

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

REGULAR MEETING MINUTES: September 17, 2013

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

1. CALL TO ORDER: 7:00 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Chapman, Feathers, Fitchett, Henderson, Manning, Mitrovich, Myers, Perry, Phillips, Reith, Tierney, Wollitz

Absent: Hyatt, Schuppert

2. FINALIZE AGENDA: As shown

3. PUBLIC COMMUNICATION: None

4. APPROVAL OF MINUTES: August 6, 2013 **VOTE:** 10-0-2 to approve.
Abstained: Brownlee, Manning. (Chapman late).

5. LAND USE

a. ABC-13-003: Request for a license to open a bar (approx. 1,800 sq. ft.) at 4618 Avocado Blvd. in the Neighborhood Commercial area on the southwest corner of the Fuerte/Avocado intersection. The license would allow the sale of beer and wine for on-site consumption (type 42 – on sale license.)

Presented by MYERS. Per procedures set forth by the County Board of Supervisors, Myers assessed compliance of this application with neighborhood compatibility considering the following four factors:

- a. Proximity and number of other retail outlets selling alcohol.
- b. Proximity of the retail outlet to schools, playgrounds, and other facilities serving young people.
- c. Proximity of the retail outlet to residential neighborhoods.
- d. Whether the retail outlet provides: (1) a wide range of desirable goods and services; or (2) a unique type of goods or services.

The Applicants, Scott & Julie Reams, addressed the group. They have lived in the area for the last 14 years. He builds, runs and sells restaurants and is also a chef. He is familiar with ABC requirements and neighbors. He proposes a high end craft beer and wine bar

with no food service. The limited hours of use would be from 2 -10 PM. There would be no loud music. There is parking both in front and in the back of the building. An area encompassed in a 500' circle around bar will be impacted. He hopes to lift the image of the services at the top of the hill.

There were 26 speakers which included 3 for the project (including the applicant and his wife) and 23 against. The objections included 8 speakers concerned with the safety and traffic near the dangerous intersection of Avocado and Fuerte. 6 people thought it would be a public nuisance. 5 people thought it would pose a crime Problem. 4 people were concerned with parking. Many also expressed apprehension about the high activity of children in the area frequenting the 7/11 and being dropped off by both public and private school buses in the afternoon.

A document was submitted which included 130 signatures of immediate residents that oppose the project. Other comments included the 'walking culture' around Mt. Helix and the fact that an El Cajon City ordinance was tightening up alcohol establishments. The president of Grossmont-Mt. Helix Improvement Association (GMIA) spoke and reported that their Board voted to recommend the rejection of this project.

The Applicant rebuttal included the comment that the top of the hill will always be dangerous. He felt that vehicles that park for 40 minutes at a time versus in and out traffic is safer. He mentioned that the area was zoned for 6 liquor licenses. He concluded by stating that the area is already a high crime rate area.

MYERS moved that after integrating public input and applying the criteria specified in the Board of Supervisor's Procedure for Determining Public Convenience or Necessity for Alcohol Beverage License, she recommends that the Planning Group deny the License Application. (**MANNING seconds**).

More discussion ensued. Concerns were expressed about parking, traffic safety based on use (a bar requires 10 spaces per 1000 SF and more parking would be required than exists), kids hanging out at the 7-11.

VOTE: 13-0-0 to approve motion to oppose project.

b. Corrective Action Plan (CAP) Case #H04860-001: Proposed mitigation of environmental contamination at 9932 Campo Road (Valero gas station) which resulted from a leaking underground fuel tank system. The leak was first discovered in November 1986. The CAP proposes to mitigate soil and groundwater contamination by the natural attenuation processes demonstrated to be currently occurring in groundwater.

The project was presented by FEATHERS. She distributed the following synopsis of the project to the Planning Group members:

Corrective Action Plan (CAP) Case #H04860-001: Proposed mitigation of environmental contamination at 9932 Campo Road (Valero gas station) which resulted from a leaking

underground fuel tank system. The leak was first discovered in November 1986. The CAP proposes to mitigate soil and groundwater contamination by the natural attenuation processes demonstrated to be currently occurring in groundwater.

The Corrective Action Plan (CAP) is a document required by the State of California for sites where underground storage tanks (UST) have leaked fuels such as gasoline or diesel.

The dominant soil composition in the area of the Site is Diablo Clay, consisting of predominantly clayey soils with very slow infiltration and a high water table. A history of the site is as follows:

- ❖ Three steel USTs of 10,000 gallon capacity each were installed in 1963. They contained regular, unleaded and premium gasoline.
- ❖ In March 1983 an L-shaped receptor trench and recovery well RW-2 were installed on-site to recover free product prior to off-site migration.
- ❖ In November 1986 the three steel USTs were removed and one of the tanks had a two by eight inch hole in its base. Three double-lined USTs were installed in a new location.
- ❖ Since 1986 numerous borings and groundwater monitoring wells have been installed. Soil and groundwater samples have provided information delineating the horizontal extent of gasoline impacts to groundwater.
- ❖ In July 1987, the California Regional Water Quality Control Board - San Diego region issued Clean Up and Abatement Order 87-107.
- ❖ In September 1987 a remedial action plan recommended the installation of a groundwater extraction and air stripper system at the Site.
- ❖ In March 1989 an automatic groundwater treatment system (GWTS) was installed.
- ❖ In 2002 the system was expanded with the installation of two additional recovery wells.
- ❖ In 2008 the air stripper was replaced with three 200 pound granular activated carbon vessels and operated the modified GWTS until it was discontinued in 2010.
- ❖ Soil analytic results indicate Methyl Tert-Butyl Ether (MTBE), Tert-Butyl Alcohol (TBA), and petroleum hydro-carbons (TPHg) impacted soils greater than 100mg/kg remain in a cylindrically shaped area measuring 100 feet in diameter and approximately 10 feet in thickness. This is equal to over 78,000 cubic feet.
- ❖ These impacted soils are located under paved surfaces primarily beneath the Site and Campo Road.
- ❖ It was determined in 2009 that there were no municipal or private water wells within a one-mile radius of the Site.

Remedial alternatives are selected based on present and potential future uses of the groundwater resource and the potential threat posed to human health and the environment. Ideally, the remediation goal would be to reduce constituents to non-detectable concentrations. However, determination of the economic and technical

feasibility of these alternatives is necessary in order to protect human health and the environment.

Three technically viable remedial alternatives are: 1) natural attenuation 2) mobile dual-phase extraction 3) groundwater extraction.

- 1) Natural attenuation is an alternative where petroleum hydrocarbons are not actively removed and natural processes are allowed to proceed resulting in the reduction of petroleum hydrocarbons concentrations in the subsurface environment. Processes of natural attenuation include dispersion, volatilization, adsorption, and aerobic and anaerobic biodegradation. In addition to ongoing monitoring, institutional controls such as deed restrictions could be put in place to notify potential purchasers, or future users of groundwater at the site, about the possible risk. The advantages of this method are that there is no implementation or start-up period and it is the lowest relative cost while achieving the site treatment goals.
- 2) Mobile Dual-Phase Extraction (DPE) is an in situ technology that uses high vacuum pumps to remove petroleum impacted groundwater, liquid phase hydrocarbons (LPH) and hydrocarbon vapors. It enhances groundwater and/or LPH recovery rates. It also enhances biodegradation by substantially increasing the supply of oxygen to the extraction area. The operational period is assumed to be one, 5-day event each quarter for a period of one year or until sufficient mass has been removed to allow natural attenuation to precede. The advantages of this method are that this is proven technology and the mobile, self-contained equipment requires minimal set-up time and no Site construction. The disadvantages include the possibility that Site conditions may require multiple mobilizations increasing project costs. High groundwater levels and yields can reduce the mass removal effectiveness of the method and increase wastewater handling costs. The total estimated cost is \$106,000.
- 3) Groundwater extraction was used at the site for over 25 years up until 2010. The system infrastructure and equipment still exist at the Site and could be re-activated after obtaining a new wastewater discharge permit, activating electricity and making any necessary equipment repairs. Carbon adsorption technology would likely be used to remove hydrocarbons from the groundwater. The advantages of this method are that this is proven technology that can effectively control the migration of petroleum impacted groundwater. The system is currently installed, requiring minimal construction costs. The disadvantages include the fact that the mass removal rates for dissolved petroleum hydrocarbons are typically low. The concentration of hydrocarbons in the groundwater is currently not high enough to justify the operation and maintenance costs for this technology. The total estimated cost is \$105,500.

The remediation method recommended by Horizon Environmental, the firm that developed the site conceptual model and corrective action plan, is continued natural

attenuation which is expected to reduce concentrations of gasoline constituents to acceptable levels within approximately 12 years.

FEATHERS stated that as far as natural attenuation, she thought that waiting another 12 years, in addition to the 26 years that have elapsed since the pollution occurred, for the above mentioned plume of contaminants to naturally dissipate is irresponsible.

As far as the groundwater treatment system (GWTS), the report states that during the operational period between 1998 and 2010 that the GWTS extracted, treated and discharged approximately 508,317 gallons under permit into the sanitary sewer. An estimated 1 pound of gasoline was removed from the extracted groundwater during this operational period. The groundwater extraction was used at the site for over 25 years and the above mentioned contaminant plume still exists.

FEATHERS believes that the Mobile Dual-Phase Extraction (DPE) in situ technology is the best choice for remediation. It is proven technology and enhances biodegradation. The mobile, self-contained equipment requires minimal set-up time and no Site construction. Hopefully, the operational period will be one year to remove sufficient mass. At that point, natural attenuation can proceed.

FEATHERS **moved** to recommend Mobile Dual-Phase Extraction (DPE) as the remedial alternative. (CHAPMAN **seconds**). **VOTE: 13-0-0 to approve.**

c. Notice of Preparation of a Draft EIR for road improvements required for access to a proposed future Jamul Tribal gaming facility (SR94 near Melody Rd. in Jamul). The California Dept. of Transportation is seeking comments regarding possible impacts resulting from road and intersection improvements necessary to serve the gaming facility.

CT is conducting environmental review for the tribe and sent out a notice.

This Planning Group's September 17, 2013 review of subject NOP found it to lack coverage of possible significant traffic/safety impacts that would accrue from future development of a tribal gaming facility in Jamul.

Primary access to such a facility from the northerly population centers in El Cajon and Valle de Oro/Rancho San Diego would utilize Avocado Blvd. or Jamacha Rd./Willow Glen Drive/Steele Canyon Rd. The environmental impact report (EIR) should address the possibility of increased traffic congestion/safety impacts on either of these heavily congested routes.

Also, the SR-94/Via Mercado intersection between the SR-94/Avocado Blvd. and SR-94/Jamacha Blvd. intersections may be adversely affected and should, therefore be addressed in the EIR.

Additionally, the proposed addition of a second eastbound right-turn lane at SR-94/Jamacha Road would directly and significantly impact the riparian woodland area

which exists in a healthy state along the south side of SR-94 and is a County Resource Conservation Area.

PHILLIPS **moved** to approve his recommendations. (REITH **seconds**.)

VOTE: 13-0-0 to approve.

d. (Tentatively Scheduled): Site Plan review for extensive remodel/rebuild of the Carl's Jr. drive-through restaurant located on the southeast corner of the Kenwood Dr./Kenora Dr. intersection.

Cancelled

6. UNFINISHED BUSINESS

7. NEW BUSINESS

8. CHAIRMAN'S REPORT Phillips spent \$121. 81 for stamps and a printer cartridge. HENDERSON **moved** to approve the expenditure. (BROWNLEE **seconds**.)

VOTE: 13-0-0 to approve.

Sprint/Cox working on Fuerte and Grandview. Same thing happening on Grove Road.

Planning Commission is going to hear the North Island Credit Union specific plan amendment.

9. ADJOURNMENT at 8:45 PM

Submitted by: Jösan Feathers