

MEETING MINUTES: Tuesday, January 7, 2020

Location

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

Meeting called to Order: 7:00 PM, Alyssa Burley, Chair

A. Roll Call

Present: 11 (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers Tinsley-Becker, Zimmerman)

Absent: 3 (Gerhart, Schuppert, Steele)

Vacant: 1

B. Approval of Previous Meeting Minutes

- **Minutes to Approve:** December 3, 2019 VDO CPG Meeting
- **Motion to approve:** Burley
- **Second:** Not recorded
- **Yea: 9** (Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers, Tinsley-Becker)
- **Nay:** (None)
- **Abstain: 2** (Baillargeon, Zimmerman)
- **Absent: 3** (Gerhart, Schuppert, Steele)
- **Vacancy: 1**
- The CPG adopted the minutes from the December 3, 2019 meeting

C. Public Communication

1. Lori Myers - Wanted to make a correction to the information on the flyer handed out at the GMIA walk.
2. Gary Westergren - Applying for the vacancy on the board. Serves on the Casa de Oro Alliance. Experience in planning.
3. Art Patoff - Concerned about the widening of Damon Lane. Deferred to the agenda item E3 for further discussion.
4. Stacy Hoover: Where are the public documents relating to the projects that Myers mentioned? Can be found on PDS website.
5. Bryan Sesko: Member of Lakeside Planning Group, Candidate for 2nd Supervisor District. Wants to have Board of Supervisors come out to community to vote in front of the public, not at 9 am in downtown.

D. Information Items

None

E. Action Items

Item E1:

- **Start Time: 7:13pm**
- **Item issue Summary:** Liberty Charter High School - CEQA Public Review (MUP-15-027) E Chase Avenue west of Jamacha Road APN: 498-330-39-00

- **CPG Presenter:** Bickley
- **Applicant Speakers / Representatives:** Mark Linemen, Liberty Charter High School
- **County Representative:** Denise Russell
- **Abstentions or Disqualifications:** (None)
- **Public Comment:**

Giberson: Kids go to Fuerte. Feels like turning onto Fuerte is similar to living in Los Angeles. Can take up to 15 minutes to turn on to Fuerte/ Chase.

Milley: Resident up above Chase/ Fuerte of 22 years. 3-4 major accidents per year. 7:30 AM traffic can cause 15 minute delays.

Espindle: Resident of Granite Hills. Parent of LFCS students. Wife drives from El Cajon and adds to the congestion already.

Morey: Shadow Knolls resident. Rush hours can back up the street. Doesn't believe that the traffic report is accurate. Supports the school but believes the location is inappropriate. Liquor stores and bars too close. Traffic is too bad already.

Page: Practicing in CEQA law. Represented the County, cities, and proponents. In reference to public code 210645. Negative Declaration is allowed in very specific cases. There is a substantial impact on the environment. The lead agency shall prepare gas emissions plan. Extra 400-500 cars emitting. Streets unsafe and impassable at school time. Traffic reports are timed out. Teenagers will jay-walk to get to 7-Eleven. Valhalla is already noisy.

Petrarca: Resident of neighborhood. Was not notified for this project. Wants better communication.

Cunningham: Resident since 1982. Seen neighborhood grow. More lanes and lights. There are problems with the project but it is better than a strip mall. Traffic isn't as bad as Valhalla or Steele. Whole school is less than graduating class.

Kister: Not enough room for school. Traffic is bad.

Bendall: Driveway opens onto Chase. Echoes traffic concerns. Accidents, bloodshed. Concerned that students will run across Chase. Believe traffic report should be updated. Concerned about traffic drop off on Brayton. Loves high schools. students, administrators. Believes this location is particularly bad.

Steiger: Member of GUHSD finance oversight committee, speaks on private accord. Other schools in the district have student fatalities because of inadequate planning.

Hoover: Moved into neighborhood to be in a quiet place. Doesn't hold anything against school but thinks light pollution and traffic is a major concern.

Gregoire: Moved in 11 years ago. Drunk driver crashed into house. Cannot walk on Chase with daughter. Too many emergency vehicles/ accidents and crashing.

Greg: East Chase resident and echoes traffic concerns. Traffic is impossible. State was supposed to build SR-54. Loves idea of charter schools but this location is bad.

Kriebel: Doesn't believe community is against school but bad location. Left turn into school not addressed. Also doesn't understand where parking will take place for stadium. Students don't walk to school anymore.

Christie: Traffic studies outdated. Fuerte Elementary has increased by 10%. Not good stores directly next to store. No parking if lot fills up.

Johnston: Only found out about the project 3 days ago. Students will go to the 7-Eleven.

Garzon: Owns a shop that sells alcohol. Will they be grandfathered in regardless of the school?
- **CPG Discussion Points:**

Kossmann: Over a dozen homes on Brayton.

Burley: What percentage of students live within schools radius. Assumptions living in El Cajon, but going to K-12. How many students allowed to drive to school?

Lineman: LFCHS examined their existing lot and included those numbers in the traffic report.

Parking is adequate and up to code.

Zimmerman: What grades are the students?

Lineman: K-12

Myers: Applicants have been respectful, but the concerns raised do not have to do with charter schools, but the location.

Herron: If traffic can be mitigated, we can support it. If not, then we might need to reconsider.

Hermann: If traffic problem can be mitigated, would be in support.

Baillargeon: Is this within traffic code?

Traffic engineer: Deficiencies in the traffic code pave the way for future improvements.

Johnston: Is this a benefit to the community? Well... no. Students are from out of neighborhood.

Valhalla is close and not at full capacity. Therefore, the land can be put to better use.

Bickley: See attached.

Tinsley-Becker: Traffic analysis is flawed. Problems presented have never been considered. We don't know where new students will come from. There are 5 major projects that will drastically affect the community. The County traffic planning is faulty and the Rancho San Diego neighborhood is under siege. Environmental Impact Review is necessary and Mitigated Negative Declaration is insufficient.

Feathers: EIR is necessary. If traffic can't be mitigated, the project should not go in.

- **Motion: Motion to object to the Mitigated Negative Declaration and ask for a full Environmental Impact Review based upon concerns brought up tonight (community character and benefit, safety, benefits, aesthetics, traffic) by the public, Grossmont Union High School District, and our board. Bickley.**
- **Second: Myers**
- **Yea: 11** (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers Tinsley-Becker, Zimmerman)
- **Nay: 0**
- **Absent: 3**
- **Vacancy: 1**
- **Abstain: 0**

Item E2:

- **Start Time: 9:30PM**
- **Item issue Summary: PDS2019-STP-19-032 (Site "D" Designator) for a proposed one and two story single family dwellings on Fuerte drive at the former 'Chicken Ranch' property 11739 Fuerte Drive. APN: 498-153-01-00**
- **CPG Presenter:** Burley
- **Applicant Speakers / Representatives:** Sarah Morrell
- **County Representative:** Sean Oberbauer
- **Abstentions or Disqualifications:** Myers
- **Public Comment:**

Lynn Patoff: Lives on Damon Lane. Thought she lived across from a meadow. There will be significant visual impact.

Oberbauer: Permit is for wall and architectural.

Art Patoff: Valle de Oro rejected the project 9 years ago because of community character. Map is different that what Board of Supervisors approved. Traffic as discussed tonight is incredibly relevant to this project.

Van Antwerp: Tract homes are inconsistent with Fuerte Farms. Traffic on Fuerte is bad, has to back into driveway to be able to pull out effectively.

Parrott: Lives 10 feet from project and was not notified. Grew up next door. Wells overflow. Feels that applicant broke promises.

Killiam: We are over developing and exhausting our resources.

Patoff (2): Firewall would cause trap.

- **CPG Discussion Points:**

Herron: In terms of Mt. Helix, this is out of character, but not as for VDO in its entirety.

Baillargeon: Adjacent community character clusters transition into other areas.

Herron: It might be time for a change.

Baillargeon: Uses community plan and walks the vicinity. That helps to understand to understand the community.

Kossmann: Rancho San Diego is Rancho San Diego and Mt. Helix is Mt. Helix, this neighborhood is not RSD.

Hermann: There is a lot of work that needs to be done on roads before development can persist.

Johnston: Siding? Landscaping? Creek?

Sized for the 100 year storm.

Baillargeon: Meets criteria, but still not individualized.

Bickley: Homeowners Association?

Yes.

Bickley: Solar? Tiles?

Can be considered.

Tinsley-Becker: Disagrees that it is like RSD. It is not. There are some important considerations for character.

Landscaping will be done by homeowner, certain parts maintained by HOA.

Feathers: Leed homes?

No. Meets title 24 standards.

- **Motion to approve. Burley.**
- **Second: Tinsley-Becker.**
- **Yea: 8** (Baillargeon, Bickley, Burley, Hermann, Herron, Johnston, Myers Tinsley-Becker)
- **Nay: 2** (Feathers, Kossmann)
- **Absent: 4** (Gerhart, Schuppert, Steele, Zimmerman)
- **Vacancy: 1**
- **Abstain: 0**
- **Motion doesn't pass because quorum wasn't reached.**

Item E3:

- **Start Time: Not recorded**
- **Item issue Summary:** PDS2019-VAC-19-003 (Discretionary Permit) for the exchange of open space through dedication and vacation. Fuerte Heights lane & Jamacha Road. APN: 498-371-29-00
- **CPG Presenter:** Herron
- **Applicant Speakers / Representatives:** Lawrence Cole
- **County Representative:** (None)

- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:** (None)

- **Motion: Recommend Approval: Burley**
- **Second: Not recorded.**
- **Yea: 10** (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers Tinsley-Becker)
- **Nay:** (None)
- **Absent: 4**
- **Vacancy: 1**
- **Abstain: 0**

Item E4: Skipped.

Item E5:

- **Start Time: Not recorded**
- **Item issue Summary:** Request for Site Plan Waiver/ Sign Approval. Proposed 7- Eleven signage at 9716 Campo Road. APN: 5001922900
- **CPG Presenter:** Tinsley-Becker
- **Applicant Speakers / Representatives:** Tim Searman.
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**
Tinsley-Becker: We have approved exemption before. Only basis to approve.
It conforms to signage requirements.

- **Motion: Recommend Approval: Tinsley Becker**
- **Second: Johnston**
- **Yea: 10** (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers Tinsley-Becker)
- **Nay:** (None)
- **Absent: 4**
- **Vacancy: 1**
- **Abstain: 0**

F. GROUP BUSINESS:

Start Time: 10:48 PM

F1: Administrative - Project assignments and subcommittees.

F3: Subcommittee Update – Short-Term Rentals Subcommittee Update; Kossman
(No update)

F4: Subcommittee Update – Skyline Church Project Subcommittee Update; Feathers

Board of Supervisors Hearing January 29th.

F5: Subcommittee Update – Estrella Park Project Subcommittee Update; Myers- 3 storm drains filtrate some water then look at ADA.

F6: Subcommittee Update – Casa de Oro Business Corridor; Herron, Tinsley-Becker
Hoping to meet soon.

F8: Subcommittee Update – Literacy First Charter High School; Bickley

F9: VDO CPG Liaison Update – Fire Safe Council; Hermann/ Feathers
CWPP is underway.

F10: Subcommittee Update - Parklands Dedication Ordinance (PLDO); Feathers/ Myers
Lonnie Brewer Park conceptualized.

F11: Subcommittee Update - Cottonwood Sand Mine Project; Myers
(No update)

G. ADJOURNMENT: 11:00 p.m. Alyssa Burley, Chair

Submitted by: Kyle Hermann

VOLUNTARY SPEAKER CARD FOR PUBLIC COMMENT County of San Diego

Valle de Oro Community Planning Group

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Name: Joseph Giberson

Agenda Item No.: ¹⁵⁴ Lib Charter

Comment Summary: Traffic on Chase

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Name: Paulette Milley

Agenda Item No.: Charter School-

Comment Summary: How it will affect
traffic on Jamacha + Chase -
and the number of cars -

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Name: Devin Espinadle

Agenda Item No.: E1

Comment Summary: resident & parent, I
would like to support the proposal

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Name: Ann Morey

Agenda Item No.: E 1

Comment Summary: Concern about

traffic, noise & need for 2nd

School in Cajon Liguero

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Name: MARISA JANINE-PAGE

Agenda Item No.: E-1

Comment Summary: PROPOSED MINT

VIOLATES CEQA, REQUIRES AN EIR,
AND INITIAL STUDY DEFICIENT.

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Name: Mark Petrarca

Agenda Item No.: E1

Comment Summary: Public Notice

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Name: Todd Cunningham

Agenda Item No.: E1

Comment Summary: _____

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Name: Michelle Kister

Agenda Item No.: E1

Comment Summary: traffic will
be impacted negatively

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Name: Sharon Bendall

Agenda Item No.: E1

Comment Summary: Concerns

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Name: Jay Steiger

Agenda Item No.: E-1

Comment Summary: Proposed Liberty School site faces notable traffic hazards to students

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Name: Stacie Hoover

Agenda Item No.: #2

Comment Summary: traffic et al

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Name: LAURA GREGOIRE

Agenda Item No.: _____

Comment Summary: _____

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Name: TOM GREGOIRE

Agenda Item No.: _____

Comment Summary: _____

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Name: Marilyn Kriebel

Agenda Item No.: E1

Comment Summary: issue with
traffice pattern due
to school.

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Name: Christie Hargh

Agenda Item No.: 1

Comment Summary: _____

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Name: Byron Johnston

Agenda Item No.: E-1

Comment Summary: Crime, homeless
As a result of school. Traffic
Studies

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Name: Jessica Garzon

Agenda Item No.: B E1

Comment Summary: Will the school

impact our beer + wine license

Also if we were ever to sell

would it be grandfathered in and

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transferable?

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Name: Gary Westergren

Agenda Item No.: _____

Comment Summary: Intro as possible appointee to UDOCPG.

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Name: Lynne Petroff

Agenda Item No.: E 2

Comment Summary: _____

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Name: Art Patoff

Agenda Item No.: E2

Comment Summary: _____

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Name: Alan Van Antwerp

Agenda Item No.: (E2)

Comment Summary: Traffic

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County of San Diego

Valle de Oro Community Planning Group

Please complete and submit this card to the Group Secretary if you wish to speak on any agenda item. Please keep your comments brief while still communicating your concerns. As a general guideline, it is suggested that you please limit your comments to two (2) minutes if you are speaking as an individual, and five (5) minutes if you are speaking for an organized group. Please provide the following information for the purposes of recognizing your comments.

Name: John Parrott

Agenda Item No.: E 2

Comment Summary: 5th gen Homeowners
Comments

The Group Chair will recognize speakers in the order in which the speaker cards were submitted. All comments shall be directed to the Chair. The Chair reserves the right to close public comment if comments have become repetitive or non-productive. Speakers may cede their time to another speaking as part of an organized presentation / response to an agenda item.

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VOLUNTARY SPEAKER CARD FOR PUBLIC COMMENT County of San Diego

Valle de Oro Community Planning Group

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Name: Barbara Killian

Agenda Item No.: Fuerte Ranch (#2)

Comment Summary: Are they going to berm damon lane?

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Name: Lawrence Cole

Agenda Item No.: E3

Comment Summary: Project Engineer.

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