

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
September 22, 2015**

FINAL Minutes

Approved October 13, 2015

Oak Grove Middle School Library

7:30 p.m.

1. **Joe Stuyvesant, Chair, called the meeting to order at 7:30 p.m.**
2. **ROLL CALL**

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

Excused:
3. **APPROVAL OF AGENDA for Sept. 22, 2015 and the minutes of August 25, 2015** as emailed noting Sept. 8th meeting 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. **Joan Kouns will not at meetings in November and possibly December.**
 - b. **No comments from public in attendance.**
5. **SDG&E UPDATE ON SR94 CONSTRUCTION TO INSTALL UNDERGROUND ELECTRIC CIRCUIT – Don Parent presenting** - reported that the circuit is being extended from Jamacha Substation to Melody Road, will be mostly underground. They have been setting up the staging stations – one on the old Simpson Farm, a second at the Jamacha Substation, a third near the Steele Canyon High School and a fourth at the old Haven area, near Vista Sage. There will be some night work required (mostly west of the high school) and east of the high school will primarily be day work. He will let us know the schedule. The bridgework will be completed at night. Night work might be started as soon as Sunday, Sept. 27. There is a hotline to call if you have any questions or concerns **1-866-382-0886** and a representative from SDG&E will get back to you. The project will be ongoing until about Jan 1. **Joan Kouns** wanted to make sure that they would follow the regulations. **Randy White** asked about the drilling – how much tearing up of SR-94 will there be? **Don Parent** stated they are trenching 7 ½ miles - about 60% is off the road or at the side of the pavement on the shoulder. The trench will hold extra wire for possible future use. Periodically there will be a manhole cut for pulling of wire. **Randy White** asked about the fire at the SDG&E sub-station. **Don Parent** said it was a wild

fire possibly started by vagrants. **Randy White** asked about the size of the expansion of the sub-station, and **Don Parent** stated that they have to expand the service to provide service for the “new customer.” **Randy White** asked if SDG&E would be bringing SR-94 back to its current condition after they dig their trenches. **Don Parent stated that SDG&E guarantees their trench and if something happens and it fails SDG&E will fix it.** **Steve Wragg** asked if Don put something in the *Jamul Shopper* and he was told yes for three months there has been an informational article. **Preston Brown** asked if the casino does not go through, would they continue to finish this extra circuit? **Don Parent** said that the circuit is necessary for future growth, as it will give the Jamul area a third circuit. **George Novinger** asked the start date for the day work and **Don Parent** can't tell us today, but will get it to us. **George** also asked if there would be ingress and egress on the private property that takes their access off of SR-94, and **Don** said that SDG&E will contact the homeowners and will work with them to make sure they will be able to have ingress and egress to their homes or businesses during the construction. The bike jumps will not be impacted on south side of SR-94. **Judy Bohlen** asked if SDG&E bought or leased the additional 2 acres of Simpson land for the staging and **Don** said they have a short-term lease. **Michael Casinelli** said that **Don** stated 40% of the road would be trenched and a resident asked Michael to check with him and if there is a time limit to the guarantee on the condition of the road after the trenching. **Don Parent** said there is no time limit to their guarantee. **Michael** then asked about the undergrounding, realizing that at the beginning we were told they would not underground due to cost, and now they are undergrounding it all and **Don** stated that the cost will be picked up by the ratepayers and it will be expensive. **Don Parent** ended by stating they will leave the Simpson property as they found it. **Joe Stuyvesant** asked what was the total cost of this project and **Don Parent said that he would see if the cost was being made public and will let us know.**

6. PDS2015AD-15-024 – MILLER ADMINISTRATIVE PERMIT FOR

AGRICULTURAL CLEARING - JEAN STROUF reported that the location of the Miller Administrative Permit is 15828 Indian Valley Road – right off of Lyons Valley Rd. near Indian Hills Camp. Marilyn Miller is the applicant. **Mick Allenson** is General Contractor. They are clearing for a proposed garden of house fruit and vegetables and to have a small store for sales – There has been past agricultural use on the property but it is zoned for agricultural use. **Beth Eason** is the County Planner and has asked the Planning Group to look at this and get input from the neighbors. Owner proposes to lease the barn and property to refugees and/or disadvantaged farmers who will use responsible, organic farming practices possibly under a federal grant. The biggest concern that has been raised is water. Several neighbors were present in the meeting, and one of the neighbors sent a history of Lee Valley including the fact that it is on fractured rock and has a history of wells running dry. During the period of 1984-86, the United States Geological Survey and the San Diego County Department of Planning and Land Use conducted a study entitled “Hydraulic Properties of a Fractured-Rock Aquifer, Lee Valley, San Diego County, California”. At that time, there were approximately 50 wells in this 2.25 square mile basin, 18 miles east of San Diego, California. In addition to the 50

residential wells, there were several swimming pools and a fishpond. Lee Valley has a history of wells running dry. Even as far back as 1986 at the conclusion of this report, the authors expressed concern about below average recharge. With a recipe of less than average rainfall, and increased use of groundwater, they noted that a substantial depletion of groundwater could occur within a decade. The residents are concerned that the increased use of groundwater to sustain the 4-acre garden could cause irreparable harm.

The Planner, **Beth Eason**, has not written a scoping letter and suggested that the Planning Group make their recommendation prior to receiving it, which is not the customary order in which we do things.

Mick Allenson, General Contractor stated that he does not know how the owner **Marilyn Miller** has set up the proposal. He will try to answer any of the questions from the Planning Group. **Michael Casinelli** asked how did this project come about...was there a plan with the government? **Mitch Allenson** stated that **Marilyn Miller** has owned the property for at least seven years and has a 1000-foot well with no improvements on the property at this point. **Darcy Buller**, adjoining property owner, raised concerns expressed in a letter she read. On her neighboring property, she has a horse ranch, and while she supports the programs for underprivileged people, she fears that Ms Miller does not understand the water problems and the project as proposed, would be a giant threat to the groundwater of the area. Four acres of produce truck farming would take 209,000 gallons a day to keep it going, according to the information she has received, which would be a disaster for the residents, as it would jeopardize their use of water, and not a good use of taxpayer funded programs. **Victor Miller**, adjoining property owner, has had discussions with owner. The Millers have 2 wells and one is dry and heavy use will make the other one go dry. His other concern is with the leasing of the property in a residential neighborhood including questions as to management especially as it involves numbers of people entering the property. **Michael Ferri**, neighbor about 100 yards away from the property, points out that Lee Valley is a bowl in that area and he has two wells. One went dry and the other isn't super. Several neighbors are having to truck in water today. The other concern he has is who would be monitoring the use of pesticides and herbicides as well as the access to the property. He points out that today the road needs maintenance consistently and would need more maintenance if trucks to and from the truck farm heavily used it. **Susi Cooley**, resident, has lived in valley for 20 years and is concerned, realizing that there are water restrictions everywhere in CA and this heavy use would not follow the guidelines we are being asked to follow. **Roland Heuschele**, has lived across the street from the subject property for ten years. They have a tank for storage of water and have had to have it trucked in about four to five truckloads a year. The impact would be very negative for him, especially with today's water shortage.

Joe Stuyvesant, Chair then called upon the Planning Group for their questions or comments. **Michael Casinelli** stated that the Planning Group members need more information including the scope of the project, quantity of vehicle traffic, etc. He agrees with the community members who appeared and would want to know the background and supervision of the people who would be running the program. **Judy Bohlen** asked how this property was identified for a federal grant program, as it is not suitable as far as water availability,

septic systems, transportation, etc. **Richard Marzec** asked how many people are planned to be on the property, are there improvements proposed, and the 15x30 building use? He also asked if they planned organic farming. **Eileen Poole** asked the number of people involved? **Jean Strouf** asked about the road going to the property and pointed out that the road is used for equestrian, bicycle, and walking today and the higher volume of traffic would be a concern. **Joe Stuyvesant** asked to see the federal grant application and the LLC to get the details. **George Novinger** asked about the zoning in Lee Valley. The neighbors call it residential and it is zoned agricultural. He asked about the output of the well on the property, which we are told is 1000 feet deep. He asked about the numbers of people who live in the area – had it increased since the 1985-87 research quoted earlier? **Elizabeth Kelly** asked about soils testing to see if it was suitable for agricultural use as well as the amount of water that would be used. **Steve Wragg** stated we need a lot more information before any kind of recommendation will be made by the JDCPG including a water study. His feeling is that this development would have a negative impact on the groundwater. He asked about the clearing and biology and was told they don't need an agricultural permit as it was previously farmed. **Randy White** pointed out that the septic system will require a huge quantity of leach lines and would be difficult if not impossible to do with the quantity of proposed for the truck farm. **Joan Kouns** stated that the water, roads and numbers of people involved would all need to be addressed. **Michael Casinelli** pointed out that some of the information would have to come from the federal government regarding water usage. **Bill Herde** pointed out that we could provide a public forum for her so she will hear her neighbors' concerns. **Joe Stuyvesant** said that the Planning Group needs a Scoping Letter and a complete presentation on the project before they can make a recommendation. He would also recommend that the applicant get together with the neighbors and hear their concerns. **Janet Mulder** told the members of the public that if they would give her their emails she would send them a copy of the minutes and agenda so they would know when the next time it will come before us. Fourteen people added their emails to our list of residents who receive our minutes.

- 7. PDS2015-TM5605 – 2882 Poplar Meadow Lane. OWNER, BACK, RICH MARZEC reporting that he met with Mr. Back** on the site and the scoping letter has just arrived. The answers to questions in the letter are due back on Nov. 27. This is a ten-acre parcel divided into five lots in Proctor Valley. An existing house is on one lot and the County is asking for road widening of Poplar Meadow Lane for the subdivision. Questions from the Planning Group included: Is it in water district – Yes, Otay. What is the size of the 5th parcel - it is approximately 3 acres; and the others are 1.57, 1.35, 2.04 and 1.0 acres in size. They have contacted and received feedback from the neighbors regarding the drainage channel and they feel that it would have no effect, as there would be minimum grading. The County questions most important were the road width and line of sight. **Judy Bohlen** pointed out that this property has been previously divided and there has been a boundary adjustment. This will be a major subdivision and the adjoining property from the first division could be divided again. **Michael Casinelli** asked about a letter from the fire department, as it would be helpful regarding necessary road width. **Randy White** reminded

us that the road widening was required for the original lot split and he feels they need to put in a larger culvert to handle drainage. **This will come before us at a later date when the information is complete. No action taken.**

- 8. TPM21231 - Otay Valley Quarry LLC Otay Ranch Replacement Property TPM Village 14 - Preston Brown** will review and report back to the Group at the October meeting.
- 9. PROJECT REVIEW CHECKLIST (AKA THE WRAGG MANIFESTO) DISCUSSION -** Held for next meeting so Steve Wragg can explain it to us (give us the Cliff Notes)
- 10. JAMUL INDIAN VILLAGE UPDATE -** There are a large number of cars (over 300) in the parking
- 11. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING

7:30 P.M. TUESDAY, OCTOBER 13, 2015

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

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