

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
October 27, 2015**

Minutes

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

3. **APPROVAL OF AGENDA for October 27, 2015 and the minutes of October 13 2015 as sent via email with correction suggested by Michael Casinelli as reflected in the Final Minutes. Motion carried unanimously.**

Chair, Joe Stuyvesant moved agenda item 5 to follow item Agenda 7:

4. **OPEN FORUM: Opportunity for public comment on any item not on the agenda – 3-minute time limit**
 - a. **George reported** on a conversation with Armanda Buelna, Otay Water Communications Manager, regarding the expansion of the diameter of the sewer line that was mentioned in the newspaper article and was informed that it was located between Dixieline and TGIF on Via Mercado and may have a traffic impact on our area. They will come to JDCPG to review. This was confirmed by Mark Watton, Otay General Manager, by email. Sewers are not allowed beyond the urban limit line which is outside of Jamul-Dulzura Planning Area.
 - b. **Judy Bohlen** pointed out that workers from CW Driver are parking in the morning on both sides of the road (Melody and SR-94 and Proctor Valley Road waiting for the lot to open on the Casino project. This should be reported to Caltrans and to CHP as it is causing traffic problems for our residents. Anyone that observes this action is encouraged to call CHP after 8 a.m. and Caltrans and speak with Bill Figge (688-6881) or Chi Vargas (688-6807).
 - c. **Joe Stuyvesant** received a call from **Jean Immenschuh** regarding our letter who told him that the mountain bikers were creating a problem and destroying her property and therefore she is unable to remove the gate as requested. She told him that she had no problem with the horses or hikers, but the Mountain Bikers were a problem. **Joe Stuyvesant** is recommending no further action.

- d. **Joey Stuyvesant** pointed out that we have a very long agenda, and he will enforce all of the rules allowing the developer to present, followed by the sub-committee, and then questions from the JDCPG and the audience. Statements from the Group members will be last.
6. **PDS2015-TM5605 – OWNER, BACK – 2882 Popular Meadows Lane, RICH MARZEC** reporting he has visited the neighbors and **Mr. Glen Lee Budvarson** was present. **Rich** had discussed with the neighbors their concerns He will bring this back, and he is requesting that a drainage study be provided for review from the County. **Mr. Budvarson** showed the property to **Rich** and he feels that there is an error on the topographical map of five feet. They have it listed as five and he feels the berm is ten feet, and has an existing problem that the new development will make worse. **Randy White** suggested that this drainage been an existing problem on this road and that drainage from the property goes through other properties and can create an additional problem unless there are extra culverts installed. **Rich** will notify the County to this possible problem and alert them that the drainage study must show proper drainage.
7. **REVIEW/UPDATE STATUS ON ALL PENDING PROJECTS (most on hold per applicant or County): Joe Stuyvesant asked for review on the following:**
- **TPM 21218, LOT SPLIT AT LYONS VALLEY RD. east of CHAPARRAL HTS., applicant Doug Shelstrom -- Preston Brown reporting that he has not been contacted by the owners. It will be put on the agenda when the County or applicant informs us it is ready.**
 - **TPM21231 – Otay Valley Quarry LLC – PRESTON BROWN reporting the project manager has to finalize the decision as to whether they need to do a CEQA or not.**
 - **PDS2015-ZAP-02=026W1 ZAISER PROPERTY MINOR USE PERMIT MODIFICATION 1441 Hillside Estates Drive Jamul APN 596-190-32 –The project was put on hold by the applicant.**
 - **PDS2015AD-15-024 – MILLER ADMINISTRATIVE PERMIT FOR AGRICULTURAL CLEARING - JEAN STROUF reporting that as this point the planner is not ready to do a scoping letter as she has not received enough information from the applicant.**
 - **PDS2015-AD-15-034 – Admin permit – The Castle on Lyons Valley Road is being -put on hold by the County as they need to do more research on the project.**
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5. **UPDATE ON PDS2005-TM-5460, SIMPSON FARMS DEVELOPMENT, SINGLE FAMILY RESIDENCES AND COMMERCIAL USES, applicant Gotham Mgt**
- - **Steve Wragg, Richard Marzec, Preston Brown and Eileen Poole reporting. Joe Stuyvesant proposed that we allow the applicant to make their presentation, followed by County, followed by Sub-committee report, followed**

by questions from the Group and then community. Comments will then be made by Group. Michael Casinelli suggested since it was listed as an “update”, should there could be no vote as it was not an action item. Probably a mute point as we may not be ready to vote at this juncture.

Applicant Chad Harris, representing Gotham Mgt, owners of the property, met with sub-committee four times, had appeared before us several months ago. He recapped the project – 160 acres – 95 single family homes – 17 built on 2-acres and 78 build on 1-acre. The corner that includes the Barrett House is not a part of this development. They have done the technical studies but have no plans to develop it at this point. When they come forward with a commercial plan for that corner it will require a major use permit. Numerous changes have been made to the project through the subcommittee including the formerly concrete block wall was changed to a “rock covered façade, other landscaping issues, doubling the planting on the original plan and increased the size of the plants to better screen the project as per the recommendation of the subcommittee. The sizing of the retention basins were readdressed to meet County Code requirements. The sound wall along SR94 was redesigned to be about a 4 ½ foot wall and a 3 foot dirt berm as per recommendations of sub-committee. Fencing along the perimeters will be consistently three-rail. Trails will be on both sides of the internal streets and landscaped. They have a pallet of suggestions as to fencing of the individual homes which the homeowners will be required to use by the homeowners association. Street lights will be customized and placed at seven or eight different intersections. Density of project is consistent with the general plan and community plan as to lot sizes. They showed a map showing the surrounding densities and feel they fit into the community. County alerted them to a problem with nitrates in the soil and they are proposing an advanced septic system, BioSolutions is the company with which they are working. County approved the LAMP (Local Area Management Program) in July which **Chad Harris** said would allow the use of these systems which filter out about half of the nitrates and the other half filter thru the landscaping.

County Staff member, Marisa Smith stated that all of the information has been gone over and she and **Scott Rosecrans** have met with the sub-committee and available to answer any questions.

Steve Wragg, Chair of Sub-committee, introduced the sub-committee, **Michael Casinelli, Preston Brown, Eileen Poole, and Richard Marzec and Chair, Joe Stuyvesant** came to observe. They had a site visit on June 17th to prepare for the June 23rd JDCPG meeting. Steve passed out minutes of the 6-23 meeting and pointed out that **Scott Rosecrans** came to that meeting to address the advanced septic system which is unlike the typical septic system. The systems have been around for 10 years and are approved by the LAMP that was approved by the BOS for their use. There were 4 subcommittee meetings, of which the last meeting t were attended by Scott Rosecrans and Steve Braband of Bio-solutions. At the first meeting, they went over the group’s potential concerns as addressed during our meeting. They dealt with community character, lot size, traffic, septic system. **Michael Casinelli** visited a residential project in Fallbrook that the applicant had previously developed. The County identified a nitrate issue on the site and the applicant has come forward with advanced septic systems to help them mitigate the nitrate impact. The noise wall that was originally suggested was changed as per the sub-committee’s recommendation. The proposed lighting was discussed and it would only be at the intersections shielded to comply with the dark skies policy. Trails were discussed and they are both located internally along the private streets

and along Jefferson, Olive Vista and SR94. The commercial lot is preserving the Barrett House at its current location at least in this plan. All the above issues areas were resolved and the subcommittee was in agreement with, except the following: advanced septic system, traffic, street lights, and community character.

Eileen Poole addressed the traffic concern as it is harder and harder to get onto SR94 from Lyons Valley Road Jefferson. The traffic study done by the County included traffic to the proposed casino as well as this particular development and it showed that the roads were adequate. **Eileen** is still concerned about Lyons Valley Rd/SR94 intersection, and the developer did agree to signalize Lyons Valley Road and SR94, as well as other traffic mitigation measures found in the traffic report.

Michael Casinelli stated he was not opposed to development on the property, however, his concern was the “look of cluster housing” and asked for the number of designs or square footage and the developer does not know what it will actually look like. **Steve Wragg** reminded him that with a standard Tentative Map application, the developer is not required to provide floor plans and/or elevations for review, that they only need to show the location of the housing pas. **Michael Casinelli** drove to Fallbrook and asked **Chad** how he was connected and how similar he felt it was to this proposed development. Chad told him that the Fallbrook project homes were all on one and two acres as the Jamul Project. However, Michael found no lots in the Fallbrook project that were less than 2 acres with most much larger than 2 acres. The BrookHills area was similar as it was pad graded, and they had a group of homes from which to decide what design they wanted on their lot and how it would be set upon the lot. It had rural streets and some topography to deal with. There were 73 houses on one and two acre lots. **Chad Harris** was the designer, planner and developer of that development. **Michael Casinelli** passed out some photographs of the Fallbrook development, which he feels is very different than this area. There are 3 gated entrance made out of riverstones, and the streets are wide and one cannot see the houses from the street due to the planting of non-native landscaping and most of the houses had large setbacks from the street and were staggered, not lined up in rows as is proposed in Jamul. He feels the Fallbrook area is closer to Skyline Ranch in our area as they are more spread out. There were no streetlights. The homes have from approximately 3600 to 7000 square feet. His concern is that Simpson Farms would have a clustered look with cookie cutter homes, and feels it will be more urban than rural in nature. It is the center of Jamul and everyone drives by this area and he fears it will put us into an urban mode much earlier than we might want. He feels that the lot sizes, the house sizes, the street lights, the terrain, and the look are not the same in this proposal as the community in Fallbrook to which Chad sent him.

Preston Brown talked about the new advanced septic system for onsite waste water treatment and that their usage in the County had been approved by the BOS thru the LAMP. Bio-Solutions has designed advanced septic systems for this project, The science of the systems has been around for quite a while, and is good. It works as a pressure drip system and for a 4-bedroom house it would cost about \$33,000. Each lot will require about 500-700 square feet for a dispersion field which can be planted with some plants including native plants but they may not allow it. These systems were approved in July through LAMP and are very effective where there is a high water table. These systems work in clay soils all over the country. Maintenance is very important for these systems. They must have semi-annual contracted maintenance for \$650 per year and have to apply for an annual permit fee from the County for \$300. The system will send out information

of any problem to the Maintenance Contractor, the owner, and the manufacturing company. Maintenance of these systems must be kept up. If the system fails, the property owner cannot go to a regular septic system. **Preston** asked how the County could approve for the whole sub-division and was told that the soils were so similar that they could approve the system in general, however each lot must have their individual lot approved before building.

QUESTIONS FROM THE GROUP:

Judy Bohlen –asked how large are the pads, how large is the area for the advance treatment. **Chad Harris** said the pads run 5000 ft to 8000 ft which leaves the adequate 500 – 700 sq feet field plus a 100% reserve. **Judy Bohlen** – asked which system **Scott Rosecrans** would put in if he was building on a one-acre lot: a regular septic system or one of these new ones. **Scott Rosecrans** answered that either one would be allowed but he prefers standard septic systems. There are not a large number of San Diego County lots that are using this now because the ground is so good for percolation, and doesn't need an alternative use. If you have groundwater or shallow soil then that is when you would use this system.

Jean Strouf asked about pools and horses, are they allowed? **Chad Harris** told her, Yes, with no further restrictions on animals.

George Novinger asked how this homeowners association will work vis a vis other homeowners associations? Will there be any guidance as to what homeowners can plant? He asked Chad to address the “look and feel” of the community – its character – cookie cutter vs more rural. **Chad Harris** said that they would need to maintain internal and external trails and retention or catchment basins and the open space areas. The builder will plant some and the HOH will require all landscaping to be done within 60 days as approved by the HOH. Chad's vision is for Simpson Farms to be rural in feel with a custom home look and have an eclectic community that remains rural.

Janet Mulder asked how many of these new septic systems had been put in in San Diego County, and **Scott Rosecrans** said that there had been about 18 installed over the fifteen years. However since the LAMP passage, there have been 40 submitted and 14 installed. **Janet Mulder** reminded them that they had told us previously that these septic systems were used to save homes who had failed systems, and asked how they would guarantee maintenance of these systems. **Scott Rosecrans** said they would be monitored by the company and the County and that the people would face heavy fines if they did not keep them maintained.

Preston Brown asked about the fencing around the perimeter and would the entrance be gated? **Chad Harris** said the fencing was three rail which is about 48” tall and there would not be an entrance gate.

Randy White reviewed that the whole property is 160 acres and commercial is 12 acres. Each prior developer did a core perc test which dropped the number of lots they could have to 90 lots and wondered why they could not use those tests to determine how well the soil percs. **Scott Rosecrans** said that these core borings have to be a certain depth (12”) for this system. The previous requirement was 1 test on 40% of the lots at a much deeper perc depth. **Randy White** asked about where the plastic pipe goes and was told 6 to 8 inches underground. He asked about Olive Vista entrance and was told it will be a regular road with ingress and egress. He then questioned the widening of Jefferson and to make sure there is enough room for horses and **Chad** said the trails would be around the whole property except the boundary between his property and the contiguous parcel to the east, which he does not own.

Michael Casinelli asked about the different alternatives for septic systems and **Scott Rosecrans** said that he had not seen any of these septic systems done on this scale of project. The buyer of the lots will need to have an agreement with the septic system provider. **Michael Casinelli** asked if the developer could do part in regular septic system and part in the alternative system. He would like to have them look at that alternative. He asked **Chad Harris** how he could assure us that it will have the rural look he has told us it will and **Chad said** that it is difficult to show on a map and no promises can be made, since the project is market driven. He does say that the homes will be as nice as the market allows them to be, and the nicer the home the better they will sell. He would be glad to have a condition of approval of the TM to have to return to the Planning Group with the house designs before he builds them. He has owned the property for 12 years and wants to see it developed. **Marissa Smith, of the County**, pointed out that it is difficult to ask a developer to show what the houses are going to look like on a TM. She is waiting on the final information on traffic, drainage, swamp, hydrological information to do a scoping letter.

Joe Stuyvesant asked **Steve** to disclose his relationship with the developer and **Steve Wragg** pointed out that he has worked John Boarmen, LLG the traffic engineer and Karl O., Helix Environmental never worked with **Chad Harris** and feels there is no conflict. **Joe** asked how many floor plans and **Chad** said approximately 12 different floor plans and 2-3 different elevations. **Joe** asked about housing styles that they are considering to be rural compatible. **Chad** said they are looking at different “ranch-y” styles. **Joe** asked if **Sweetwater Authority** had approved since the project is in their watershed, and **Marisa Smith** said Sweetwater Authority has told the County that they have no further comments on the project. **Note:** This item was amended by **Jane Davies of Sweetwater Authority** who wrote, “In August, Sweetwater Authority sent a letter to the PDS planner listing project concerns and requesting that the County include a condition requiring the applicant to submit evidence of compliance with Sweetwater Authority Resolution 84-8 As Amended. Our staff reviewed the project resubmittal documents distributed by PDS in early October, and we had no additional comments. The Authority will continue to track Simpson Farms through project processing and will be reviewing the CEQA document during public review.”

Joe asked about the annual permit the homeowners have to get from the County for the septic– what is required? **Scott** said that they require that notice be sent from the County to the owners regarding the maintenance and there are fines that go up with each successive violation in order to encourage homeowners to abide by the regulations. **Joe** asked **Scott** if there are any other problems he has with approving these systems. **Scott** said that he has to get the information from the people who are conducting the soil testing before he can make a recommendation. **Joe** asked if they have to disclose the use of this new septic in the selling of the houses, and was told yes they do.

Elana Thanbeog, resident, asked about how they separate the gray water from the black water and **Scott Rosecrans** said they won’t separate them – the system will. **Elana** asked about plants – will they be using native plants **Julie McCall, Helix Environmental**, told her they looked at the impact on the native plants and found there were no endangered plants or animals on that property to be mitigated. **Jon Becker, Private Design Consultant**, spoke as to the animals on the property and they feel there will be corridors through the open fencing and wide streets.

Joe Stuyvesant pointed out that we need the scoping letter, results of the boring, and thanked Chad Harris for the assurance that he will bring the house plans for the development to our Group for our opinion.

8. JAMUL INDIAN VILLAGE ABC APPLICATION:

Jean Strouf moved that JDCPG file a protest against alcoholic beverage license application and send it to the ABC by tomorrow morning. Motion carried: 9, Yes; 0, No; 1 Abstention (Novinger)

Joe Stuyvesant and Janet Mulder will create the letter and deliver tomorrow to the ABC regarding this application for a liquor license.

9. JAMUL INDIAN VILLAGE UPDATE – Chair postponed due to latest of hour.

10. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS: Chair postponed due to latest of hour.

11. SCHEDULED SUBCOMMITTEE MEETINGS:

- None currently scheduled. Check posted minutes for updates

ADJOURNMENT: Joe Stuyvesant, Chair, adjourned the meeting at 10:30 p.m.

Respectfully submitted,
Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, NOVEMBER 10, 2015

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

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