

**MINUTES OF THE MEETING TUESDAY, MAY 07, 2019**

**Location**

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

**Meeting called to Order:** 7:01 PM, Wendy Tinsley Becker, Chair

**A. ATTENDANCE**

**Present: 11** (Feathers, Tinsley-Becker, Gerhart, Johnston, Steele, Schuppert, Hermann, Herron, Myers, Kossman, Burley)

**Absent: 4** (Bickley, Hyatt, Baillargeon, Zimmerman)

**B. APPROVAL OF MINUTES**

- **Minutes to Approve:** March 5, 2019 VDO CPG Meeting
- **Motion to approve:** Feathers
- **Second:** Steele
- **Yea: 10** (Feathers, Tinsley-Becker, Gerhart, Johnston, Steele, Schuppert, Hermann, Herron, Myers, Kossman, Burley)
- **Nay:** (None)
- **Abstain: 1** (Burley, not present at VDO CPG meeting March 5, 2019)
- **Absent: 4** (Bickley, Hyatt, Baillargeon, Zimmerman)
- The CPG adopted the minutes from the March 5, 2019 meeting

**C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS**

N/A

**D. INFORMATION ITEMS**

**Otay Water District Campo Road Sewer Replacement Project** Paula Roberts & Clint Carney, Aqua Comm. Relations Group, Stephen Beppler, Otay Water District; Dan Martin Otay Water District.

Provided an update on the 1.41 miles of 10" diameter sewer pipe that will be replaced with 15" diameter sewer pipe on SR 94 (i.e. Jamacha Road) from KFC to Starbucks.

Feathers: Will pipeline be abandoned in place? Response: Yes, however, above ground piping will be removed to minimize impact to environment.

Steele: Is the project on budget? Response: Yes.

Schuppert: Will Otay Water District go back over the intersections (i.e., repave what is currently there)? Response: No, Otay Water District has completed the paving.

Group: Mention of additional paving in the future as a result of the Jamul Casino development.

Kossman: Asked who determines the quality of the pavement? Response: Caltrans.

Schuppert: Who could the community go to if there is an issue with the pavement? Response: Otay Water District has a contract and it will be repaved.

Schuppert: Asked about patching pavement. Response: Explained how the paving patching is done. Sometimes, it is required to repave an entire lane. Otay Water District has a 1-year contract to ensure it is done correctly.

Kossman: When digging 20 feet or more down, it might take more than a 1 year for the earth to settle? Response: Explained the void that is created as they bore under the road is backfilled with concrete grout as they dig to keep everything stable.

Herron: Asked about making more of a footpath along Jamacha Road. Response: There are still soil and pits along the road. Suggested to reach out to Caltrans for restoration of the footpath. Otay Water District must return the area to the condition prior to the construction. In June, some traffic control will be removed. Final paving will be done after bird breeding season.

## E. ACTION ITEMS

### Item E1:

**Item issue Summary:** PDS2019-COMALT-00018110012 Casa de Oro Boulevard APN: 495-320-45-00 PDS-554: Site Plan Exemption to install a paint booth.

**CPG Presenter:** Herron

**Applicant Speakers / Representatives:** Argenis Mondragon, Applicant Representative

**County Representative:** (None)

**Abstentions or Disqualifications:** (None)

**Public Comment:** (None)

CPG Discussion Points:

Herron: Initial thoughts were on the environment; however, all the particulates are captured. The ventilation system, fan and screen will be placed on the roof. Argenis Mondragon is moving the venting, fan, and screen to the middle of the roof to be 35 feet from the property line.

Schuppert: Is this a designator D? Were the neighbors notified? Response: No.

Tinsley-Becker: Explained that we either approve or deny the project as proposed. Denial means the owner has to go through the full process.

Gerhart: What will the screen look like? Response: Sheet metal painted to match the building.

Kossman: Asked about noise from the fan? Response: the fan is inside the building and filters are changed every couple of months.

Johnston: Will you have to a hazardous waste permit? Response: No, the County did not/has not required one, yet. Notifying neighbors is not required.

Herron: Commented the view would not be much different with the new equipment based on the rood already has a condenser.

Meyers: A D3 designator must screen rooftop equipment to match the existing building.

Argenis Mondragon: The paint booth would be in one bay out of the three in that suite.

Schuppert: Would you be able to see it from Campo Road? Response: It wouldn't be something that stands out. Screening would mitigate anything that is seen.

Feathers: We could deny because neighbors were not notified.

•**Motion to not:** Move to approve the site exemption. Herron

•**Second:** Hermann

•**Yea: 9**

•**Nay: 2**

•**Absent: 4**

•**Abstention: 0**

### Item E2:

• **Item issue Summary:** 2019 General Plan Clean-Up Process. Compile a list of recommended clean up items consistent with County criteria.

Tinsley-Becker: The County is soliciting changes to cleanup of Community Plan. The Planning Group will compile a list by May 22, 2019. Suggests an ad hoc subcommittee to take this on. The County has a list of criteria for submissions. We can ask the County for a list of proposed changes to Rancho San Diego Specific Plan.

Schuppert: Concerned about not hearing about changes before they are made.

Send change requests to Tinsley-Becker.

Tinsley-Becker: Suggested we continually submit the changes via Google Docs or email.

Gerhart: Voiced concerned about changes the County makes without the planning group's input.

Tinsley-Becker provided criteria for suggestions.

Meyers: Asked about open space easements.

Schuppert: Brought up mapping errors.

Kossman: Asked about noise abatement in reference to the "party houses" and could these be addressed by toughening up the Community Plan? Tinsley-Becker: This is an opportunity to to address it with the County.

Hermann: What about trash pick-up and community service.

- Tinsley-Becker formed an ad hoc subcommittee to address the General Plan clean up.

### **Item E3:**

**Item issue Summary:** Caltrans 94-125 Interchange Project and how it impacts traffic and life safety on our local streets. Identify / discuss local street concerns, Explore local coalition, Consider SDSU Capstone Project opportunity, and establish an ad-hoc subcommittee as needed.

**CPG Presenter:** Tinsley Becker / to be established

**Applicant Speakers / Representatives:** (None)

**County Representative:** Richard Chin

**Abstentions or Disqualifications:** (None)

**Public Comment:** (None)

Tinsley-Becker: Explained the meeting with Diane Jacobs. The right of way cost was said to be \$7 million but it is actually \$12 million. Community believes road safety is an issue and if this project isn't moved forward it will continue to affect the quality of life for residents. At the meeting referenced by Tinsley-Becker, Jacobs advocated for the project.

Discussed the VDO CPG and others create a coalition to make sure the project moved forward.

Gerhart: Concerned with accidents on Tropic Drive and neighbors are also concerned. It appears not all accidents on the road are in the public record.

Hermann: Confirms there is a speeding problem on Tropic/South Tropic.

The 94-125 interchange may alleviate some street traffic, speeding and accidents.

Tinsley-Becker: Provided info on Radar recertification and turning left on avocado Blvd. Showed a GMIA newsletter from 2004 that addresses traffic volume and speeding on Fuerte Drive. 40% of traffic not Mt. Helix residents. Also, asked why Avocado Blvd has a higher speed limit than Jamacha Road and Fury Road? GMIA in the past has asked the CHP to patrol more.

Schuppert: Is there a study to show what kind of impact (traffic analysis) the 94-125 interchange would have on our local roads? Tinsley-Becker: Does not think the EIR address the details the CPG is looking for.

Spring Valley Planning Group and Jamul Planning Group want to advocate for the 94-125 interchange.

Tinsley-Becker: Suggested using the 94-125 interchange for a San Diego State University Graduate Capstone Project.

Burley: Suggested a public outreach program to educate and suggest slowing down, drive safely. Confirmed CHP patrols our streets and contracted by the County.

Chin: 94-125 interchange funded through SANDAG and Caltrans. Suggested a list of our issues and concerns be sent to the County so they can send a formal response. The project should be "shovel-ready" by 2022.

Schuppert: How likely is this date? Response: The design phase is in progress and should be completed in 2035.

VDO CPG is interested in working with the Jamul and Spring Valley Planning Groups, GMIA, Casa de Oro Alliance for the 94-125 interchange project.

Schuppert: Mentioned that the Alliance might not want more cars on the 94 and fewer on Campo Road.

Hermann: Suggested a whitepaper or declaration with all community groups supporting this effort.

Tinsley-Becker.]: Asked permission to continue working with a coalition for the 94-125 Interchange

•**Motion to:** Formerly use our CIP Subcommittee to continue working with the coalition for the 94-125 Interchange, Feathers.

•**Second:** Meyers

•**Yea:** 11

•**Nay:** 0

•**Absent:** 4

•**Abstention:** 0

## F. Group Business

**F1: 2nd Quarter Planning & Sponsor Group Chairs Meeting;** Tinsley Becker

One item on agenda will be short-terms rentals.

**F2: Dropbox Access and Organization;** Tinsley Becker

(Nothing to report)

**F3: Capital Improvement Projects Subcommittee Update;** Burley

Continue to update the CIP list and submit updates to the County.

**F4: Short-Term Rentals Subcommittee Update;** Kossman

Nothing specific to report, but there is communication with the County. Lemon Grove will be actively fining property owners for not following rules.

**F5: Skyline Church Project Subcommittee Update;** Feathers

(Nothing to report)

**F6: Estrella Park Project Subcommittee Update;** Myers, Feathers

Funding starting soon. It is out to bid.

**F7: Subcommittee Update – Helix Canyon Estates;** Baillargeon

(Nothing to report)

**F8: Subcommittee Update – Casa de Oro Business Corridor;** Tinsley Becker

Writing RFP and moving forward.

**F9: Subcommittee Update – Literacy First Charter High School;** Myers

County still reviewing greenhouse gas study.

**F10: VDO CPG Liaison Update -Fire Safe Council;** Hermann

Rancho Helix De Oro Fire Safe Council

**F11: Form 700, Annual Training and Bi-Annual Ethics Training;** Tinsley Becker

Reminder to complete, if due this year.

**Next Scheduled Meeting;** Tinsley Becker; June 4, 2019

**F. ADJOURNMENT: 9:54 p.m.**

Submitted by: Alyssa Burley