

**MEETING MINUTES:** Tuesday, February 4, 2020

**Location**

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

**Meeting called to Order:** 7:03 PM, Wendy Tinsley-Becker, Chair

**A. Roll Call**

**Present: 10** (Baillargeon, Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)

**Absent: 2** (Burley, Steele)

**Vacant: 3**

**B. Approval of Previous Meeting Minutes**

- **Minutes to Approve:** January 7, 2019 VDO CPG Meeting
- **Motion to approve:** Feathers
- **Second:** Johnston
- **Yea: 8** (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Tinsley-Becker)
- **Nay:** (None)
- **Abstain: 2** (Gerhart, Schuppert,)
- **Absent: 2** (Burley, Steele)
- **Vacancy: 3**
- The CPG adopted the minutes from the December 3, 2019 meeting

**C. Public Communication**

1. Member of the Public (Didn't state name): Woodhaven park is a travesty. Sign says it is great for sports and recreation, but the park is full of gopher holes. She was concerned about lawsuits that may come about. Invited members of the board to come and visit.
2. Jay Steiger- Applicant for vacant seat. Citizens Financial Oversight Board for both Grossmont Union High School District and La Mesa-Spring Valley School District. Spent many years on PTA's and boards, grew up here.
3. Allison Henderson- Applicant for vacant seat. Former Valle de Oro Member. Further comments deferred to agenda item E3.
4. David Smith- Applicant for vacant seat. Former real estate broker, recently retired. 6 years on Grossmont Hospital Board.

**D. Information Items**

None

**E. Action Items**

**Item E1:**

- **Item issue Summary:** Summary of work done by the East County Working Group (Airport Noise) and request for CPG support.
- **CPG Presenter:** Burley

- **Applicant Speakers / Representatives:** Lori Myers, East County Working Group/ Airport Noise Advisory Committee (ANAC)
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**  
Tinsley-Becker: Supports the letter.  
Hermann: Lives in the flight path, the sound of airplanes comparable to an earthquake.
- **Motion: VDO sign on and support the letter written by the East County Working Group. Tinsley-Becker.**
- **Second:** Feathers
- **Yea: 10** (Baillargeon, Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)
- **Nay: 0**
- **Absent: 2** (Burley, Steele)
- **Vacancy: 3**
- **Abstain: 0**

#### Item E2:

- **Item issue Summary: PLDO Priority List**
- **CPG Presenter:** Feathers
- **Applicant Speakers / Representatives:** (None)
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**  
Feathers: PLDO fund set up to collect money for parkland space. We are voting to resituate our priorities list. Woodhaven can be on next year's. Hillsdale needs restrooms, Lonnie Brewer as an off leash dog park.
- **Motion to approve the group's PLDO priority list as follows: 1. Lonnie Brewer Dog Park 2. Estrella Park 3. Hillsdale Park Restrooms. Feathers.**
- **Second: Bickley.**
- **Yea: 10** (Baillargeon, Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)
- **Nay: 0**
- **Absent: 2** (Burley, Steele)
- **Vacancy: 3**
- **Abstain: 0**

#### Item E3:

- **Item issue Summary:** Vote to fill vacant seat 9. Term expires 1/4/21
- **CPG Presenter:** Tinsley-Becker
- **Applicant Speakers / Representatives:** Nick Zundel, Allison Henderson
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)

- **CPG Discussion Points:**

**Zundel:** Lives on the east side of Mt. Helix. Grew up in Vegas, has been in San Diego on and off since 2001. Since living here, he has consistently moved east, and has settled in East County and loves it. Involved in the Chamber. Was interested in community affairs since the Parole office, talked to Member Steele and was prompted to engage with the group.

Tinsley-Becker: Now that the parole office is over, what other interests do you have?

Zundel: Interested in 94/125 interchange and Casa de Oro revitalization efforts. Specifically how the 94 is neglected and desolate.

Tinsley-Becker: How do you define quality of life?

Zundel: Crickets at night, birds in the morning. Room to breathe. Other places are stacked and over populated.

Feathers: Did you say there is room for development?

Zundel: No, just to say that there are projects that will come to the board, and they must be tested against the community character.

Johnston: Do you have time to be involved in subcommittees or other projects?

Zundel: Yes, as an entrepreneur, I can make my own schedule.

Schuppert: How do you feel about development projects?

Zundel: There are many concerns, but we should do what we can to influence the project to the betterment of the community.

Baillargeon: Have you read the community plan?

Zundel: No.

Baillargeon: What are some things you like about the group?

Zundel: The group is open and welcome to the community. Opinions will be treated with empathy and respect.

Baillargeon: What are some things you dislike about the group?

Zundel: Sometimes opinions get repeated.

Baillargeon: What are some of your specific contributions?

Zundel: Time, and insights.

Hermann: What does a community planning group do?

Zundel: Advise county and participate in making the community the place he wants to live in.

Kossman: Thoughts on the sand mine?

Zundel: Can't understand why it has come this far.

Tinsley-Becker: Can you commit to the projects and goals of the group?

Zundel: Yes.

Tinsley-Becker: Thank you Mr. Zundel

## **Henderson**

Feathers: Thank you for all you taught me.

Johnston: What was the toughest item you faced?

Henderson: The Chicken Ranch

Schuppert: How do you feel about development?

Henderson: Supports gentrification in Casa de Oro. Open space cannot be regained.

Tinsley-Becker: Are you available for commitment?

Henderson: Yes

Baillargeon: Do you have any projects you want to be a part of?

Henderson: Doesn't have an agenda, doesn't believe candidates should.

Herron: Do you believe there is a problem with the roads?

Henderson: Participated in the Traffic Advisory Council.

Kossman: Should there be term limits on the chair?

Henderson: Believes it is good for all members to participate.

**Allison Henderson carried the vote and was seated immediately without the ability to vote until approved by the Board of Supervisors.**

**Item E4:**

- **Item issue Summary:** Request for recommendation for a minor deviation/ sign approval. Proposed signage at 3703 Avocado Boulevard. APN: 502-150-17-00
- **CPG Presenter:** Hermann
- **Applicant Speakers / Representatives:** Tyler Richmond
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**  
Hermann: Straightforward, identical to other minor deviation applications of past meetings.  
Baillargeon: Meets square footage requirements.
  
- **Motion: Recommend Approval without Redesign. Hermann.**
- **Second:** Bickley.
- **Yea: 10** (Baillargeon, Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)
- **Nay:** (None)
- **Absent: 2** (Burley, Steele)
- **Vacancy: 3**
- **Abstain: 0**

**Item E5:**

- **Item issue Summary:** Proposed O'Reilly signage at 10050 Campo Road. APN: 501-254-21-00
- **CPG Presenter:** Gerhart
- **Applicant Speakers / Representatives:** Roy Courtney, O'Reilly Automotive Company.
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**  
Schuppert: How long do the awnings last?  
Courtney: 10-15 years  
Herron: We need to determine what our community character colors are.
  
- **Motion: Site plan permit recommend exemption: Gerhart**
- **Second: Hermann**
- **Yea: 10** (Baillargeon, Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)
- **Nay:** (None)
- **Absent: 2** (Burley, Steele)

- **Vacancy: 3**
- **Abstain: 0**

**Item E6:**

- **Item issue Summary:** Discretionary Permit-ABC License. APN: 501-254-21-00. PDS2020-ABC-20-002

- **CPG Presenter:** Johnston

- **Applicant Speakers / Representatives:** Nissou Kelly Haboo, Amad Somo

- **County Representative:** (None)

- **Abstentions or Disqualifications:** (None)

- **Public Comment:** (None)

- **CPG Discussion Points:**

Tinsley-Becker: Are you keeping both licenses?

Nissou: Keeping both, but no sit down venue.

Herron: People in the community want eating establishments.

Hermann: Love the business, not the alcohol aspect.

Baillargeon: Doesn't mind alcohol, but the crime in the neighborhood is concerning.

Schuppert: It is hard for us to support more alcohol in CDO.

Tinsley Becker: What other conditions do you recommend?

Nissou: No half pints, no tiny bottles.

Tinsley-Becker: Why did we vote for the Hookah lounge and this is different?

Gerhart: This business may be different, and unlike a normal liquor store.

Tinsley-Becker: How do you see yourselves as business owners reinvesting in the community?

Nissou: They have improved the property that they are on and have maintained it.

Johnston: Doesn't view CDO as hookah, liquor, pot stores.

- **Motion: Approve with recommended conditions: No mini bottles of any kind, no half pints, no smoking or vaping products of any kind: Tinsley Becker**

- **Second:** Baillargeon

- **Yea: 2** (Baillargeon, Tinsley-Becker)

- **Nay: 8** (Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert)

- **Absent: 2** (Burley, Steele)

- **Vacancy: 3**

- **Abstain: 0**

- **Motion doesn't carry.**

- **Motion: Deny**

- **Second:** Johnston

- **Yea: 8** (Bickley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Schuppert)

- **Nay: 2** (Baillargeon, Tinsley-Becker)

- **Absent: 2** (Burley, Steele)

- **Vacancy: 3**

- **Abstain: 0**

**Item E7:**

- **Item issue Summary:** Liberty Charter High School

- **CPG Presenter:** Bickley

- **Applicant Speakers / Representatives:** Mark Linman

- **County Representative:** Denise Russell

- **Abstentions or Disqualifications:** (None)
- **Public Comment:**

Morey: Nothing to do with the charter school, only the location. Recommends denial, it's entirely about the safety of the children.

Wright: Put in many schools that have to go through full EIR. They have to go to toxic substance agency for land that has been farmed.

Patterson: They have to go through full EIR's and check suitability.

Glover: No concern with Liberty Charter. They are great people. There are many schools and students in the neighborhood. Vote no at this time.

Page: Practices CEQA law. Traffic study is insufficient. Car accidents will happen and students will be at risk.

Milley: Picture an accident on Chase and Jamacha. How are emergency vehicles going to get through?

Haugh: If an engineer has used data more recently, they should note it in the plans. Traffic study will be almost 8 years old when the school gets built. If 1 car is missing on the study, it will not account for where the will go.

Bottenberg: Lives in the neighborhood. All kids attended the school. The parking situation is mitigated by measures in the parking lot. Needs to be back in El Cajon due to transfers. Violations such as jaywalking are addressed by school administration.

Garber: There will be problems with traffic anyway. If there is an emergency, the traffic is going to be redirected. The intersection is being improved.

Coppengraf: Dangerous place for a school.

Dillingham: We can strike it down, but we need to have another plan in place.

Feallock: Shadow Knolls resident. Did some research and read the traffic report. Doesn't know where the extra lanes are going to go. Thinks there are other places the school can go. Are there school buses?

Linman: No.

Shoemaker: Borders property: Doesn't need traffic study to tell him how bad it is. Significant public safety issue. Has trouble leaving the house at 5 am.

Nissou: Privacy Issues.

Tierney: Former VDO Member. Opposed to this issue while on board and still against it. It's a bottleneck. How do we as citizens still engage? How do we as a board help community stay involved?

Kister: Took over 15 minutes to pull out of neighborhood. Doesn't benefit the community because the campus isn't open. If there are field lights, when will they be used? Where will athletes park?

Ramalejo: Kids w/ special needs, has to keep driveway clear for the school bus to pick up His kids.

Kremidin: Supportive of all schools. Educator for 25 years. Doesn't oppose the school, just the location.

- **CPG Discussion Points:**

Herron: Wants to hold traffic meeting outside of this VDO meeting.

Hermann: Delay the vote to give applicant ample time to address concerns.

Tinsley-Becker: Why isn't county staff here? We are asking questions to the applicant the County should be answering.

Schuppert: Board needs to vote to extend meeting until 11pm. Seconded by Bickley. All in favor.

Schuppert: There will be 2 more opportunities to speak to the county about this project, especially if appealed.

- **Motion: Deny the project based on the concerns of the public and VDO board over safety, traffic, inappropriate nearby businesses, and lack of benefit to the community as almost all student are not local.**
- **Second:** Tinsley-Becker
- **Yea: 10** (Baillargeon, Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Tinsley-Becker)
- **Nay:** (None)
- **Absent: 2** (Burley, Steele)
- **Vacancy: 3**
- **Abstain: 0**

#### **F. GROUP BUSINESS:**

**F1:** Administrative - Annual training and form 700.

**F2:** Subcommittee Update - Local Streets; Herron (No update)

**F3:** Subcommittee Update – Short-Term Rentals Subcommittee Update; Kossman  
Topic was brought up at Supervisor forum.

**F4:** Subcommittee Update – Skyline Church Project Subcommittee Update; Feathers  
Board of Supervisors voted to approve project 5-0.

**F5:** Subcommittee Update – Estrella Park Project Subcommittee Update; Information being handed over by Myers.

**F6:** Subcommittee Update – Casa de Oro Business Corridor; Herron, Tinsley-Becker  
Looking for location for public meeting. Tinsley Becker- Planning consultant should be in better communication.

**F7:** Subcommittee Update – Literacy First Charter High School; Bickley. No longer on the agenda.

**F8:** VDO CPG Liaison Update – Fire Safe Council; Hermann/ Feathers  
CWPP is finished and being revised.

**F9:** Subcommittee Update - Parklands Dedication Ordinance (PLDO); Feathers/ Myers  
(Material covered previously)

**F10:** Subcommittee Update - Cottonwood Sand Mine Project; Feathers  
4 of us went to tour a sand mine.

**F11:** Subcommittee Update- Ivanhoe Ranch; Schuppert  
Heather Stevens heard nothing.

**G. ADJOURNMENT:** 10:56 p.m. Wendy Tinsley-Becker, Vice Chair

COUNTY OF SAN DIEGO  
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Submitted by: Kyle Hermann