

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
JANUARY 12, 2016  
FINAL Minutes**

**Approved Jan. 26, 2016**

**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** Elizabeth Kelly, Janet Mulder, Joe Stuyvesant, Richard Marzec, Michael Casinelli, Eileen Poole, Randy White Jean Strouf, Steve Wragg, Joan Kouns, Judy Bohlen, George Novinger, Earl Katzer and Bill Herde.  
**Excused:**  
  
**Absent:** Preston Brown.
  
3. **APPROVAL OF AGENDA for January 12, 2016 and the minutes of December 8, 2015 as sent via email with a few editorial corrections as reflected in Final Minutes.** Motion carried unanimously.
  
4. **OPEN FORUM: Opportunity for public comment on any item not on the agenda – 3-minute time limit**
  - a. **Joe Stuyvesant will** not be at the next meeting as he will be out of town. **Bill Herde, Vice-Chair,** will chair the meeting.
  - b. **Janet Mulder** will not be at the next meeting as she will be out of town. **Liz Kelly** will take notes at the meeting and Janet will do the minutes upon return.
  - c. **Randy White** asked if SDG&E had completed their work and was told no they are working in front of Steele Canyon High School at night as Don Parent told us.
  - d. **Hollenback Parking Lot is closed** now due to damage due to the rain. They are asking bicyclists and equestrians not to ride on the trails when they are wet as it will degrade them significantly. Reported by **Jean Strouf.**
  
5. **PDS2015-TM5605 - POPLAR MEADOW LANE – OWNER, BACK - RICH MARZEC** reporting that there has been much conversation between Mr. Budvarsen and Walsh Engineering Firm and they have resolved the issues and now the County and the Developer are working together and Rich will let us know when it needs to be put on the agenda for action.
  
6. **PDS2015-MUP-08-009W1 – VERIZON CELL TOWER AT 13635 BEAR MOUNTAIN WAY – ELIZABETH KELLY** reporting this project has been postponed indefinitely due to the fact the modification application has been withdrawn, according to email Liz received from Verizon.
  
7. **PROPOSED LETTER TO BOS INDICATING CONCERNS ABOUT USE OF ALTERNATIVE SEPTIC SYSTEMS IN LARGE CONCENTRATIONS –**

**MICHAEL CASINELLI REPORTING.** **Michael Casinelli** reminded us that at the last meeting he proposed we include a letter to the BOS regarding putting the proposed septic systems in this heavy density since it has not been used previously in this heavy concentration of development. It might be that there would be no problem, but since this proposed system has not been used for more than fifteen years, he would like for the BOS to be aware of the huge financial burden to the homeowner if it fails and in addition there is not a “failsafe” backup since we do not have sewer in our area. He would hate to see the intrusion of sewers in our area in effect forced by the failure of these systems, realizing that they cannot be replaced by regular septic systems if they fail.

**Discussion Followed:**

**Bill Herde** asked how the BOS could justify re-looking at a system they have already approved? **Michael Casinelli** said they may not have had all of the information.

**Steve Wragg** asked what made **Michael** think that the BOS should re-look at it? **Michael** said that **Scott Rosecrans** said that as far as he knew this alternate septic system had never been applied to specifically reduce nitrates in the soil so that greater density could be reached. **Scott** also stated that he did not know of another geographic location where this quantity of these systems were placed within a subdivision.

**George Novinger** was familiar with the system when he lived in Japan and felt that it did work there, so did not have the concerns raised by Michael.

**Eileen Poole** said that she would encourage us to spell out any acronyms that we use such as BOS used in this agenda item and further she felt that the JCPG had responded and we should not ask the County to re-look at it, but if the three who voted nay wanted to send a minority report, that should be okay.

**Joe Stuyvessant** pointed out that this is not revisiting the project but asking the BOS to relook at this system in terms of concentration of system levels and reliability.

**Steve Wragg** pointed out that these systems allow a builder to build on a zoned one-acre lot as planned. If we had a problem with that density, we should have addressed it at the time of the General Plan Update.

**Michael Casinelli** pointed out that there have been mistakes made in the past in zoning by the County and approved by the BOS (i.e., Spring Valley) and in fact that is why we now have Planning Groups, to bring the perspective of the community. The 1-acre zoning means that that is the maximum number of homes that can be built on that property and the minimum lot size is not a guarantee of size granted as other factors must be considered besides just the minimum zoning.

**Michael Casinelli** suggested that sending a letter to the BOS would perhaps encourage County staff to do more research on these new septic systems before further approvals.

**Bill Herde** pointed out that the developer was looking to solve his density problem and used a technological solution and it was brought before the BOS and approved. However, he does not see any harm in asking the County if there are any guidelines as to density or concentration of use in a tight area in a future project.

**Joe Stuyvesant** pointed out that in a septic system there are requirements as to length of leach fields, etc. and asked Steve to comment. **Steve Wragg** pointed out that these new systems have to go down only 1-2 feet but the old systems need 5 -7 feet available for the leach lines and so the new ones don't require as much land.

**Steve** also pointed out that **Preston Brown** was the sub-committee member who did the research on the septic systems and that he had contacted several and was satisfied.

**Michael** pointed out that **Preston** reported that the systems work, but did not address the reliability over a long period of time. No one was questioning whether they work, it was just how reliable they are over an extended period of time.

**Rich Marzec reported that his office building** has had one of these systems that services the 60,000 square foot office with over 400 employees and it has not failed but has required maintenance since it was installed in late 2007.

**Michael Casinelli moved that we send a letter to the BOS asking them to re-look at high concentration applications of this alternate septic system to ensure the longevity and reliability of the systems. Yes, 7; NO, 7; 0 Abstentions. Motion did not pass.**

**Joe Stuyvesant pointed out that the Planning Group members who voted to send the letter, could send individual letters as members of the community expressing their concerns, but not as Planning Group members.**

**8. PROJECT REVIEW REFERENCE GUIDE – STEVE WRAGG REPORTING – Steve designed a guide for us to be able to better review any project that comes before us.** He gave us a CD of the materials and the majority of the reference contains summaries on zoning, community plan, general plan, trails and pathways, fire, water, septic, parks easements, grading, subdivision design and technical studies. It includes the unofficial questions for reviewing discretionary projects which should help us be consistent in our reviews of projects to which we are assigned.

**George Novinger** suggested that it is a great starting guide for Planning Group members and might want to make it available to other Planning Groups.

**Eileen Poole** thanked Steve and said it would be most helpful to new members and wished she had had a copy right from the start of her tenure on the JDCPG.

**Joe Stuyvesant thanked Steve Wragg for his work on the Guide and felt it would be most helpful!**

#### **9. JAMUL INDIAN VILLAGE UPDATE:**

**Announcement was made of the Public Meeting regarding the proposed casino which is set for Wednesday, Jan. 20 at 7 p.m. in Jamul Primary School Multi-Use Room, and encouraged all to attend.**

**Michael Casinelli** stated that he had been informed that CW Driver employees have abandoned the parking area and are now using the parking garage which would mean that the problem with the cars needing to cross the double lane to get in and out is the same.

**Jean Strouf** asked if anyone found information regarding a proposed sewer line and **Joe said that he found that there was no sewer line proposed for Jamul.**

**Michael Casinelli** stated that he recently found out that in **April, 2015 JIV made two addendums to their original EE** in which they dealt with changes in the storm water to make it run-off on to the Rancho Jamul Ecological Preserve as well as their treated sewer water. **No one on the Planning Group was informed of these Addendums as there was no public notice with the possible exception of it being on their Website.** **Michael** suggested we needed to contact **Regional Manager Ed Pert of CA Fish and Wildlife and the Regional Water Quality Control Board.**

**Joe Stuyvesant appointed a sub-committee to look at the issue of these two addendums which we haven't seen and the consequences of same including Michael Casinelli, Jean Strouf, Janet Mulder, Eileen Poole, and Bill Herde.**

**Jean Strouf pointed out that the closure of SR94 during the last storm was a concern especially if we have an El Nino weather conditions, as the Ecological Preserve cannot handle that much water, especially if there is extra run-off from the JIV.**

**Rich Marzec announced that the Fire Department announced that coordination has been concluded and JIV has agreed to give an additional full time paramedic to station 36 and a ladder truck and a crew in order to support emergency calls from the proposed casino.**

**10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:**

**a. Annual training in person will take place at the County or in Lakeside. If you choose to do this required annual training online, the information will be online this Friday. Joe sent us all an email with the locations and times last week**

**11. SCHEDULED SUBCOMMITTEE MEETINGS:**

**- None currently scheduled. Check posted minutes for updates**

**Adjournment: Chair, Joe Stuyvesant, adjourned the meeting at 8:57.**

**Respectfully Submitted:**

**Janet Mulder, Secretary**

**NOTICE OF NEXT REGULAR MEETING:**

**7:30 P.M. TUESDAY, JANUARY 26, 2016**

**OAK GROVE MIDDLE SCHOOL LIBRARY**

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

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