

**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
APRIL 10, 2018
Approved April 24, 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:** Dan Neirinckx, Michael Casinelli, Janet Mulder, Randy White, Eileen Poole, Jean Strouf, Judy Bohlen, Joe Stuyvesant, Hannah Gbeh, Preston Brown, Richard Marzec, and Bill Herde.

Excused: Steve Wragg,
Absent:
Seats 5 & 11 Vacant APPROVAL COMING FROM BOS.
3. **APPROVAL OF AGENDA for APRIL 10, 2018 and the Final Minutes of the JDCPG MARCH 27, 2018, meeting as revised and corrected and re-mailed to all, noting that in the future, the secretary will expect to receive via email a written version of the speech that one is planning to make at the meeting, rather than accept one after the draft is published with the version the person wanted to say. Approved unanimously.**
4. **OPEN FORUM**
 - a. **Hannah Gbeh** announced that the Sunrise PowerLink Grants were given out and seem to be very well spread out this year.
 - b. **Joe Stuyvesant reminded** us all that since this meeting had a very long agenda, that our remarks should follow the three-minute rule so all would have a chance to give input.
 - c. **Bill Herde announced Historic Site Board meeting April 16, 2018 and the Free Re-cycling event in Lakeside on April 14**
 - d. **Michael Casinelli announced the Kiwanis Chili Cook Off April 14 at Pio Pico Park.**
 - e. **Michael Casinelli announced that we would have a progress report from Otay Water District in an upcoming meeting.**
 - f. **Judy Bohlen read a piece on the rules on Brown Act violations and it warns about “reply all” and also the Facebook friends entries could be considered a problem as well. Preston Brown** asked that she email the information to the Group and Judy will do it so we are all up-to-date on the rules. See Ethics Test for more information.
5. **Village 14, Planning Areas 16 & 19 Draft EIR –Dan Neirinckx, Subcommittee chair.** Opened a discussion that could lead to JDCPG **comments submittal on the DEIR which are due April 16, 2018. The discussion opened with Janet Mulder reading a letter she received from Rob Cameron that he requested to be read in his absence.**

The letter is attached here:

jackson · pendo

D E V E L O P M E N T

VIA E-MAIL

April 6, 2018

Jamul Dulzura Community Planning Group
Jamul, CA 91935

RE: Adara - Otay Ranch Village 14 and Planning Areas 16/19

Dear JDCPG Members:

I'm going to be in Washington DC this coming Tuesday so I'll be unable to attend the Jamul Dulzura Community Planning Group (JDCPG) discussion regarding Otay Ranch Village 14 and Planning Areas 16/19 ("Adara"). My apologies. My partners, Liz and Jim Jackson, plan to attend both the Subcommittee and the JDCPG meeting to answer any questions you may have.

In the meantime, I wanted to address a couple of comments made at the last meeting.

First, Michael Casinelli indicated that he liked the homes in the Rolling Hills Ranch community and felt that the lots we were proposing in Adara are smaller and too dense compared to some of our surrounding neighborhoods like Rolling Hills Ranch. I'd like to note, just as an aside, that my partner Liz Jackson was actually the developer of Rolling Hills Ranch. If you like Rolling Hills Ranch, we're confident you'll like Adara as well.

As reflected in the minutes, Michael felt that "the General Plan will be adjusted to the developer's plan rather than the developer following the General Plan." I just want to make certain, again, that everyone understands that the proposed Adara project is consistent with the County's General Plan. We are not asking that the General Plan be adjusted to our proposed plan. Four years ago when we acquired this property, we made the conscious decision to approach this project perhaps differently than some, because Liz and Jim Jackson and I all worked on the original Otay Ranch project together. We chose to honor the integrity of the Otay Ranch vision that we helped craft, as well as implement the County's GP2020 General Plan update approved in 2011. We're not proposing any more homes than we would be entitled to under the General Plan; we're not proposing any increase in density; we're not proposing to reduce lot sizes; we're staying consistent with the 2-acre minimum, 3-acre average approved in Planning Area 16 adjacent to Jamul; and we're not proposing any encroachment into the approved preserve areas. We even

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April 6, 2018

went back to review the recommendations of the JDCPG made in conjunction with the GP 2020 General Plan Update and designed Proctor Valley Road to reflect your recommendation (i.e., one lane in each direction, staying essentially within the existing alignment of the dirt road). Our intent was to honor the rural character of Jamul by planning Adara as a "transitional village" - i.e., with suburban densities closer to Chula Vista transitioning to more rural densities closer to Jamul. We're very proud of the community we've designed.

Second, there was concern expressed about potential traffic impacts and the fact that we weren't being required to pay for improvements. Please be aware that in addition to being required to provide a traffic signal at the intersection of Lyons Valley Road and SR 94, this project will be required to construct Proctor Valley Road improvements, including 4.5 miles of 10' DG Community Pathway and pay over \$4 million in traffic impact fees (TIF) to the County.

Finally, with regard to septic versus sewer in Planning Areas 16/19, this may just be one issue where we agree to disagree. The Otay Ranch entitlements allow for sewer in the area and have always anticipated sewer. I would only point out that the sewer will not be paid for by anyone other than our residents (i.e., there will be no sewer financing district imposed on any properties other than Otay Ranch), and the sewer will only be sized for the project as the County is prohibited from providing any property other than Otay Ranch from using the sewer. So, to the extent you simply oppose sewer, we completely understand and respect your position. But if your concern about sewer is related to other properties being able to develop and tap into our project's sewer, please understand that it will not be allowed to happen.

As always, we appreciate your input and look forward to working with you. My apologies, again, for being unable to attend on April 10. I'd appreciate it if you would include this correspondence in the minutes for the April 10th meeting.

Sincerely,



Rob Cameron

Partner

Enclosure (none)

RC:sb

cc: Jim & Liz Jackson

Michael Casinelli commented on the letter and he pointed out that he did not say he liked Rolling Hills, and his concern was that the long, narrow lots purposed in the development would look more like cityscapes than our rural area. Michael felt that Rob put an interesting spin on maintaining our rural area and that the development was not conforming to what is presently here in our rural area.

Dan Neirinckx, passed out the sub-committee's proposed comments on the Draft Environmental Impact Report for Otay Ranch Village 14 and Planning Areas 16/19 Project to all members as well as to the audience. **Dan** summarized the

Growth Inducement (Area #1) pointing out that it is the largest urban development adjacent to and within the Jamul Community Planning Area. The Master Planned Community as a whole covers an area of approximately 1/5th the size of our entire Jamul Dulzura Community Planning Area. Total single-family residential units (1,119) proposed by the project equates to approximately 36% of the current housing units in Jamul (3,101 in 2010). Building the project would increase population in our community by 3,580 (a 40% increase). The project is providing water, sewer, natural gas, and electricity into previously undeveloped areas which would be growth inducing to our area.

We are primarily concerned with the growth that is induced by the project within the rural residential areas. The Village Core is unable to have maximum growth today because sewer and natural gas do not currently service the area and the extension of these services are extended by this project into the rural residential areas of Jamul. This would mean that much of the existing barriers to development would be lifted and potential growth would be induced. In addition sufficient traffic control measures need to be provided within the rural residential areas of Jamul between the northern limits of the proposed development and SR94/Village Core areas. **Dan Neirinckx** pointed out that **Rob Campbell** says that the sewer is sized for the project only, but that it could be made larger. The County says that if sewer abuts your property then you must have sewer. **Dan** pointed out that the plan for the development is what caused the need for sewer, and that if the design of the development was different, it would not have to rely on the rule regarding abutting property and would not have to have sewer.

Analysis of the traffic impacts to and from the project that originate from outside the project is deficient. **Hannah Gbeh** pointed out that the local roads have lots of turns and are not able to be traversed easily. **Michael Casinelli** said the casino had 9600 trips and we know the problems that has caused, and this one sets up for an additional 14,400 trips (1200 homes times the County's 12 ADTs per dwelling) which puts a huge burden on an already over taxed SR-94 as well as our local streets. Traffic impacts are lacking analysis of the actual traffic impacts. Community member, **Al Proentio, resident** pointed out that the additional traffic would have a major impact on Vista Sage where three accidents occurred this last week. **Hannah Gbeh** pointed out that we need to add a bullet that would address this concern by extending the traffic analysis beyond Lyons Valley Road intersection to Rancho San Diego, which would address the problems at Vista Sage and Vista Diego. **Dan Neirinckx moved we accept the Growth Inducement Section as presented with additional comments. Motion passed with unanimous agreement.**

Agricultural Resources – asks for clarification on how the Otay Ranch Agricultural Plan establishes a plan for ensuring that local agricultural resources will not be lost. Mitigation land should be available for active agricultural uses by local farmers for agricultural activities such as grazing, animal husbandry orchards or row crops. **Dan Neirinckx moved to approve this section. Passed unanimously.**

Recreational Considerations – The 1.4 acre size for park closest to Jamul seems too small to accommodate both internal and external use generated by a “Public Park” in our planning area. Currently Jamul does not have any public parks that residents can visit, so a recreational facility build within our planning Area should be sized accordingly. Staging Area needs to be provided in northern area and the **source of maintenance fees**

needs to be clearly defined. **Dan Neirinckx moved to approve this section. Passed unanimously.**

Hazards Due to an Existing Transportation Design Feature –The project does not include sufficient traffic, pedestrian, equestrian, cyclist or off-road vehicle improvements in the rural residential areas of Jamul. It creates an improved road within the project that links to hazardous roadways. List of eleven roadway intersections and segments follows that will be raised to a significant level including Melody & SR-94, Proctor Valley Road & Coyote Road, Melody Road & Proctor Valley Road Intersection, Schlee Canyon Road & Proctor Valley Road Intersection, SR-94 and Maxfield Road, Pioneer & Proctor Valley Road Intersection; Maxfield Road & Proctor Valley Road, Lyons Valley Road & Jefferson Road (hazardous to make a turn at this intersection), Whispering Meadows & Valley Knolls Road, Vista Diego & SR-94, and Vista Sage & SR-94. Question: How does the project ensure these children’s safety at the at least eight bus stops in this area of Jamul where the children have no safe pedestrian walkway under existing conditions and will be put at greater risk with your project’s increase in traffic. **Question:** How does the project ensure these children and other pedestrians will not be harmed by traffic from the development. Additionally, Jamul is known for internationally superior cycling routes (i.e. Grand Fondo) and has a persistent hazard issue related to rural roads. A lack of bike lanes and shoulders creates conflicts between motorists and cyclists. How does the project ensure these cyclists will not be harmed by pass through traffic from the development within the areas identified above? The proposed Community Pathway needs to be extended all the way to SR-94 and the DG walkway from Whispering Meadows Lane all the way to SR-94.

Judy Bohlen emphasized the need for the rural residential road Whispering Meadows Lane to be improved offsite from Valley Knolls to Proctor Valley Road. The modified light collector Proctor Valley Road improvements needs to be improved offsite, all the way to SR-94 in order to improve safety of our residents.

Darren Greenhalgh commented that traffic flow from the project to SR-94 would be improved by a second route at possibly Melody Lane, which would be signalized. The use of two left turn lanes at Proctor Valley Road and SR-94 would also improve the flow of traffic. The traffic analysis needs to be extended to include these problems.

Randy White suggested that Maxfield Rd needs to be analyzed as well where it hits SR94.

Dan Neirinckx moved to approve this section with comments included. Passed unanimously.

Wastewater Treatment – the feasibility study contains incomplete data leading to inaccurate assumptions. Reliance on the San Diego County Policy requiring sewer to be provided to any residential lot abutting a public sewer is their first reason for finding onsite wastewater treatment not feasible. However this “abutting” factor can be avoided by design changes such as placement of open space lots abutting sewer lines. Second, the study data was based on “incomplete” study data, which leads to the unsubstantiated conclusion of “not feasible” that was made. None of the test sites in the Eastern area of PA16 investigated sufficient open areas of each lot to justify a “not feasible” finding. A detailed investigation of **all** proposed residential parcels in Planning Areas 16 &19 is necessary before ignoring or overriding the Jamul/Dulzura Community Plan’s prohibition of sewer in our Planning Area. **Motion to approve with comments included. Passed unanimously.**

Noise & Vibration & Dark Skies Policy Question was raised as to whether the single-family residential lots, adjacent to Proctor Valley Road within the community of Jamul, were analyzed for rear or side yard noise exposures and would the residents get noise barriers. The residents need to have direct project contacts to use in the event that they are experiencing unacceptable noise nuisances. Noise carries much farther in the Jamul area. Further we request analysis of how this project adheres to our JDCPG “dark skies policy” recognizing the higher density in Village 14 due to smaller lot sizes. **Motion to approve with dark skies policy adherence questions included. Passed unanimously.**

Eve Nasby, resident, asked if the air quality would be a concern and **Hannah Gbeh** pointed out that the EIR discusses this and air quality will be impacted by the sheer size of the project and **Preston Brown** pointed out that the developer relies upon a fatally flawed carbon offsets scheme that will not address the impacts.

Dan Neirinckx said we would need to add some comments in areas not discussed... **First – Analysis for Adequate Fire Protection from Wild Fires as well as Adequate Evacuation Routes Analyzed and Detailed both need to be added to the EIR.** In addition analysis of adequate emergency vehicle response times and routes need to be addressed.

County needs to comment as to how the MSCP requirements are being addressed and provide graphic representation of same. **Al Proentio**, resident, pointed out that the GIS could provide this information easily.

Preston Brown stated, As proposed, the development footprint does not comply with the hardline agreement or the Baldwin Agreement within the MSCP Sub Area Plan. The Baldwin Agreement is [Attachment 1](#), signed on November 10, 1995 between the US Fish and Wildlife Service, Department of Fish and Game, County of San Diego, City of Chula Vista. This agreement eliminated the development entitlements for 3 areas, PV1, PV2 and PV3, and designates them as part of the MSCP preserve.

The Proctor Valley parcels are among the most ecologically important in San Diego County, essentially in holdings within the San Diego National Wildlife Refuge. The preserved lands in Village 14 are intended to protect the unique and imperiled vegetation and numerous rare species that exist in Proctor Valley.

The County needs to review the conflict of this proposal with the MSCP County Subarea Plan and Developer needs to overlay all the Multiple Species Conservation Plan (MSCP) lands in play in the area to show how the project integrates its strategies with the rest of future Village developments.

Dan Neirinckx moved to approve requesting these areas of analysis of adequacy of Fire Protection from Wild Fires, Adequate Evacuation Routes Analyzed and Emergency Vehicle Response Time and Routes all need to be addressed in the EIR. Passed unanimously.

Michael Casinelli asked if the Group would be in favor of composing a letter tonight supporting (or not) the position of Jamul Dulzura School District’s concerns about the possibility of losing students within their District at this time. **Dan Neirinckx** suggested we place on the JDCPG Agenda the question of creating a JDUSD support letter for the next meeting and consider it at that time when we have their

letter of concern in hand. Michael agreed to put it on the agenda for the April 24, 2018 meeting.

Our JDCPG comments will be hand-delivered to the County and until we get feedback on our comments we will postpone endorsement of any of the alternatives.

6. **Cammies & Canines Sanctuary 501(c)3 - 1375 Barrett Lake Rd, Dulzura (APN 651-040-07-00) - Kalani Creutzburg**, Founder, seeking feedback from CPG prior to MUP application –
Michael Casinelli introduced **Kalani Creutzburg** who told us that he is a Marine Veteran who went through a difficult time and leaned on other Marines for help. He realized that many vets need help. He grew up on a ranch and joined the Marine Corps and now lives in Rancho San Diego. He found this ranch and would like to be able to have a home for vets to live with their animals. They would have a roof over their head and it would feature “veterans helping veterans” He feels that rescued dogs would help the vets especially when coupled with this faith based organization. They would be expecting to return in five years or so to erect more buildings. The land includes 289 acres with three two-bedroom houses and smaller buildings and a community center that is labeled a kitchen, but they will use it for a community center. It would force vets to come out of their shell and it would also be open to the neighbors. **Hannah Gbeh** suggested that he should not allow the County to frustrate them and watch for the areas of noise (with the dogs at night), the vets problems need to be analyzed. **Kalani Creutzburg** said that they will do random drug testing and will be considerate of the neighbors and their children and the dogs will be indoors except when working with their trainers. There are lights on the property and transportation will be one van that will deliver the vets to hospital. **Eileen Poole** asked about his funding and **Kalani** has put in all of his life savings and is now working with a church who is helping to finance the vets East County Transitional Living Center. They have lots of help from others. **Bill Herde** asked what capacity they would have to hold people. **Kalani** said 8 vets would be living there. It is a one-year program and then the vets have to be responsible for themselves. He had PTSD and then got better when he started standing on his own two feet, and that is what he wants to instill in the others. **Preston Brown** agreed that nothing is more healing than being outdoors and stress will just leave you. He suggested that they have good ideas. **Eve Nasby, resident**, said that she feels that **Kalani** has lots of integrity and she has given him unqualified support. **Michael Casinelli** wished **Kalani** luck and told him to keep us informed as to his plans and where he is with them.

7. **Proposed Commercial Tractor-related Business – Parcel behind ARCO AM/PM, 3018 Jefferson Rd, APN 596-07160 – Steve Powell, Woodcrest Realty Adventures**, seeking feedback from CPG prior to MUP application.
Michael Casinelli introduced **Steve Powell** who is proposing to create a Tractor Supply Company on the north side of Arco Station at Jefferson Road. They have been working on this since 2014 and the property is constrained by different land designations. They have worked to clean it up and have removed several families who were “living” there. They are planning to have a secondary use of a rural self storage facility which would have enclosed RV bays, trailers or cars, The building site is 15 feet below the street level and the driveway would meet with the one proposed for Simpson Farms across the street.

There is a portion that would have 8-foot additional increased road width in front of the property. They are proposing above ground utilities rerouted and would have widened Jefferson only at their property. **Randy White** pointed out that they need to make the whole road wider on their side from Lyons Valley Road to the gas station due to traffic concerns especially with the middle school drop off and pickup traffic. **Hannah Gbeh** asked about the storage facilities as not being possibly the best use for our area. **Steve Powell** said that there is no way to add some of her suggested uses as they are not able to meet waste water requirements without a sewer. **Joe Stuyvesant** asked if there is a possibility of a park and the size and shape of the existing open space easement is the problem. **Jean Strouf** asked if it is a lease or owned and they can determine what is there. **Bill Herde** liked the tractor supply but is worried about competition with Ace Hardware. **Michael Casinelli** is concerned about the removal of trees and questions storage as a tenant. **Steve Powell** said they have looked at the Storage and feel that it will be a good area for it, and can accommodate the septic system with Traffic Supply. They also looked at office buildings and others. **Janet Mulder** suggested that the road needs to be the same width all of the way down Jefferson not just in front of the commercial development. **Dan Neirinckx** said he would love to have people put their RVs and boats in your storage and off our streets. **Eileen Poole** voiced concern for the hardware store and questioned the look as not what she sees as being good for Jamul. **Randy White** asked what is a reasonable time frame for the project to be completed, and **Steve Powell** suggested that he would like to say a year but it will be more like 18 months. They will return to give us more information and keep the JDCPG in the loop on their work with the County.

Due to the lateness of the hour, Chair, Michael Casinelli, adjourned the meeting holding agenda items 8 and 9 until the April 24 meeting.

- 8. JAMUL INDIAN VILLAGE UPDATE**
- 9. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**
- 10. ADJOURNMENT – Michael Casinelli, Chair adjourned the meeting at 10:10 p.m**

**Respectfully submitted,
Janet Mulder, Secretary**

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, April 24, 2018

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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