

**JAMUL DULZURA COMMUNITY PLANNING GROUP  
FINAL MINUTES  
JANUARY 14, 2020  
Approved April 14, 2020 Virtual Meeting  
Oak Grove Middle School Library  
7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

**Present:** Dan Neirinckx, Eve Nasby, Preston Brown, Darren Greenhalgh, Joe Stuyvesant, Streeter Parker, Steve Wragg, Summer Piper, and Kevin May

**Absent:**

**Excused:** Michael Casinelli, Ed Mollon, Janet Mulder

**Vacant Seats: 9, 13, &14.**

3. **APPROVAL of the agenda for January 14, 2020, and the Final minutes for the meeting of December 10, 2019. Motion passed unanimously.**

4. **OPEN FORUM:**

**Jeremy Adams** introduced himself as **the new President of the Jamul Fire Safe Counsel** and asked that interested residents of Jamul contact him at **619 490 6826** or [JamulisfireSafe@yahoo.com](mailto:JamulisfireSafe@yahoo.com).

5. **PDS2019-SPA-19-001, PDS2019-19-STP-19-029, PDS2019-VTM-5616R, and LOG NO. PDS2019-ER-16-19-006A (OTAY RANCH VILLAGE 14 AND PLANNING AREA 19. Located along Proctor Valley Road.)**

**Greg Mattson (County Planning and Development Services - PDS)** PDS staff briefed the project. The revised project was possible because the applicant had negotiated a land exchange with California Department Fish and Wildlife regarding PVs 1, 2, and 3. PVs 1 & 3 will remain and PV 2 will be developed along with other proposed land exchanges which will allow for a much more compact Village 14 development and PA 16 development will be eliminated. The project will provide 1266 residential lots versus the previous 1119 units. The project will include a trail linkage to the existing Echo Valley trail, and a Fire Station with co-located Sheriff's "store front" facility.

**Steve Wragg** asked about the amount of Public and Private Parks and the need for sewer versus septic in PA 19. The reply was that there were more than the required minimum of Parks. Also that the 20+ Lots in PA 19 would require sewer as the "soil" conditions would not permit the proposed density.

**Joe Stuyvesant** asked about the "D" designator on the project. The reply was that the "D" designator would apply to ensure compliance with the proposed/approved

specific plan guidelines. **He further commented that allowing sewer within the planning area may need to be considered in the future.**

**Preston Brown** asked about a fire protection agreement with the City of Chula Vista. He also commented that the private law suits remain as he is aware. He asked about the previous matter of the school boundaries. The answer was that the proposed changes will not affect the existing school boundaries.

**Summer Piper** expressed continued concerns about the negative traffic impacts to SR 94, the accuracy of the Fire Safety Plan and the proposed two lanes of Procter Valley RD additional and the added negative effects of 147 additional residential units.

**Preston Brown commented** that there is enormous opposition to the Otay Ranch Village 14 Project. 3 lawsuits have been filed by 4 conservation groups (Endangered Habitats League, Center for Biological Diversity, California Native Plant Society, and the Sierra Club) Against the County of San Diego, the Board of Supervisors, Jackson-Pendo Development, Other “Real Parties in Interest” (the private investors), and the California Fish and Wildlife proposed and will submit written comments as the amendment relies on a faulty EIR that is currently under court challenge.**Preston** further commented that the proposed changes did not address the need for sewer in PA 19 as the developer has a legal and viable alternative to use in the case of poor soil conditions. He stated that even though the County had SANDAG and other agencies) for evaluating a project in traffic and fire safety, they did not take into consideration the cumulative effects of the project on the unique surrounding communities. This resulted in a woefully insufficient analysis of the possible scenarios in case of a wildland fire emergency.

**Eve Nasby** expressed continued concerns that this project’s negative impacts to SR-94 remain unresolved.

**Kevin May** stated that the existing problem of obtaining reasonable cost fire insurance needs to be solved for both current and proposed residents before further construction of homes is permitted.

**Dan Neirinckx commented that the applicant has refused to consider the safety of the Jamul community and he believes that the applicant is driven by how much the Safety improvements would cost and not how many residents and others may suffer from the negative traffic impacts.**

### **Community Inputs:**

**Neil Thorton** expressed his concern that the Fire Plan and the Traffic Study do not adequately address the problems caused by this project. **Fire Chief Dave Nissen commented that lessons learned from past wildfires were part of the evaluation.**

**Chris Olsen, an Echo Valley resident**, was also very concerned about the negative traffic impacts to existing Proctor Valley Road and residents.

**Carrol Olsen** asked if the project new fire station would have mutual aid agreements with other nearby Fire Units.

**Andrea Harris** express concerns about the traffic impacts and the the proposed landscaping vegetation to be used. Of particular concern was the use of Fountain Grass. She also questioned the 2 lane versus 4 lane proposed Proctor Valley Road.

**Final comments by planning group members:**

**Joe Stuyvesant** commented that the proposed revised project was an improvement over the previous project. Road problems remain. The project does provide for much needed housing for the county.

6. **Election of CPG Officers. The Chair moved that the following members be approved for the following positions:**

**Chair: Dan Neirinckx**

**Vice Chair: Darren Greenhalgh**

**Secretary: Janet Mulder with temporary assistance by Dan Neirinckx and Preston Brown for recording of the minutes.**

**Motion passed by unanimous vote.**

7. **OFFICER'S ANNOUNCEMENTS AND REPORTS. The Chair asked the members if they had received the e-mails regarding the Annual Training and Form 700 requirements for CPG members. No negative replies heard. The Chair to inquire about a training session at PDS.**
8. **Jamul Casino Update. No comments.**
9. **ADJOURNMENT: The Chair adjourned the meeting at 8:55 pm.**

**Respectfully Submitted:**

**Janet Mulder, Secretary (with thanks to Dan for taking the notes of the meeting!)**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, January 28 , 2020**

**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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