

**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
March 12, 2019 APPROVED
MARCH 26, 2019
Oak Grove Middle School Library
7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:33 p.m.**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Darren Greenhalgh, Joe Stuyvesant, Steve Wragg, Streeter Parker

Absent: Preston Brown

Excused:

Vacant Seats: 6, 12 & 14.

3. **APPROVAL** of the agenda for March 12, 2019, and approval of the Final Minutes for the meeting of February 26, 2019 as presented. **Motion carried 10, yes 0, No 1 Abstention (Wragg).**

4. **OPEN FORUM:**

- a. **Eve Nasby introduced a possible new member, Ed Mollon** and welcomed him to the meeting.
- b. **Richard Marzec** will be absent on March 26, 2019
- c. **Kevin May attended the Historic Site Board meeting online**, and attended the meeting on Bees representing the Planning Group as well and will be glad to give anyone a brief summary of the meeting.
- d. **Hannah Gbeh will be absent on April 9, 2019**
- e. **Michael Casinelli spoke with Mark Robak, Board Member of Otay Water District** regarding their sewer line construction timeline as it seems much longer than they led us to believe when they began the project. **Mark Robak** informed him that Otay has run into some unexpected problems including electrical conduits and some utilities that needed to be moved, and the timeline has consequently become longer until completion.
- d. **Michael Casinelli pointed out that Denise Russell from County** was in audience and wanted to ask her a question regarding voting on a project to see if there was a hard and fast time limit...**Denise said “no”** we could still vote after the County had completed their work and turn in our opinions to the County. **Michael** also asked after we make a recommendation and the applicant has made changes can we re-look at the project and was assured we could.

- e. **Dan Neirinckx attended the Land Development Code meeting held in Spring Valley** and found that they are considering some changes to the code. They will come to the Planning Group in the next few months.
- f. **Dan Neirinckx alerted the public that CalTrans realignment on Highway 94 west of Freezer Road in Dulzura will end up with one lane of traffic and may take up to a year.**

5. **JAMUL COMMERCIAL; PDS2018-MUP-18-008, PDS2018-TPM-21262; PDS2018-ER-18-19-008, 3018 JEFFERSON RD, Applicant - Steve Powell, -- Darren Greenhalgh – reporting on Tractor Supply and RV Storage.** Darren stated he has had communication with Steve Powell and Denise Russell as well as the owners of Tractor Supply and RV Storage in Lakeside.

Darren introduced **Steve Powell** who gave a brief history on the project located behind the Arco on an expired map. In 2017 they did assessments on the property and are proposing splitting it leaving part in Open Space as it is environmentally sensitive. Going through the Planning process they need to identify the use and evaluate the property, which has resulted in a proposed self-storage roughly 62,000 square feet with about half in enclosed self-storage. Originally they planned to build the self-storage with the first floor underground and one floor above the ground. In the final proposal, which is out for review, they are working with all of the factors which has resulted in the fill and grading almost doubling in numbers within the same construction timeframe.

They will improve the frontage which includes, Jefferson from Arco to the edge of the environmental area, with only trail improvements, but in front of proposed facility they are adding a lane, with a curb and the trail improvements from Olive Vista across the frontage will be rebuilt.

Darren pointed out that the traffic supply is far enough away to not make a problem, and the storage facility is down in a hole so will not be seen because of the trees screening the area. Both elements were evaluated by the County and felt that the design was consistent with the corporate look that the Tractor Supply has put onto the Storage Supply so they blend together. Both the road department and PDS feel that it is consistent with the County ordinances relating to road improvement and undergrounding. Mitigation includes the fact that they are utilizing 13 acres of the disturbed area and the other areas are considered non-significant.

Steve Wragg asked if the road improvements were consistent with the Plan and if they were putting in an easement. The answer was yes and there is an existing trail. The entrance with the Tractor Supply aligns with Simpson Farms entrance, which is across the street. The question was asked as to how were they handling run-off – Natural retention basins are being used. **Steve** said he liked the undergrounding in front of the facility but was concerned about the lack of undergrounding at the environmentally sensitive area. They propose enhanced landscaping in front of the area, which screens the building using 24 to 36 boxed trees. The gates will be inside the property and not seen from the street. Fire department turnaround cannot be seen from the street but does exist.

Michael Casinelli thanked them for using a good team, and he believes that a tractor supply would do well in this area. He visited other self-storage sites, and his concern questions the need for a self-storage facility in Jamul as the research had not shown the demand analysis of our area. Since he was not given the study they did, he looked online

and found that people usually store within 15 miles of their homes and there is not much demand or use in rural areas. His concern is that the people who use it might be outside of our area, and that there are several alternative sites available for them nearby.

Dan Neirinckx asked about the signage planned and was shown the location of three proposed signs that **Steve Powell** said were designed according to the community plan.

Dan asked if there was to be outside storage and **Steve Powell** said that there are 13 RV storage places in the back with key card entrance. **Dan** asked, how do you prevent people from living in their units? **Steve Powell** said they would have security, an on-site manager and rules against it. **Dan** asked about the number of construction truck trips and hours they would be moving, suggesting that it should be other than commute time.

Hannah Gbeh pointed out that she is a huge fan of Tractor Supply and not as much of the Storage Facility, but also as a fan of property rights, it is their choice, and feels it should be successful.

Rich Marzec asked about the lighting in their facility realizing that we have dark skies policy, and asked what size the poles are. **Steve Powell** said that it is downward facing lights and they are very cognizant of the importance of light. He also addressed the question of dark skies stating that their other locations have honored that policy.

Eve Nasby pointed out that it was curious that they have not shared the study they did on need in our area, as she is concerned that there is little need for such a storage facility on our mostly large parcels. **Steve Powell** told us that this facility is larger than people have at their homes, and has ability to charge their motor homes within the facility. Their study showed that there was a need in East County and **Eve** suggested it would be interesting to see what the people of Jamul needed.

Kevin May asked if they would consider Italian Cyprus trees out in front? **Darren**

Greenhalgh pointed out that the olive trees they proposed are consistent with what exists in the area.

Joe Stuyvesant said he supported the project and thanked them for being thorough.

Steve Wragg asked if they decided not to build the storage facility would they have to come back and modify the permit. **Steve Powell** felt that they would.

Darren Greengage said that he felt that this project would be a good edition to our community.

Michael Casinelli is concerned that the County is forcing them to make a decision on both and is concerned that there are five existing facilities within two miles of SR 94 and SR 54, where TGI Friday's is located and a sixth proposed at Steele Canyon Dr and SR 94. He feels that part of our job is to look at what is needed in our area.

Dan Neirinckx is concerned about the visual impacts of the design as it is across the street from an expensive housing development and **Janet Mulder** echoed his concern.

Eve Nasby pointed out that her neighbors store their RVs on their property and **Steve Powell** pointed out that the storage facility would be for various types of vehicles, not just RVs.

Darren Greenhalgh moved that **Jamul Dulzura Community Planning Group** recommend approval of the project as proposed. **Vote recorded: 7, Yes; 4, Opposed. Motion did not pass.**

Hannah Gbeh moved that the Jamul Dulzura Community Planning Group recommend conditional approval of the project with the following suggested provisions: the imported and exported fill truck trips be outside of morning and evening commute times; and the operation of the facility to include a policy in place to prevent onsite living in the storage facility. Motion passed 8, Yes; 3 Opposed.

6. **MINOR SUBDIVISION LOT SPLIT, PDS2017-TPM-21255 – JAMUL HIGHLANDS Road, APN 596-152-04-00, Applicant - William and Marianne Roetzheim Revocable Trust- Dan Neirinckx** reported 10.5 acres divided into four parcels with net acreage 2.0 acres or more per parcel. One pad graded and he stated that not all of the scoping letters’ concerns had been resolved. **Denise Russell, San Diego County PDS** said that the latest letter is correct. **Dan** asked if the storm water requirement from the County could be solved in different ways and asked the engineer **Larry Cole** if he has any provisions for conditions including storm water runoff. **Dan** visited during the last rain and there was a great quantity of water run-off. He also asked when the three tree wells would be completed. **Larry Cole** and **William Roetzheim** pointed out that the tree wells are to take the water from the pads so the other pads need to be approved and then the pads can begin to be built and the tree wells will be installed. The tree wells just take the water from the pad and the existing roadway. **Dan Neirinckx** asked about the Horizontal Seepage pit as whether it was primary and leach lines were reserve. **William Roetzheim** said the reverse is true and **Dan** said that the plans need to reflect that. **Steve Wragg** asked if DEH approved it and the answer from the applicant was yes.

Dan Neirinckx asked if the applicant submitted an “as built” to DEH on the location of the well, as it was previously shown in the roadway on the plans and has the Health Department approved it?

Michael Casinelli said he would recuse himself from the JDCPG vote as it could be perceived as a conflict of interest as he is a neighbor of this project. He is concerned that they knew they were going to subdivide the property and yet they did not come before our group as it was submitted as just a permit rather than a multiple project use. He would want to make sure that this is not precedent setting as there are other parcels in the area that could conceivably come with a single permit request when they really wanted to subdivide their property later. In addition, he voiced a concern about this project setting a precedent with the overbuilt driveway that he felt was out of community character. His concern at lack of openness, was amplified when they dynamited without notice and did damage to his property.

Dan Neirinckx said he felt that the owner/applicant followed the procedures.

Hannah Gbeh said she felt the applicant had been put through the ringer and stated that Michael Casinelli should recuse himself and not make comments on the project.

Kevin May pointed out that **Michael** should leave the room during the vote.

Joe Stuyvesant pointed out that he objected to Michael’s comments coming from his seat at the table when it should come from the audience.

Marianne Roetheim said they have lived in Jamul for thirty years and have been good neighbors as have their children. They all have their house plans and want to be able to move into their homes, and were frustrated by the accusations, but she still loves Jamul.

Dan Neirinckx moved that we recommend approval of the map as proposed with the condition that the applicant meets all of the remaining requirements put forward by the County. **8, Yes; 2, No; 1 Recused: (Casinelli) Motion passed.**

7. **PDS2019-STP-19-002 SITE PLAN, Nursery at SR94 and Steele Canyon, Jamul-- Steve Wragg. Located off of Campo Road – south of 94 – the existing nursery.** There is no scoping letter as of now. It is zoned C-40 and split RR-4 (They are not using the RR-4) They are proposing a gas station, 12 pumps 3000sq ft 500 sq ft office, 24,040 sq. ft warehouse possibly for self-storage, and parking which is on the south side of SR94. They will have entrance off Steele Canyon/SR94. He introduced **Vincent Kattoula, resident of Jamul, who is representing the owner** and he showed a “D” Designator concept site plan. He heard during the earlier presentation, that the Group is not excited about Storage and would look at the other possibilities. The original plan suggested a development above, but it is off the books right now. They have looked at the leach lines located south-east portion of warehouse. Wildlife Agency permits and Army Corps of Engineers and have proposed 2000 cuts and 2000 fill. There is a question regarding possible leakage of gas pumps from 7/11. He has a request into DEH regarding the possible leakage.

They created some preliminary drawings utilizing browns and stucco to give the feeling of our community. **Michael Casinelli** asked about the **55 parking** spaces that have been proposed and the fact that Caltrans had required widening of SR94 of the Jamul Indians with the casino proposal. He suggested a right turn only out of the development and questioned the proposed “one way in and out”. Question arose, had the increased rain caused a problem, and need to make sure it would not be a problem.

Steve Wragg said that there could be parking problems and likes the fact they are not proposing crossing the creek. Fire department will need to give input. Landscape plan will be proposed.

Darren Greenhalgh pointed out that they would need to have landscaping along SR-94.

Hannah Gbeh asked him to look at something other than storage facility.

Eve Nashby asked them to be sensitive to the surrounding businesses. **Steve Wragg** reminded us that we need to be careful to not dictate what they should do with their property.

Kevin May is concerned about putting gas station and gas tanks so close to the creek bed. **Vincent Kattoula** pointed out that the newer gas tanks are much more leak proof than before and the Department of Environmental Health will give significant input into the highest safety regulations before anything would be approved.

Due to the lateness of the hour, Chair Dan Neirinckx held the rest of the agenda items until the March 26, 2019 meeting, (apologizing to new applicant for JDCPG membership, Summer Piper, assuring her we would put it earlier in the agenda next meeting.)

ADJOURNMENT – Dan Neirinckx, Chair, adjourned the meeting at 9:45 p.m.

**Respectfully submitted:
Janet Mulder, Secretary**

AGENDA ITEMS POSTPONED BY CHAIR UNTIL NEXT MEETING.

- 8. APPLICATION FOR PLANNING GROUP MEMBERSHIP – SUMMER PIPER -**
- 9. JAMUL INDIAN VILLAGE UPDATE**
- 10. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS – Discussion on CPG improvements**

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, March 26, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

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

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