suggest is minimum requirements for perspective members, which would avoid many problems. Perhaps, the applicant should have lived in the community for at least one year, have taken part in some community work, and attended at east some of the JDCPG meetings. He would suggest more Dulzura representation on our Group, and would encourage us to contact people in Dulzura and invite their participation.

**Michael** feels the most crucial issue facing CPG is understanding what is our role. We need to be advocates for the best interest of our community. If not us, then who would be

the voice for our community. A member can vote his conscience, and is entitled to his or her own opinion. Every project that comes before us has been gone over by the County and they are looking for our ideas or conditions for approval or recommendations for denial. Project managers have to work within the Agenda of the PDS, which sometimes causes misleading the Planning Group. It is okay to seek the facts and true best interest positions of the community.

**Michael** suggested a “Mission Statement” for the Planning Group would be beneficial. He presented a draft mission statement, which would help put all of the members “on the same page” which does not mean we would all see things or vote in the same way. The Draft Mission Statement he proposed is as follows:

*The mission of the Jamul Dulzura Community Planning Group, while adhering to Policy I-1, is to review, discuss, and make recommendations to the Board of Supervisors of the Jamul and Dulzura communities’ input on various land use issues, on a case by case basis, that reflect what is in the best interest of local citizens, including but not limited to personal and environmental safety, and community character, as well as to provide the public with pertinent information and be a public forum on issues affecting local citizens.”*

- 7. ELECTION OF OFFICERS** – Michael Casinelli led a discussion on the importance of the position of Chair and discussed his recommendation of Dan Neirinckx for Chair. After discussion, **Michael Casinelli moved that Dan Neirinckx be elected Chair of the Planning Group. Motion carried unanimously. Michael congratulated Dan Neirinckx who will represent our Planning Group as Chair for 2019.**

**Michael Casinelli** asked if anyone would like to volunteer for **Vice-Chair**. **Richard Marzec** said he could do the mail pickups as Vice-Chair but might not be staying in our area. **Eve Nasby** suggested that **Hannah Gbeh** could be Vice-Chair and the Chair could pick up the mail at Jamul Post Office as needed. **Joe Stuyvesant moved that Hannah Gbeh be elected Vice-Chair. Motion carried unanimously.**

**Michael Casinelli** asked who wanted to be Secretary. **Hannah Gbeh** suggested that **Janet Mulder** could give us more historic background if she wasn’t stuck with taking minutes as Secretary and **Michael** is concerned about her time now that her husband is having health problems. **Eve Nasby** suggested that technology could be used to make the job more manageable and she will check into the possibility of having it for our meetings, but pointed out that Janet could type really fast. **Dan Neirinckx nominated Janet Mulder for Secretary. Motion carried unanimously.**

- 8. JAMUL INDIAN VILLAGE UPDATE-** The ABC’s decision on the liquor license is up on appeal. The briefs were just submitted, and it will come before the court in the future.

**Respectfully submitted:  
Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, February 26, 2019**

**JAMUL PRIMARY SCHOOL MULTI-USE ROOM**

**Meeting minutes and agendas can be accessed at**

**<http://www.sdcountry.ca.gov/pds/CommunityGroups.html>**

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