

JAMUL DULZURA COMMUNITY PLANNING GROUP
DRAFT MINUTES
December 11, 2018
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, Bill Herde, Joe Stuyvesant, Richard Marzec. Eileen Poole, Dan Neirinckx, Eve Nasby

Absent: Darren Greenhalgh

Excused: Judy Bohlen, Steve Wragg, Preston Brown, Randy White,

Vacant Seat: #10 – Jean Strouf resignation

3. **APPROVAL** of the agenda for December 11, 2018, removing Item 5 as it has two major issues that the County is working on, and approval of the Final Minutes for the meeting of October 23, 2018. **Motion carried unanimously.**

4. **OPEN FORUM:**

1. Michael Casinelli spoke about the plans for Cottonwood Golf Course and the fact that at last meeting when he presented it, he told the developer, EnviroMinds, as it was not in our area he did not think it would be necessary for them to make a presentation to our JDCPG. Several members asked to have more information and felt it would be good to offer the Jamul community an opportunity to learn about this development. **Joe Stuyvesant** pointed out that there were already several opportunities for the public to become informed on this project and **Michael Casinelli** will mail the 8-page document to the members so they can share with the community when requested. **Richard Marzec** suggested it might be a Jamul Action Committee (JAC) issue rather than JDPCG.

2. Michael Casinelli reported that the Jill Terp of Fish and Wildlife sent out a project that will provide a parking lot near Millar Road for parking that will support 40 vehicles, as well as pull through spaces for horse trailers and school buses, including an additional SR-94 east-bound left turn lane onto Millar Ranch Road as well as add or improve acceleration and deceleration lanes on SR94 at Millar Ranch Road. The comment period starts today and runs through January 10, and we are invited to comment. For more information contact Jill Terp Refuge Manager, Jill_Terp@fws.gov.

3. Michael Casinelli announced that there will be two matters coming before the BOS this week concerning our Planning Area. The first regards the light at Jamul Drive and Lyons Valley Road soliciting bids. The second item regards a report from the Traffic

Advisory Committee, regarding a radar recertification on Proctor Valley Road from SR-94 to 1600 feet prior to Calle Bueno Ganar. They did a measurement and determined that there have been eight reported collisions within a five year period. (8-1-13 to 7-31-18), 2 of which involved injury. These collisions result in a 3.04 collisions per mile and the state average 1.80 collisions per million vehicle miles. **Richard Marzec** asked if we could request a further analysis due to an occasion he witnessed.

4. **Eileen Poole** pointed out this was her last meeting and she thanked the group for their work on behalf of the Jamul Dulzura communities.

5. **Richard Marzec** reminded us that he will be gone all of January and maybe part of February and unable to attend the JDCPG meetings.

6. **Bill Herde** pointed out that this is also his last meeting, but he will follow through regarding Agenda Item 5 that was postponed today, but may run for re-election after he retires.

7. **Joe Stuyvesant** stated that he was offered a job in Washington and if he takes he would be gone for the next meeting and gone several years, so would need to resign from the JDCPG. However, he is looking forward to returning to Jamul in a couple of years.

5. **MINOR SUBDIVISION LOT SPLIT, PDS2018-TPM-21263 - 13915 Proctor Valley Road, APN 597-230-25, Owner Andrew Giles** represented by **Larry Walsh of Walsh Engineering and Surveying Inc.** – **Item removed by vote at the Approval of the Agenda (Item 3) as it was not ready for review.**

6. **INTERVIEW APPLICANTS FOR OPEN CPG SEATS AND VOTE – Michael Casinelli introduced the two candidates...Kevin May and Streeter Parker.** **Kevin May**, has been a veterinarian since 1985 and lived in Jamul since 1998. He deals with both large and small animals. **Kevin** introduced his wife, **Marcy**. They became interested in land use, have attended several JDCPG meetings, and wanted to be a part of the Group. He lectures for veterinary and acupuncture courses. **Joe Stuyvesant** thanked **Kevin** for volunteering. **Hannah Gbeh** asked his opinion on individual property rights. **Kevin** said, he realizes that the growth in Jamul needs to be responsible and have the infrastructure available before it grows. It is important to “do it right” as it is too hard to change it later. **Bill Herde** asked how much free time he has, and **Kevin** said he would be willing to take Tuesday’s off and give the necessary time. **Michael Casinelli** pointed out that he had listed the requirements for the position and given them to each of the candidates. **Janet Mulder** asked **Kevin’s** philosophy about “Keeping Jamul Rural”. **Kevin** said the geography itself will influence the growth of our area and “downtown Jamul” could have more houses than the outer valleys. **Dan Neirinckx** pointed out the importance of the Community Plan and that the minimum lot size is 1 acre in our Planning Area. He asked the question on what are the pros and cons of sewer vis a vis septic? **Kevin** said he had not given it a lot of thought, but is not opposed to sewers and feels it might be good for the town part of Jamul. **Dan** asked if he thought the introduction of sewers would change the complexion of the community? **Kevin** stated

that he has had both and does not think sewer would make much of a change. **Richard Marzec** thanked **Kevin** for volunteering to serve. **Rich** pointed out that learning the “back story” on different aspects has helped him. **Eve Nasby** asked how he feels about Village 14, 16 and 19. **Kevin and Marcy** live near this proposed development and he feels that some of the parts of the development are not responsible and he spoke of them to the County and to this Group as well. He wants to make sure that traffic analysis is completed and concerns of existing residents are addressed. **Eve Nasby** asked how he felt about any conflict in the Group and **Kevin** stated he feels one needs to “get the facts” and make a decision based on them. If we didn’t have any conflict we probably wouldn’t be doing anything worthwhile.

Michael Casinelli introduced the second candidate, **Streeter Parker**, who has been a resident since 1995 and served on the JDCPG in late 90’s where he chaired a sub-committee on General Plan, which he felt was a good experience. He was the developer of Peaceful Valley Ranch and went through the Planning experience first hand. He felt the project was “appropriate to the community” and hired Steve Wragg who came up with the idea of offering the Fire Station land to build their station when they got kicked off of the casino property. Therefore he can see it from both sides. He is retired but now works with several organizations in San Diego including veterans groups. **Joe Stuyvesant** thanked **Streeter** for applying. **Hannah Gbeh** asked about the smaller projects and the rights of the private property applicant viz a viz the concerns of the community. **Streeter** said he had been living in the most rural area in Wyoming, and it has worked well without environmentalists interventions. **Hannah** asked what he felt were the major concerns of Jamul. **Streeter** said the traffic problems potentially created by Village 14 could be difficult. **Bill Herde** also thanked **Streeter** and feels he has a lot to offer. **Michael Casinelli** has no questions as he had spoken to **Streeter** and felt that he has the time and understands the importance. **Janet Mulder** pointed out that **Streeter’s** experience working with his project gave him a unique and important perspective of the Planning Process. **Dan Neirinckx** asked about septic vs sewer and what changes he felt could occur. **Streeter** pointed out that he was on board with stopping sewer at Noah Homes today as it was when Steele Canyon High School was built. **Dan** asked how would sewer influence building in Jamul and **Streeter** said he would look at it on a case by case basis rather than make a blanket decision. **Rich Marzec** welcomed Streeter back. **Eve Nasby** read a statement that Streeter had made and asked how his experience as a developer would influence his role as a member of the Planning Group. He had faced inequities the County put him through as opposed to the Jamul Casino’s requirements which were occurring at the same time. **Streeter** feels that his experience as a developer will help him in a role as Planning Group member.

The candidates were excused and a discussion was held with all members giving their opinion.

Michael Casinelli moved that we recommend to the Board of Supervisors the addition of Kevin May to the Jamul Dulzura Community Planning Group. Motion carried unanimously of those in attendance; 8, yes; 0, no; 4, absent; 1 Vacancy; 1 Abstained; Eve Nasby (unable to vote – training needs to be finished)

Michael Casinelli moved that we recommend to the Board of Supervisors the addition of Streeter Parker to the Jamul Dulzura Community Planning Group. Motion carried unanimously of those in attendance; 8, Yes; 0, No; 1: 4, absent; 1 Vacancy; Abstained; Eve Nasby (unable to vote – training needs to be finished)

Michael Casinelli congratulated both of the prospective new members and explained the provisions of membership after approval of the Board of Supervisors including face-to-face training, Form 700 and Ethics Training.

7. JAMUL INDIAN VILLAGE UPDATE – no report

8. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS – Discussion on CPG improvements:

Eve Nasby suggested that we need a “Mission Statement” but **Hannah Gbeh** points out that the County has set the standards and requirements of the Planning Groups. **Michael Casinelli** suggested he would be glad to create a draft Mission Statement which he would bring to the Group to discuss and vote as to whether they would want to create their own Mission Statement . **Kevin May** asked what the other Planning Groups- do they have them? **Richard Marzec** read the Mission Statement from Spring Valley Planning Group which he found online, and Michael will contact all of the Planning Group Chairs to see what they use, if anything, and report back to us.

ADJOURNMENT: Michael Casinelli, Chair adjourned the meeting at 9:13 p.m.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, January 8, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

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

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