

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
June 23, 2015
FINAL Minutes**

Approved: July 14, 2015

**Oak Grove Middle School Library
7:30 p.m.**

1. Joe Stuyvesant, Chair, called the meeting to order at 7:34 p.m.

2. ROLL CALL

Present: Steve Wragg, Bill Herde, Elizabeth Kelly, Jean Strouf, Michael Casinelli, Janet Mulder, Eileen Poole, Joe Stuyvesant, George Novinger, Joan Kouns, Randy White, Preston Brown, Judy Bohlen, and Earl Katzer.

Excused Richard Marzec

Absent:

3. APPROVAL OF AGENDA for June 23, 2015 and minutes of May 26, 2015. Meeting, noting that June 9, 2015 was cancelled by chair. Motion carried unanimously.

4. OPEN FORUM: Opportunity for public comment on any item not on the agenda – 3 minute time limit

a. Joe reminded the group that we have a lot to discuss and asked us to hold questions until the end of the presentations and then ask them, letting the presenters give their part first.

5. DARK SKIES Jean Strouf introduced Lisa Bruhn, San Diego Chapter of Dark Skies Association (IBA). Lisa reminded us that Borrego Springs is part of the International Dark Skies Association, which means that light is limited. Light pollution causes health problems including breast cancer and is a quality of life issue. Light going into a bedroom keeps people awake. The community that is designated as dark skies takes an inventory of their lights and then works to solve problems. It does not mean no street lights, but rather street lights are directed to the ground avoiding the glare. Flagstaff was the first community with a dark skies designation followed by Borrego Springs. Darksky.org is the website that will give us information on the guidelines. Headquarters contact person is John Barentine john@darksky.org located in Tucson, Arizona. They are a nation wide organization. Local contact is Paul Ericson, lighting designer in San Diego at Pericson@starling.com. Another resource is Borrego Springs and their application and code are on their website - Betsy Knaac is the chair – email Abdnhal@att.net and 760-767-3052. They would be willing to help us get a dark skies designation. LED street lighting, done correctly, is not a bad thing, and she gave more printed information on it. **Joan Kouns** asked how a dark skies designation was enforced, and **Lisa Bruhn** said the County would be the enforcer. She also stated that the

Dark Skies Association gives awards. **Randy White** asked if new building had to abide by it and **Lisa** said that you need to bring the awareness to the community upfront and encourage compliance. **Steve Wragg** asked if their Dark Skies regulations are most stringent and pointed out that the County would not enforce rules of private organizations. He also pointed out that the Board of Supervisors apparently bought off on the Borrego Springs designation, and asked if it was necessary to get their buy-in. **Lisa Bruhn** pointed out that the Board had approved it. **Preston Brown** suggested that all communities would do their own thing on it. **Bill Herde** asked what was the complexion of the “community program” and **Lisa** pointed out that they help the committee set up a program. More information is on the Borrego Springs website. **George Novinger** said we decided before it would not be appropriate for the JDCPG to spearhead the creation of a committee, but we could support the effort. He asked why the application process is so onerous as a 90 page application would be and **Lisa** said it was trying to please everyone. **Michael Casinelli** asked about costs of the project and how the Dark Skies Organization is funded and **Lisa** said there are dues and fundraisers to fund the organizations. **Jean Strouf** said the biggest advantage is to attract more astronomers to the community and would be an incentive to host more astronomy events. **Earl Katzer** is against anything that says it is International in scope including this proposal. **Joe Stuyvesant, Chair, thanked Lisa Bruhn** for coming to our meeting and making the presentation.

6. **PDS2005-TM -54600 SIMPSON FARMS DEVELOPMENT, SINGLE FAMILY RESIDENCES AND COMMERCIAL USES. Applicant Gotham – Steve Wragg, Richard Marzec, Preston Brown and Eileen Poole reporting.** **Steve** pointed out that it was originally submitted in 2005 and the sub-committee met with the **planner Christine Jeffers** but the project never returned to the JDCPG. **Gotham** is represented by **Chad Harris**. **Steve** disclosed that he has worked and is working with some of the organizations in his day job. This project is 162 acres including the old Barrett House – now R-Charity Barn. The proposal is for 95 residential lots including 17 2-acre lots, 78 1-acre plus one commercial area including the existing barn. The JDCPG sub-committee met with the developers and discussed septic, nitrates in soil, access off of Olive Vista, with primary access off of Jefferson. The developer will use balanced grading (none removed). Met with Caltrans and their project includes additional future right of way dedication for the ultimate size of SR94 and a hiking and riding trail. Lots of biology including coastal sage on the parcel, but no endangered birds came up as being impacted. There will be some off-site mitigation required. Proposal may include dedicated parkland in lieu of fees. They will need to put in a noise wall to protect the residents from the noise of SR94. They will keep the access point off of SR94 but waiting to develop it when they do the commercial which is not in this plan. Retention basins will be built and maintained by the homeowners association. **Steve’s** concern is that they need to perc all 78 1-acre lots and do a nitrate study. However, the developer has been told it is not necessary. The sub-committee will meet with the developer and the County if necessary to discuss this. **Steve** introduced **Chad Harris**, Project Manager for Simpson Farms property. This is their second application with the plan and they feel it is pretty well settled. **Steve Braband of BioSolutions** will be able to answer questions regarding the nitrates. They will come back with a complete application including the 12 acre commercial piece – their project abides with GP2020 and the JDCPG Community Plan. **Joan Kouns** asked about CC&Rs for the

homeowners and was told they will have them. **Randy White** asked if they are perking each lot...the first time this project came before us it only perked for 90 lots. He asked a question regarding the drain basins and asked if they planned to do it in a more natural way that would not be a cement basin. He would suggest making it look more rural. The prior submission was going to have to widen Jefferson to two more lanes and this is not reflected on the plan. **Scott Rosecrans, County Environmental Health Specialist**, gave a quick lesson on the definition of “perc” which means that a given site will perc as long as they are in dirt and not solid rock. Each region develops their own regulations and they will have them complete on July 24, which will allow an innovative wastewater treatment system that will take the affluent and put it into a system that allows it to evenly distribute the affluent through drip irrigation which he says will remove the nitrate issue. They don’t have to utilize nearly as much property nor as much depth. They will have to make an over-all assessment and determine what requirements are needed. All waste water from the home goes through a water treatment system which anaerobically treats the affluent and then goes into the drip irrigation system. Each system has an annual contract with the County and must be fixed each year. **Steve Wragg** asked if these systems are being used today and what is the success rate. **Steve Braband** said they have been installing these systems since 2000 and they have learned much and use ambient air in their installations. They have installed close to 1000 in Southern California. In San Diego they have been installed in homes where conventional septic systems did not work with good success. **Preston Brown** asked where he could get more information... **Steve Braband** told him to go to **Orenco.com or biosolutions.org** will give you a video to show the effectiveness. It is more expensive but will not fail as much. **Bill Herde** asked if they were looking at a 12-year life span. **Steve Braband** said they give a 5-year warranty on the pumps but expect them to last 12 years. They have an alarm system that will go off if there are problems. **Bill** pointed out that if the electricity goes off and you have a period of time before it comes back on it could be a problem. **Steve Braband** said the lines fill, but it is not as large a problem as a septic failure. Maintenance will have to occur on the devices. **George Novinger** asked about traffic flow for ingress and egress of the property. Primary access will be off of Jefferson with secondary access off of Olive Vista and then when the commercial is developed it will take ingress and egress off of SR94. Commercial development will be minor and primarily to service their community. Barratt House is planned to be preserved and brought back to the original condition or look. **Michael Casinelli** asked about the width of internal streets and if there will be on-street parking and room for a fire trucks...**Greg Shields**, Project Design Consultants, said streets are 40 foot wide. **Michael** then asked about the sound attenuation walls and **Julie McCall** told us they were 5 to 8 foot high and solid – she wasn’t sure of the materials being used. **Michael** said he was concerned about traffic and water usage, as well as his concern about the suburbia look of this design – that it will look too urban. **Jean Strouf** asked about water and the widening of Jefferson. **Greg Shields** stated that Jefferson would be widened on the development side of the street with an additional 20 foot of pavement including a left hand turn into the project, with a 12 foot parkway. **Jean** asked if horses will be allowed and **Steve** said he did not think so, but **Randy and Steve** pointed out that our zoning allows equestrian and other animals on our lots. **Eileen Poole** said she had traffic, water and SDG&E issues and needed assurance they would all be met. She is concerned about the urban density. **Steve Braband** said they would carve the roads out first and then

just grade for the pads for about 3400 square foot homes. **Earl Katzer** would like to see the plans first before he comments. **Judy Bohlen** asked if the second access off of Olive Vista would be gated – answer no. **Bob Bruckart**, resident, is concerned about these experimental septic systems and wanted to know who is going to maintain the system, and wonders about the area where the affluent is. **Scott** said that there is a contract and the homeowner is required to maintain it. The system requires correct maintenance. **Scott** said that there were 6 – 12 in existence in San Diego County. Los Angeles, Riverside, Santa Barbara all have some and it is the new regulations that allow them to have this system. **Steve wants to see the scoping letter from the County and will meet as a sub-committee and report back to the JDCPG. Get questions to Steve and we will plan to meet in August with developer and his entourage.**

Earl Katzer left the meeting at this time.

7. CONSIDERATION OF ADMINISTRATIVE APPEAL OF COUNTY DECISION TO ALLOW TEMPORARY CONSTRUCTION PARKING EAST SIDE OF HWY 94 ON A PRIVATE PARCEL, GRANTED TO C.W. DRIVER BUILDERS. APPEAL DEADLINE 29 JUNE.

Joe read part of a letter from Clay Westling, Deputy Director, SD County Planning & Development Services, which alerted us to the Director's approval of the construction parking for CW Driver construction workers across SR 94 from the JIV work site. The Group read the information from the County and discussed the problems with this Administrative decision.

Janet Mulder moved that JDCPG file an Appeal of the Administrative Decision to allow construction parking on the north side of SR94 due to the Director's Decision utilizing Section 6110 which allows construction parking on adjacent property. Our appeal would set forth that the County has misconstrued the definition of the term adjacent and has not completed an adequate environmental review.

Motion carried: 12 yes 0, No; 1 Abstention (Novinger) 2 Absent (Katzer & Marzec)

Joe Stuyvesant named a subcommittee to include Janet Mulder, Eileen Poole, Preston Brown, Bill Herde, Randy White, Jean Strouf, Michael Casinelli and community member, Bob Bruckhart. They will meet Wednesday, June 24, at 5 p.m. at Oak Grove Middle School Library and are authorized to submit the Administrative Appeal they create.

Due to the lateness of the hour and the fact we need to leave the building by 10:00 p.m., the rest of the agenda is held until the next meeting (July 14, 2015) and Joe Stuyvesant, Chair, adjourned the meeting.

8. JAMUL INDIAN VILLAGE UPDATE (Held until July 14 meeting)

9. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS (Held until July 14 meeting)

Meeting Adjourned 10:01 p.m.

**Respectfully submitted,
Janet Mulder, Secretary**

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, JULY 14, 2015

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

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