

**County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936**

REGULAR MEETING MINUTES: November 6, 2012

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:01 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Manning, Mitrovich, Myers, Nichols, Phillips, Schuppert

Absent: Forthun, Henderson, Hyatt, Reith, Tierney, Wollitz

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: October 16, 2012 **VOTE: 7-0-2 to approve.**
Abstained: Feathers, Mitrovich

5. LAND USE

a. STP12-021: Site Plan for 9089 Campo Rd. (vacant restaurant near Albertsons). Demolish existing 4500 sq. ft. restaurant and replace with 1654 sq. ft. single-story building intended for food service/coffee shop with drive through and 233 sq. ft. outside dining patio. Existing parking, layout, etc. to remain.

NICHOLS introduced the project which involves installing a shell building on the south side of Campo Rd. The proposed building is significantly smaller than the existing Jimmy's restaurant. All the facilities will be situated within the footprint of the existing building including the patio, drive through and trash bin. None of the existing surrounding parking will be impacted.

Kevin Mullimax from the architectural firm, Steven Poon the Starbuck's design manager and their landscape architect further discussed the project. They stated that there are no problems with Albertsons. They described the signage on the building and on the existing pole mounted sign. There will be 8 car length spaces available for the drive up cue. This site will be a relocation of the existing Starbucks across the street.

The signage and colors on the elevation drawings represent what they will actually look like, including the landscaping colors. PHILLIPS likes the pole sign, landscaping

and colors. So as not to block the pole sign, he suggested that the vegetation be less than 8' high. He does not like suggestion of a king palm. He believes this project will be an asset to the area. NICHOLS recommends and **moves** that we approve the project (Phillips seconds). **VOTE 9-0-0 to approve.**

b. Verde Glen Drainage Improvement: Repair of storm drain system by lining approx. 900-feet of the existing facility beginning on Vista Verde north of Verde Glen and continuing downstream to 100-feet east of Treseder Circle.

The project was presented by FITCHETT who had spoken to the neighbors on Verde Glen concerning the failure of the existing pipe which had caused a sinkhole. The sinkhole and the 54" CMP pipe were repaired in Dec. 2010/Jan 2011. County Project Manager Steve Ron, Engineer Matt Widelski, and Flood Control Engineer Sara Agahi provided a more detailed description of the project. They referred to the existing 48" & 54" corrugated metal pipe (CMP) stormdrain. They propose to re-line the existing pipe from the existing headwall for approximately 900 feet downstream to the existing 42" reinforced concrete pipe (RCP). They will require that the Contractor meets a performance specification that the pipe must be water tight. They will try to minimize the inconvenience to local residents. The work will be performed in the daytime. They still need to obtain temporary right of entry agreements from several property owners. This project has received an Environmental Categorical Exclusion. Construction is scheduled to begin in Spring 2013 and conclude in Summer 2013.

Joe Laudner of 1926 Treseder Circle asked about the catch basin on his property and if they will install the pipe from upstream to downstream. That was confirmed. The County also stated that there will be no excavation since the Contractor will line the existing pipe. The Contractor will set equipment up at the headwall and at each manhole as well as at the catch basin at the end of the pipeline, where it transitions to the RCP, on his property.

Windell Salter lives at 1973 Verde Glen Street. He stated that the sinkhole had occurred on his property. He asked why the previous pipe collapsed and how the new liner will prevent the pipe from another collapse. The County described how the ultraviolet (UV) lining is fed through the headwall or manholes and then blown up. The lining turns into a hardened plastic which purportedly makes the pipe just as strong as a reinforced concrete pipe. With water tight seals, the pipe will not have the same problems. The Contractor will set up on the pavement on Verde Glen and just access the manhole.

One resident pointed out that there is a catch basin on Vista Grande which feeds to an underground pipe and then empties onto the residents' street. Can the County alter the flow of that water? The County representatives said that they will look into the problem. The County was asked if the construction will be during rainy season & they said no.

FITCHETT moves to support the project. (Brownlee seconds). **VOTE 9-0-0 to support.**

c. W12-006: Site Plan exemption for remodel from a bar to offices with new roof and fenced storage area at 9847 Campo Rd., APN: 501-241-02-00.

PHILLIPS presented the project which is a remodel of a rundown former bar to be used as a realty office. He is recommending the improvement. Tom Parashos and Robert Aguilar showed a plan depicting the south elevation. PHILLIPS commented on the colors shown stating that they don't meet our requirements for compatible colors. NICHOLS questioned the street number in the address which was possibly wrong. They will have a shed behind the building for the storage of realty signs. It will not be visible from the front of the building. PHILLIPS recommends approval of waiver (Brownlee seconds). **VOTE 8-0-0 to approve** (Manning left earlier).

6. NEW BUSINESS: None

7. UNFINISHED BUSINESS: None

8. CHAIRMAN'S REPORT – On Dec 5th the County Board of Supervisors will be meeting. The agenda includes serious amendments to Board Policy I-1 including CPG Chair term limits.

9. ADJOURNMENT at 7:43 PM

Submitted by: Jösan Feathers