

**JAMUL DULZURA COMMUNITY PLANNING GROUP**  
**FINAL MINUTES**  
**August 13, 2019**  
**APPROVED AUGUST 27, 2019**  
**Oak Grove Middle School Library**  
**7:30 p.m.**

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

2. **ROLL CALL:**

**Present:** Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Ed Mollon, Summer Piper, Steve Wragg, Streeter Parker, and Hannah Gbeh

**Absent:** Richard Marzec, Kevin May

**Excused:** Preston Brown, Darren Greenhalgh, Joe Stuyvesant

**Vacant Seat: 14.**

3. **Motion to APPROVE THE AGENDA FOR AUGUST 13, 2019 AND FINAL MINUTES FOR THE MEETING OF JULY 23, 2019.**

4. **OPEN FORUM**

1. **Hannah Gbeh** announced that she has her house in escrow and hopes to be moving to Valley Center and will send her letter of resignation to Dan Neirinckx as soon as all is completed.

2. **Michael Casinelli** asked if anyone had heard anything on the proposed sand mining project. **Janet** said she heard from a resident who lives on the street paralleling the proposed gravel pit and she referred them to Valle de Oro Planning Group as it is out of our Planning Area even though we will be impacted by traffic, etc.

**Eve Nasby** – asked for bios for The Jamul Shopper newspaper, as Tammy has saved room to print them, and she feels the community would like to know our members better.

5. **SAN DIEGO COUNTY GENERAL PLAN CLEAN UP, Dan Neirinckx introduced Josh Menvielle and Robert Efird, Land Use and Environmental Planners. Josh Menvielle** presented a map to us of the proposed General Plan Clean-Up. The original plan was completed in August, 1915 and the BOS instructed them to do a land-use cleanup. There are two mapping errors in our area... JD401 is what is being proposed. He gave us a map that showed the error where some land privately owned is designated PAL (Public Agency Land), which would be changed from PAL to RR (Rural Residential) and A72. It is currently zoned minimum lot size 4 acres and the new minimum would be 1 Acre/dwelling for the zone to agree with the General Plan designation. **Steve Wragg** pointed out that the land had a "B" Designator but our Planning Area does not have Design Guidelines. **Michael Casinelli** asked how to get "design guidelines" established and **Steve Wragg** pointed out that we would need to have them approved by the Board of Supervisors and would need to go through the Planning Commission first and it's a time consuming and expensive process. **Vincent Kattoula**, representing the owner of the area

said they would be glad to ask to have the “B” designator removed as it has a huge number of requirements if our PG would be supportive of such a recommendation. **Steve Wragg** asked if the C40 was still in the PAL and was told it was because the property is owned by State and Federal governments. The owners of the land in question would now have the designation removed as it restricts their use of the land. It is important to note that they were mailed notice of the changes to their property by the County, and no one has contacted the County except the owner of the property that Vince represents. The second change is due to the ownership change that the conservancy group (Endangered Habitats Conservancy) plans not to develop it so an open space easement in perpetuity is written into the agreement. After hearing all of the presentation and a short discussion, **Dan Neirinckx moved that we recommend approval of JD401 and JD402 as presented.**

**Before the vote was taken, Steve Wragg declared that his company has contracts with the County but none that would be impacted by this project before us, and therefore could vote on the motion.**

**Motion carried unanimously.**

6. **PROPOSED NEW INTERCHANGE AT SR-94 AND SR-125 UPDATE, Michael Casinelli reporting** reminding us that there were three CPGs involved and he received a correspondence from Spring Valley Planning Group. At a SANDAG last month, Falconer moved to prioritize funding for a few east county highways, ours included and it passed. More will be reported as information comes in.

7. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS.**

**a. Dan Neirinckx** brought up the “B” Designator that has to do with Design Criteria. **Steve Wragg** pointed out that it is an inconsistency, but the fact is that we do not have Design Criteria as it is a lengthy and expensive process to initiate Design Criteria. **Summer Piper** pointed out that the developer has had to do two re-designs due to our suggestions and she would not be in favor of asking them to do more. **Steve Wragg** pointed out that creating of the Design Guidelines would take time and money. **Michael Casinelli** pointed out that the looks of the metal building with façade, as proposed for Tractor Supply and the storage facility, were not desirable, and he would not like to see that be the example for future commercial building in our area, as we have more available commercial land to be developed in our downtown area. **Vincent Kattoula** has been trying to re-design and work with our ideas. They are looking at the possibility of having an Urgent Care Facility as a possible tenant, which would change their proposed design. **Dan Neirinckx suggested that we have a discussion on “B” Designator at next meeting and he will put it on the agenda.**

**b. Eric Horam, Owner of the 7/11 at Steele Canyon and SR94,** asked about the map that we discussed earlier in the meeting before he arrived. He was concerned that it would change the designation of the land across SR 94 from him, and was told the discussion would not impact the commercial property as it was not part of the proposed change. It only impacted the residential property.

8. **JAMUL CASINO UPDATE. No information.**

**ADJOURNMENT: Dan Neirinckx, Chair, adjourned the meeting at 8:30 pm, reminding all of the next meeting on August 27, 2019.**

**Respectfully Submitted:**

**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, August 27, 2019**

**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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