

San Diego County
VALLE DE ORO COMMUNITY PLANNING GROUP
3755 Avocado Blvd. #187
La Mesa, CA 91941

Minutes of the Meeting: February 2, 2016 (Approved 3/1/16)

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Spring Valley, CA 91978
Training Room, Lower Level

A. ROLL CALL: 7:03 PM Mark Schuppert, Chair

Members present: (9) Baillargeon, Bickley, Burley, Hernandez, Hyatt, Johnston, Rand, Schuppert, Tierney

Members absent: (6) Chapman, Feathers, Myers, Nold, Wollitz, Zimmerman

Members Seat Vacate: (0)

(Votes: Yeah-Nay-Abstain-Absent-Vacant-- __--__--__--__--0)

B. APPROVAL OF MINUTES FOR January 5, 2016. VOTE: 9-0-0-6-0

C. PUBLIC COMMUNICATION: None

D. ACTION ITEMS:

1. Variance Request – SFR Setback Variance, MT Helix Drive @ Alto Drive.

[Hernandez] [Chinchen]

The applicant, Mr. Chinchen, is currently in escrow on a residential lot located at MT Helix Drive and Alto Drive. He requested a reduction in the front yard setback from 40' to 20' and the rear yard setback from 40' to 20'. Mr. Chinchen plans to build a 3,400 sf single-story single family residence on the vacant lot. Mr. Chinchen's real estate agent and the current property owners were in attendance.

Mr. Hernandez explained that a variance to the setback requirements are warranted because the narrow shape of the lot together with the private drive that traverses the western portion of the site make the standard setback requirements too restrictive for reasonable home development.

Mr. Chinchen attempted to obtain support for the variance from the adjacent neighbors. Two of the six adjacent neighbors declined the request which has resulted in the current public noticing process.

Hernandez **moved** to approve the variance request for the Chinchén home project. (Baillargeon seconded) **VOTE: 9-0-0-6-0**

2. Limited Street Parking Request, MT Helix Park

[Schuppert]

Mr. Schuppert explained the County would like to add about 200 ft of parallel parking on one side of MT Helix Drive near the amphitheatre. The addition of parking was specifically requested by the Mount Helix Park Foundation.

The group discussed whether or not there should be reserved employee parking or if all the parking should be available to the public. It was decided that reserved parking was unnecessary.

Mr. Schuppert estimated about seven-plus parking spots would be added and the addition of parking would provide better public access to the park.

Schuppert **moved** to recommend supporting the lifting of the parking prohibition along the 200 ft. of Mt Helix Drive. While not a condition for our recommendation, it is requested that the county consider start and stop hashing on the asphalt in lieu of signage. (Tierney seconded) **VOTE: 9-0-0-6-0**

3. CEQA Initial Study (Environmental Checklist) / Draft Negative Declaration.

[Johnston]

Mr. Johnston reviewed the County's California Environmental Quality Act (CEQA) Initial Study Environmental Checklist and the draft Negative Declaration for the Supervisory Control and Data Acquisition (SCADA) Improvements for Water and Wastewater Facilities. He explained the project would be for the replacement and upgrades to existing equipment at 35 sites throughout the unincorporated areas of the county.

The CEQA Study identifies Sites 10 and 11 to be located in the Valle de Oro Community Plan area, but Site 11 is in the Spring Valley Community Plan area. Site 10 is in our jurisdiction and is adjacent to sensitive habitat. The initial study checklist explains if construction occurs during the nesting season of birds located in the adjacent wildlife preserve, a temporary noise barrier would be erected to mitigate the noise. No major concerns are noted that would suggest additional mitigation.

Johnston **moved** to support the negative declaration. (Burley seconded). **VOTE: 9-0-0-6-0**

E. GROUP BUSINESS

1. Reimbursement Request (Mark Schuppert)
Rand **moved** to approve the request for reimbursement. (Bickley seconded).
VOTE: 9-0-0-6-0
2. Resignation of Cynthia Chapman. Mr. Schuppert read an email from Ms. Chapman explaining she would like to stay on the planning group. She will be attending the March 2016 meeting. Mr. Hyatt pointed out that a seat may be "held" for a member when there are circumstances that prevent them from attending meetings, as long as notice is given. No action was taken.
3. PLDO update. Park Land Department Ordinance will be discussed at the March meeting.
4. Faith Chapel Elementary School Update. The VDO planning group previously recommended denial of the project, but the project is still active at the County.
5. The formation, noticing, and documentation requirements of subcommittees were reviewed.
Schuppert moved to form and/or reaffirm the following subcommittees:
 - a. Helix Canyon Estates: Baillargeon, Johnston, Myers, Schuppert (Chair)
 - b. Literacy First: Rand, Bickley, Myers (Chair), Tierney, Nold
 - c. Wieghorst Bike Park: Baillargeon (Chair), Burley
 - d. Faith Chapel: Bickley, Hernandez, Schuppert (Chair)
 - e. PLDO: Feathers (Chair), Myers, Tierney
 - f. Skyline Church: Burley (Chair), Feathers, Schuppert (Hernandez seconded). **VOTE: 9-0-0-6-0**

F. ADJOURNMENT at 8:20 PM

Submitted by: Alyssa Burley