

**JAMUL DULZURA COMMUNITY PLANNING GROUP**  
**Draft MINUTES**  
**July 24, 2018**  
**Oak Grove Middle School Library**  
**7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:35 p.m**

2. **ROLL CALL:**

**Present:** Hannah Gbeh, Michael Casinelli, Preston Brown, Eileen Poole, Jean Strouf, Dan Neirinckx, Mark Manis, Bill Herde, Richard Marzec, Joe Stuyvesant; Randy White; Darren Greenhalgh

**Excused:** Janet Mulder, Judy Bohlen, Steve Wragg

3. **APPROVAL OF AGENDA for July 24, 2018 and the Final Minutes of the JDCPG July 10, 2018, meeting corrected and emailed to all. Motion carried unanimously.**

4. **OPEN FORUM**

a. **Hannah Gbeh** suggested that based on the last presentation by Caltrans, she would recommend inviting a SANDAG Planner to discuss long term planning for the transportation corridors in the Community. Joe Stuyvesant will coordinate with SANDAG to extend an invitation.

b. **Ray Flores** - San Diego Veteran Coalition Executive Director – gave a short overview of a national program that is coming to Jamul, called “Homes For Our Troops”. This 501c3 non-profit program donates new homes to severely disabled veterans. There is no cost to veterans that receive the new homes and to date, 257 homes have been built nationwide. Currently there are 90 projects under construction nationwide, 12 of which are in San Diego. There is a current home being built in Jamul and about to be donated to a severely disabled veteran, Navy PO1 Christopher Andrieu along with his wife and 2 children. If you see this family in Jamul, please help us welcome them into our community! The nonprofit is hosting 2 upcoming events: 1) **August 4<sup>th</sup> Volunteer Day** – to help landscape property. This is a day where volunteers unite to put the finishing touches on the new home for this severely disabled veteran. 2) **August 25<sup>th</sup> Key Presenting Ceremony. To RSVP to either of these events please contact Mell Barbosa: [Mbarbosa@hfotusa.org](mailto:Mbarbosa@hfotusa.org) or 774-218-2194 or visit [www.hfotusa.org/andrieu](http://www.hfotusa.org/andrieu)**

5. **Village 14 and Planning Areas 16 & 19 Development Alternatives as per CEQA, Discussion and vote on recommendation**

**Dan Neirinckx** – Subcommittee Chair – reported that the County has requested a recommendation be made on this project, although responses to the Planning Group’s comments on the Draft EIR have not been released. The County Planning Commission will be hearing the project on August 17<sup>th</sup>, at Overland Avenue Complex at 9am. **Michael**

**Casinelli** has requested details regarding the ability for the Community Planning Group to present at the Planning Commission hearing. **No response has been received yet by the County.**

**Rob Cameron & Liz Jackson** representing **Jackson Pendo Development Company** provided an overview of the project. They pointed out that the developers are local San Diegan's who have been involved in Otay Ranch since 1988. Their project is consistent with General Plan Update in terms of unit counts and density. One General Plan Amendment is to correct a correction of mapping error while the other General Plan Amendment is to accommodate a more narrow section of Proctor Valley Road, due to the need to avoid a biological preserve. The project was approved in 1993, reaffirmed with MSCP in 1997, consistent with the General Plan Update in 2011, and consistent with Jamul Dulzura Community Plan. Otay Ranch Villages were phased from west to east and now the phasing has reached the Jamul area. Village 14 has been designed to be a transitional community that transitions from urban Chula Vista to rural Jamul. Village core area will include an elementary school site, large park, community center, fire station, storefront sheriff. As part of the project, 788 acres of biological open space will be added to the Otay Ranch Resource Management Preserve, a 11,375 acre fully funded managed preserve system by County and City of Chula Vista. The project will be 100% solar, 50% EV charging stations and a Net Zero community, through the purchase of carbon offset credits. Architecture will be "Old California" style, incorporating modern farmhouse and California Spanish architecture. The project will be annexed into County Sewer district.

**Dan Neirinckx** – Presented one letter from Jamul Resident, **Donna Hendrix**, in support of the project. He provided an overview of the options for the group to vote on including: 1) Proposed Project; 2) No project no build; 3) Low Density; 4) Alternative Site; 5) Otay Ranch GDP/ SRP Four-Lane Proctor Valley Road; or 6) Land Exchange Alternative. Each of these alternatives is described in detail within the DEIR. **The JDCPG letter on the DEIR identified concerns related to growth inducement, traffic and circulation impacts, wastewater treatment, public safety, agricultural resources, noise, dark skies and MSCP. (The JDCPG letter is attached here)**

JAMUL DULZURA COMMUNITY PLANNING GROUP  
P.O. Box 613 • Jamul, CA 91935

April 12, 2018

Mark Wardlaw, Director  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue Suite 310  
San Diego, CA 92123

Att: Greg Mattson

Subj: Otay Ranch Village 14 and Planning Areas 16 & 19. DEIR. PDS 2016-GPA-16- 008; PDS2016-SP-16-002; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006; PDS2016 STP-16-027.

Dear Sirs:

The Jamul Dulzura Community Planning Group (JDCPG) is the elected body of the County of San Diego, responsible for land-use planning in the Jamul-Dulzura Sub-region, San Diego County. After reviewing in detail the subject Draft Environmental Impact Report (DEIR), **the JDCPG, at our 10 April 2018 meeting, voted 12 For, 0 Opposed, with 0 abstentions to submit the following comments/concerns and to withhold our final recommendation on a chosen alternative pending completion of the final EIR.**

The JDCPG carefully reviewed the Draft EIR through several sub-committee meetings, and would bring the following seven areas of concern to your attention and consideration: Growth Inducement, Traffic & Circulation Impacts, Wastewater Treatment, Public Safety, Recreational Considerations, Noise & Dark Skies Policies, and Agricultural Resources.

- **Growth Inducement:** It appears the growth inducement analysis relies upon outdated growth projections and neglects to analyze the growth inducing effects of the project on the Jamul-Dulzura Community Planning Area. Due to the size of the proposed project, and the extension of water, sewer, natural gas and electricity into areas not previously developed, it seems clear the project will induce growth in our community. Please provide clarification, regarding this analysis. The Jamul Village Core community is located approximately 1 mile to the north of the project site. Jamul is rural, as reflected by primarily large-lot estates and horse ranches. The Otay Ranch General Development Plan/Otay Subregional Plan master-planned community, including the project site, is the largest urban development adjacent and within the Jamul Community Planning area. The Master Planned Community as a whole covers an area approximately 1/5<sup>th</sup> the size of our entire Jamul Dulzura-Community Planning Area. Total single-family residential units (1,119) proposed by the project increases the population in our community by 3,580. The project is providing water, sewer, natural gas, and electricity into previously undeveloped areas. Please clarify how the project can extend urban infrastructure into an undeveloped area, without inducing growth. What mechanism/assurances exist to prevent sewer services from being extended into the rural residential areas of Jamul, resulting in serious and significant adverse “community character” effects? It appears these utilities could simply be extended into the Village Core area via the right-of-way within Proctor Valley Road.
- Please provide analysis traffic control measures to off-set the growth induced by the project within the rural residential areas of Jamul, between the northern limits of the proposed development and SR-94/Village Core areas. A clear path must be established for motorists, pedestrians, equestrians, bicyclists and off road vehicles to follow so that pass-through traffic from the development, headed to SR-94, does not wander through rural residential areas, thus increasing the resulting traffic hazards.
- The Proposed Project specifically excludes the State of California’s ownership in Village 14 and Planning Area 16, which remains approved for development per the County’s General

Plan and the Otay Ranch GDP/SRP. Please include this future development in both the cumulative and growth inducement analysis.

- Please clarify if the growth inducement analysis in the EIR accounts for the fact that the original planning documents proposed septic in PA 16 & 19, not sewer. This was due to the fact that the community of Jamul does not support the extension of sewer within our planning boundaries.
- Why does the traffic impact analysis account for the hypothetical development of the state preserve property, while the growth-inducing impact analysis and cumulative analysis do not?

### **Traffic and Circulation Impacts:**

- Proctor Valley Road provides the main access to Jamul from the project site, with secondary access via Whispering Meadows Lane though Planning Area 16. As proposed, the project does not include sufficient traffic, pedestrian, equestrian, cyclist or off-road vehicle improvements in the rural residential areas of Jamul, between these entry points and the Village Core/SR-94 area. The project is creating an improved road and pathway linkage from the urban Otay Ranch Villages and eastern territories of Chula Vista. These paths abruptly end at the edge of the northern project boundaries, of a rural residential community, currently plagued by hazardous roadways. Please analyze the existing roadway hazards that exist in the rural residential areas of Jamul located within the traffic study radius.

- The roadway segments and intersections identified below pose an increased hazard risk due to existing hazardous geometry, pavement, shoulder conditions, and lack of sight distance. Under existing conditions, these roadways cannot safely transport vehicles due to their curves. When project traffic is added to these roadways, said hazards will be increased to a significant level. Please analyze the following roadway intersections and segments to ensure no hazards to motorists, pedestrians, bicyclists, equestrians and off-road vehicles will occur:

1. Melody & SR-94
2. Proctor Valley Road & Coyote Road
3. Melody Road & Proctor Valley Road
4. Schlee Canyon Road & Proctor Valley Road
5. SR-94 and Maxfield Road
6. Pioneer & Proctor Valley Road
7. Maxfield Road & Proctor Valley Road
8. Lyons Valley Road & Jefferson Road (It is hazardous to make a turn at this intersection)
9. Whispering Meadows & Valley Knolls Road
10. Vista Diego & SR-94
11. Vista Sage & SR-94

- The Jamul area roadways consist of two narrow lanes that do not meet current traffic standards, lack shoulders, have no walkways, often contain 90 degree turns and contain no clear signage directing individuals to SR-94. The project's increase in traffic will result in a significant safety hazard by exacerbating the existing problem. Specifically, there are at least 8 school bus stops in this area of Jamul, where children have no safe pedestrian walkway under existing conditions and will be put at greater risk due to project's increase in traffic. A lack of bike lanes

and shoulders creates conflicts between motorists, pedestrians and cyclists. Most recently, a child moving trash cans at the end of their driveway, near Pioneer Way and Proctor Valley Road, was struck by a car. (<https://www.nbcsandiego.com/news/local/Child-Struck-by-Car-in-Jamul-CHP-400308501.html>) Further, many horseback riders, mountain bikers and hikers regularly cross or travel Proctor Valley in order to get to one of the few entrances to the preserve. How does the project ensure these individuals will not be harmed by pass-through traffic from the development?

- The Project includes the construction of an approximately 4.5 mile Community Pathway along Proctor Valley Road from Chula Vista to Jamul, and a 1.5 mile park-to-park pedestrian connection. The Community Pathway along Proctor Valley Road would be a regional, multi-use facility between the City of Chula Vista boundary and the community of Jamul. The project is creating an improved road and pathway linkage from the urban Otay Ranch Villages and the eastern territories of Chula Vista that dumps into a rural residential community, plagued by hazardous roadways, with no improvements proposed. Please extend the community pathway all the way to SR-94 and the DG walkway from Whispering Meadow Lane all the way to SR-94.
- Mitigation Measure M-TR-2 should be revised to read “The Proposed Project applicant, or its designee, shall coordinate with Caltrans to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 1<sup>st</sup> EDU.” This signal light cannot wait until the 741<sup>st</sup> house in this development is built. Traffic increases will begin from the start of construction!
- The rural residential road, Whispering Meadow Lane needs to be improved offsite (#12), along with Valley Knolls Road to Proctor Valley Road (#10) all the way to SR-94.

### **Wastewater Treatment:**

The sewer/septic feasibility study provided by applicant’s contractor, contains incomplete assumptions not supported by factual data. Paragraph 2 of the contractor’s study letter relies on “two principles reasons” for finding onsite wastewater treatment not feasible.

- First, the analysis relies on San Diego County policy requiring sewer to be connecting to any lot abutting a public sewer. However, it is the applicant’s project design of lot and road locations that provides for, rather than avoids, the abutting of sewer lines to residential parcels. The “abutting” factor can be avoided by design changes such as placement of open space lots abutting sewer lines.
- Second, the analysis based on “incomplete” study data, results in an unsubstantiated conclusion of “not feasible”. None of the test sites in the Eastern area of PA 16 investigated sufficient open areas in each lot to justify a “not feasible” finding. An alternate onsite wastewater treatment system exists, which is endorsed by San Diego County Department of Environmental Health, and does not rely on “permeability” as the primary disbursement factor, was not sufficiently investigated in all areas of the proposed parcels in PAs 16 & 19. The provided feasibility study further states that the permeability of the “tested” areas are “not generally” conducive to onsite wastewater treatment. The “not generally” description is not proof of a prohibited soil condition on any proposed parcel. The number of residential lots within PAs 16 & 19 is not guaranteed.
- Third, it is important to note that Volume 2 of the Otay Ranch Master Plan, while not precluding sewer, does not mandate or guarantee the use of sewer. A complete and detailed investigation of all proposed residential parcels in PAs 16 & 19 is necessary. Without a detailed suitability study, the Jamul/Dulzura Community Plan’s prohibition to the use of sewer cannot be ignored or overridden.

## **Public Safety:**

- Adequacy of Fire Protection From Wild Fires and Emergency Vehicle Response Times.
- Adequacy of Evacuation Routes based on substandard roads to the north.

While the DEIR does cover fire protection and emergency evacuation routes, it fails to recognize and overstates the capacity of existing roads, especially the northern evacuation routes which use the existing substandard two lane country roads.

## **Recreational Considerations:**

- The DEIR states “Northern Park (P-4) would be a 1.4-acre park located in the northwestern entry to Planning Areas 16/19. It is anticipated that Northern Park would provide a venue for passive and active recreational opportunities and community events.” What ratio was used to select 1.4 acres for the park closest to Jamul? This size appears too small to accommodate both internal and external generated use of a “Public Park” in our planning area. Currently, Jamul does not have any public parks that residents can frequent. It should be assumed in the analysis of the DEIR that residents across our community will travel to any new recreational facility built within our planning area and these facilities should be sized accordingly. Does this park include a staging area? For the safety of pedestrians, equestrians, cyclists and off-road vehicle users, the need for a staging area in the northern portion of the project site should be provided, within the boundaries of the Jamul planning area.
- In addition, the source of the maintenance fees for the public parks should be clearly identified.

## **Environmental Concerns (Noise, Dark Skies Policy & MSCP):**

- Were the single-family residential lots, adjacent to Proctor Valley Road within the community of Jamul – between the northern project boundary and SR-94 - analyzed for rear or side yard noise exposures, and will these residents get noise barriers? These off-site residences will experience traffic noise generated from the project and should be included in both the traffic and vibration analysis.
- Additional wording should be added to the noise mitigation measures so that local residents are provided with direct project contacts in the event they are experiencing unacceptable nuisance noise and need to make the project and County aware of the issue. This same wording should be added to the vibration plan mentioned in M-N-10.
- Request analysis of how this project adheres to JDCPG “Dark Skies Policy” recognizing the significant higher density in Village 14 and smaller lot sizes than presently exists in Jamul. The light pollution might significantly degrade the quality of existing dark skies in Jamul.
- Environmental analysis should include the impacts of the design on the MSCP areas in the project as previously agreed upon in the Baldwin Agreement signed November 10, 1995. The County needs to review the conflict of this proposal with the MSCP County Subarea Plan and 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.

## **Agricultural Resources:**

- The project is turning a significant portion of potentially grazing land into a master planned community and should provide meaningful preservation of our rural agricultural community character. Please clarify how the Otay Ranch Agricultural Plan clearly establishes a path for ensuring local agricultural resources will not be lost.
- The proposed urban development will permanently remove agricultural resources within an existing rural area and the Agricultural Plan for this development should support youth agricultural activities, such as providing 4-H and/or FFA chapter facilities to local schools (see community of Lakeside as an example) or providing lease agreements with local farmers for active agriculture. Is the agricultural mitigation land going to be put in active agriculture by the project applicant? Can the applicant lease the agricultural mitigation land to local farmers for their use? Adequate agricultural mitigation should include active agricultural activities, such as grazing, animal husbandry, orchards or row crops.

### **Conclusion:**

The Jamul Dulzura Community Planning Group appreciated the opportunity to review the Otay Ranch Village 14 and Planning Areas 16 & 19 Draft Environmental Impact Report, and we anticipate a thorough review will be given to our concerns. This project will have immediate and long-term impacts on our rural community with possible adverse, serious changes to our community character, impacting our established quality of life. We ask that you carefully analyze our concerns and suggested revisions.

Thank you.

Michael Casinelli, Chair

Cc: Adam Wilson, Staff, District 2 Supervisor  
Rob Cameron, Jackson Pendo Development

### **(CONTINUATION OF JDCPG 7-24-18 MINUTES:)**

**Since no answers to the Planning Group's letter have been provided, Dan Neirinckx recommends we include our comments on the project that were previously provided in any motion put forward. Dan has serious concerns about the proposed project's traffic on rural residential Jamul areas.**

**Preston Brown** made a presentation regarding what he sees as the **proposed project's inconsistency with the MSCP** and disputed the claim that the proposed project is consistent with the MSCP. His presentation included the statement that the Otay Ranch Village 14 violates the Baldwin Agreement. The three areas identifies on this map, labeled as Proctor Valley PV-1, PV-2, and PV-3, were set aside for preservation as part of the County's 1997 Multiple Species Conservation Program, County of San Diego Subarea Plan. (Map was shown on projector at meeting and is attached to these minutes)

A discussion followed, somewhat heated, between **Preston Brown and Rob Cameron** in

which they expressed substantial disagreement over how the project impacts the MSCP. **Eileen Poole** – Asked what the estimated sale value of homes would be in Planning Areas 16 and 19, and was told it is estimated at 1 million to 1.4 million. She is concerned that SR-94 is going to be impacted by the project's traffic and does not approve of the County's bundling approach for very different projects, especially with this project being the largest. **Liz Jackson, (Pendo)** summarized the different types of single family dwellings in the project.

**Jean Strouf** – Not opposed to project but does not want sewer in JDCPG Planning Areas. She believes affordable housing would be more important to provide, rather than high-end housing. She asked if the area on Proctor Valley Road that gets narrower, in order to avoid the preserve, will still have a trail and was told the answer is yes.

**Mark Manis** - Concerns include: adequate fire escape routes; no provision of affordable housing; SR-94 being further impacted; and believes the project should be in the Jamul Dulzura School District, rather than redistricted into Chula Vista. Does not feel the community concerns have been addressed by the developer or the County.

**Richard Marzec** – Does not believe affordable housing is applicable to this project.

**Joe Stuyvesant** – Does not believe the project site would be conducive to affordable housing, as it is a low density development with no access to transit. Believes the planning group should be considerate of the project's efforts to blend with the rural area and believes the proposed project has accommodated the concerns of the community.

**Randy White** – Commutes daily on Proctor Valley Road and is concerned the project will create a bottleneck because the associated traffic won't be well served by the 2 lane road. Believes the homes should be on septic rather than a gravity sewer.

**Bill Herde** – Would like CDFW to reconsider the option for land swap; is concerned that narrowing the road may impact traffic and would like to see septic.

**Darren Greenhalgh** – Reviewed traffic analysis closely and disputes that most individuals will travel south to Chula Vista, rather than travel SR-94 to get to other places in the County. Otherwise, found the analysis to be conducted appropriately, per industry and County standards.

**Hannah Gbeh** – Believes roadway hazards were not properly evaluated within the DEIR. Supports the project due to the 30 year planning effort, proximity to Chula Vista and existing housing crisis.

**Michael Casinelli** – Concerns about the project include: wildfire and inadequate fire evacuation; purchase of GHG carbon offset credits; Whispering Meadows becoming a primary travel route, TIF fee payments not covering the costs associated with the project impacts; redistricting hurting the Jamul Duzlura School District and the confusion regarding if there is an IOD on Whispering Meadows. Michael does not support County

bundling and believes the project is inconsistent with the Jamul Dulzura Community Plan. He believes the proposed project would be better suited for an alternative site within Chula Vista, rather than Jamul. Additionally, he does not want to vote without responses to the DEIR.

**Glen Revell, resident**, – Fully supports project as proposed and believes building 4 lanes along Proctor Valley will create a larger problem for SR-94.

**Patty Rush, resident** – Believes there are better ways to improve Proctor Valley Road than currently proposed.

**Robert Fisher, resident** – Believes transportation issues in South County, such as Otay Lakes Road, can be improved now, with one suggestion being that Proctor Valley should be elevated 4 lanes with some undergrounding.

**Tracy Nelson, resident** – As a CDFW employee, her understanding is the applicant is no longer asking for a land swap, which was originally offered at a 1:1 ratio. She would direct the public to the CDFW letter in response to DEIR, dated April 2018, as it may help clarify CDFW's position on the land exchange alternative

**Glen Paxton, resident** – Believes CDFW missed a good opportunity when they passed on the Land Swap Alternative.

**Bill Faire, resident** – Has lived in Proctor Valley for over 40 years and feels that until the roadway can be made safe, this project should not be approved.

**Craig Broderick, resident** – Also lives on Proctor Valley and does not believe Proctor Valley should be expanded to a 4-lane road. He supports the project because it has already been approved in the past and the project being proposed is consistent with these approved plans. In addition to being a high quality, development project by applicants, they have been trying to work with the community.

**Dan Neirinckx** –moved to approve the project as proposed with conditions: 1) no sewer within PA 16 and 19 without detailed perc testing for each lot that would preclude the use of a standard or alternate septic system; 2) provide offsite traffic mitigation to reduce roadway, pedestrian, equestrian and bicycle hazards between Echo Valley and SR-94, specifically along the 11 intersections identified within the Jamul Dulzura Community Planning Group Letter on the Draft EIR, dated April 12, 2018. (attached above)

**Motion was approved: 11, yea; 1, nay (Casinelli); 0, abstentions**

6. **Jamul Indian Village Update** – nothing to report

7. **JDCPG Officers Announcements and Reports :**

**Michael Casinelli** – In the November election, there will be 7 seats (all of the even numbered seats) on the Community Planning Group up for re-election. There is a short window to declare candidacy, which may end Friday August 10, he suggested everyone check on the deadline date. Also, during the next meeting with availability on the agenda he would like the group to brainstorm ways that can improve our meetings.

**Adjournment: Michael Casinelli adjourned the meeting at 10:25 p.m.**

**Respectfully submitted, (WITH THANKS TO HANNAH GBEH FOR TAKING THE NOTES AT THE MEETING!)**

**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, AUGUST 14, 2018**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

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

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

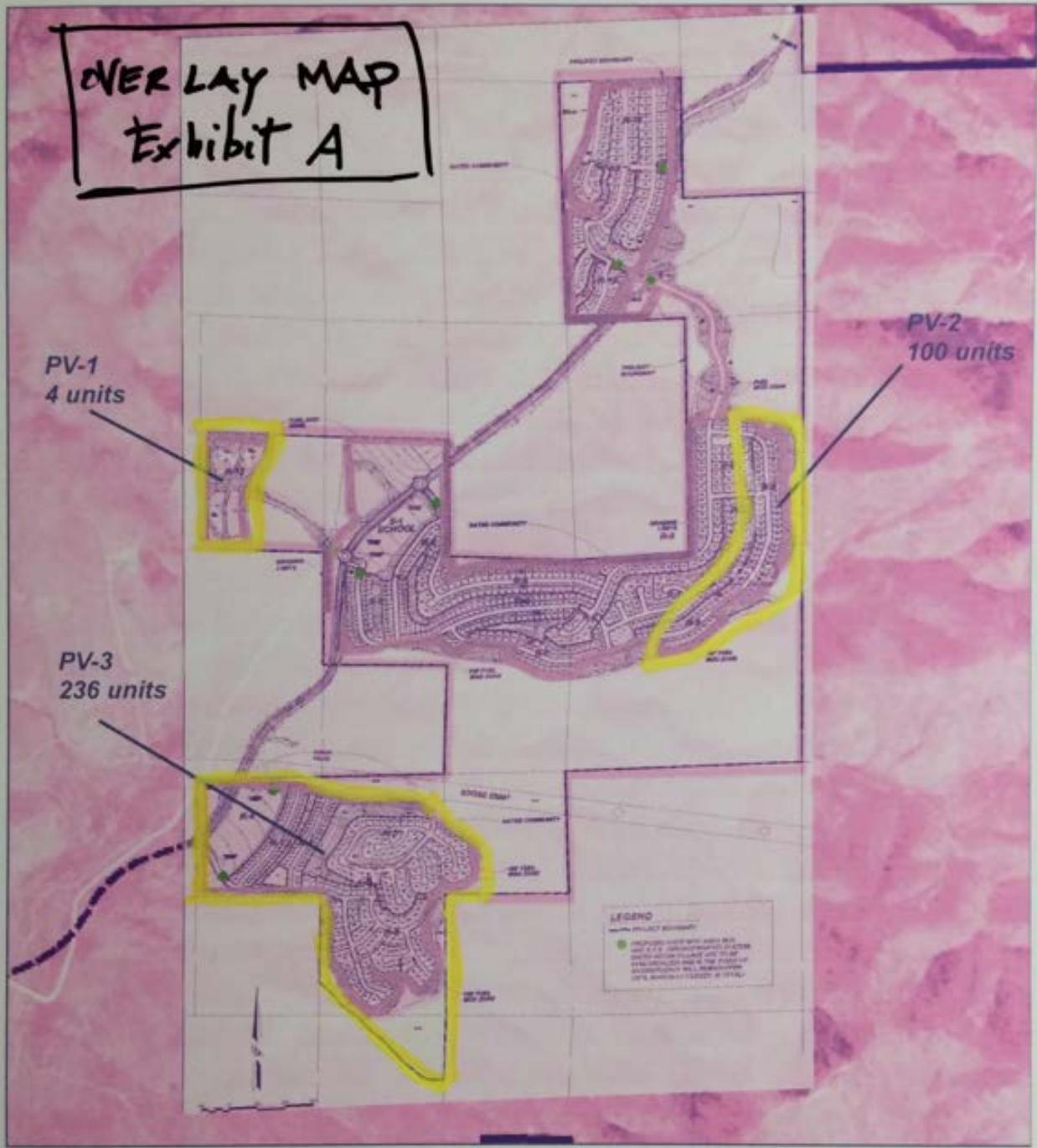
We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

**ATTACHMENT: OVERLAND MAP (BALDWIN AGREEMENT) FINAL.PDF  
(NEXT PAGE)**

OVERLAY MAP  
Exhibit A



**Hardline Preserve Areas (PV 1, 2, and 3) overlaid onto Subdivision Map**

Sources: Fig 7b - Otay Ranch Village 14 and Planning Areas 16/19 Fire Protection Plan - Feb 2018

Fig 1 Appendix 2.44 Biological Resources Report - Part 13

