

MINUTES OF THE MEETING SEPTEMBER 4, 2018

Location

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

Meeting called to Order: 7:00 PM, David Johnston, Chair

A. ATTENDANCE

- **Members Present:** 14 (Johnston, Tinsley Becker, Herron, Baillargeon, Bickley, Burley, Feathers, Hyatt, Kenny, Kossman, Nold, Schuppert, Steele, Zimmerman)
- **Members Absent:** 1 (Myers)
- **Member Vacancies:** 0

B. APPROVAL OF MINUTES

- **Minutes to Approve:** August 7, 2018 VDO CPG Meeting
- The CPG adopted the minutes from the August 7, 2018 VDO CPG meeting
- **VOTE:** 11 / 0 / 3 / 1 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

None

D. ACTION ITEMS

Item 1: GMIA Joins Airport Noise Advisory Committee

- **Start Time: 7:03 p.m.**
- **CPG Presenter:** _____
- **Applicant Speakers / Representatives:** Susan Nichols
- **County Representative:**

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- **Abstentions or Disqualifications:**

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- **Abstain Vote Explanation:**

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- _____
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 - _____
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- **Item issue Summary:**

At the request of Supervisor Dianne Jacob, GMIA has joined the Airport Noise Advisory Committee as a voting member. Formed in 1981, the Committee is composed of 14 members and provides a forum for collaborative discussion of airport noise issues and other related matters. As of June, GMIA has provided new representation for the East County as a result of an increase in noise complaints that followed a change in flight paths by the FAA.

- **Public Comment:**

Susan Nichols presented an updated on representation on the committee including two seats on the working group. Looking for community members to volunteer for a two year appointment. Training is kicking-off in November with bi-monthly or quarterly meetings to work with the Airport Authority make recommendations to the FAA. She also announced the desire to identify members of the community to be trained to report with a noise complaint tool for mobile devices. Volunteers are also needed to help community members download the application. A complaint hotline is also established at 619.400.2799

- **CPG Discussion Points:**

Noise is specifically related to air brakes and a narrower path to the airport. Curfew affects departures (11:00p.m.).
Log complaints using the app which allows flights to be tracked and identified.

- **Motion:** _____

- **Second:** _____

- **VOTE:** 14 / 0 / 0 / 1 / 0

Vacant)

Order: (Yea / Nay / Abstain / Absent /

Item 2: Nate Wyman APN 495-320-45-00 9319 Carmichael Drive.

- **Start Time:** _____ p.m.
- **CPG Presenter:** Johnston
- **Applicant Speakers / Representatives:** Nate Wyman
- **County Representative:**

- **Abstentions or Disqualifications:**

- **Abstain Vote Explanation:**

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- _____

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Item issue Summary: Requesting Valle de Oro endorsement to LAFCO for either an annexation or contract with the City Of La Mesa for connection to La Mesa sewer as an alternative to substandard septic system.

- **Public Comment:**

- **CPG Discussion Points:**

Issue related to previously presented garage.

While request is not for immediate annexation, this request would endorse eventual annexation of the property. Such annexation is specifically discouraged in the area plan.

Request for more information on new septic technology and why this is the only alternative

- **Motion to table by :**Johnson

- **Second:** Feathers

- **VOTE:** 13 / 1 / 0 / 1 / 0

Vacant)

Order: (Yea / Nay / Abstain / Absent /

- **Item 3: SKYLINE RETIREMENT CENTER**
– Update PDS2016-GPA-16-005, PDS2016-REZ-16-003 PDS2016-MUP-16-003, PDS2016-ER-16-19-001

- **Start Time: 8:13 p.m.**
- **CPG Presenter:** Feathers/Schuppert
- **Applicant Speakers / Representatives:**
- **County Representative:**

- **Abstentions or Disqualifications:**

- **Abstain Vote Explanation:**

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Item issue Summary: The project proposes a General Plan Amendment, Rezone, and Major Use Permit for Major Impact Services and Utilities to construct a senior retirement center. The project proposes a full-service, senior living facility with multiple levels of care and facilities. The project consists of several structures. A multi-story main building would have three separate wings that connect to central common areas. The main building would include 147 assisted living units and 75 independent living units in the three wings. In addition, there would be five detached 3,000 s.f. duplex buildings for 10 more independent living units. The total number of units is 232. The planned central common areas of the main building are on two floors and include a lobby, offices, clinic services, exercise rooms, a commercial kitchen, and dining halls. The planned facility grounds include a pool, gym, landscaped courtyard and social grounds, a playground, and walking trails. Basement parking under one wing of the main building would include 77 spaces and 30 exterior spaces would be distributed along the main internal drive. The duplexes would have an additional 32 parking spaces, for a total of 139 on-site parking spaces. Sidewalk would be constructed to extend an existing sidewalk stub along Campo Road (SR94). A pedestrian trail would connect the western end of the retirement center to an existing sidewalk along Via Mercado.

- **Public Comment:**

- Jeff Smyser is county planner managing project. Requesting community comment to Jeffery.smyser@sdcounty.ca.gov until September 24. Comments received will become part of public record. Comments will be compiled and be provided to Planning Commission and Board of Supervisors as part of project review.

- Susan Nichols - GMIA mission is to preserve balance of urbanization with rural character. Right facility, wrong place.

- John Batkey – Seen wildlife wants to keep it that way. Supports purpose not location. Promise is a promise. Lots of units – not a trivial project.

- Alex Cadre – A promise is a promise.

- If application was in 2016, project should be under 1/7/2014 plan.

- Dennis Donnoly – Impact to environment including traffic. Right idea, wrong place. Duplicitous and dishonest.

- Nicolas Green – concerned about traffic, impact to wildlife, need to make sure bio-wildlife easement is actually put in place.

- **CPG Discussion Points:**

Project was presented in Sept 2016. This is an update of minor changes.

- Slight increase to parking
- Detention Basin Moved/Redesigned
- 8 ft Masonry wall with plantings
- Retaining wall changes with increases and decreases
- Addition of a side curb and pathway.
- MTS bus stop was deemed not appropriate
- Engineering setbacks for fuel management

Project proposal appears to be double dipping set aside.

There was a Rancho San Diego Specific plan amendment and a finding the area was outside the plan area. However the latest specific plan from 1/7/2014 makes reference to Via Mercado five times.

This project needs a specific plan amendment due to change in community character.

Finding of no sight aesthetic impacts

- **Motion:** To disapprove request by Feathers
- **Second:** Bickley
- **VOTE:** 12/ 2 / 0 / 1 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

E. GROUP BUSINESS:

Update on wall with rod iron railing on Fuerte request of discretionary permit granted despite hours our work and consideration by VDOCPG.

Training, Ethics, Reelection – No update

Active Projects

- Short Term Rentals, Kossman
- Subcommittee Report - Casa de Oro Alliance – report next month
- Skyline Church, Feathers
- Estrella Park, Myers & Feathers – No work
- Subcommittee report CIP – mistake found and corrected.
- Helix Canyon Estates, Baillargeon

Motion to reimburse Feathers for copying costs of flyers by Johnson

Second by Tinsley Becker

Approved 14/0/0/1/0

F. ADJOURNMENT: 10:01p.m.

Submitted by: Michael Herron