

MINUTES OF THE MEETING - TUESDAY MAY 4, 2021

Location (Virtual):

<https://zoom.us/j/98380320278?pwd=dXhrcWEyZXpzOEM5SlhyZEpkVWpzZz09>

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

A. ROLL CALL

Members Present: 14 (Baillargeon, Burley, Conway, Herron, Hermann, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Weizman, Yepiz, Yousif, Zundel)

Members Absent: Henderson

B. APPROVAL OF MINUTES

Action: Approval of April 6, 2021 Meeting Minutes with corrections from Hermann and Burley

Moved: Herron

Second: Kossamn

VOTE: 11 / 0 / 0 / 4 / 0 (Yea / Nay / Abstain / Absent / Vacant)

Voting Yea: (Burley, Conway, Herron, Hermann, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Yousif, Zundel)

Absent: Baillargeon; Henderson; Weizman; Yepiz

Result: Minutes Approved with Changes Made

C. PUBLIC COMMUNICATION

Matthew Parr commented that we should prioritize the need of a crosswalk at the corner of Fury Lane and Wieghorst Way. Mr. Parr commented that folks drive fast through that intersection and recently a car ran into a brick wall. Said safety in that area is a necessity.

D. CONSENT ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F1	7:08	Tinsley Becker	Sydney Rosen, City Signs Chad Bailey, Bailey RSD Self Storage	506-010-62-00 Minor Dev. Recommendation_1185 2 Campo Road, El Cajon Install new signage to reflect new business name. Minor Deviation required because of name change to business.

Action: Motion to Approve

Moved: Hermann

Second: Steiger

Discussion: Herron requested more information but then revoked his request.

VOTE: 12 / 0 / 0 / 3 / 0 (Yea / Nay / Abstain / Absent / Vacant)

Voting Yea: (Baillargeon, Burley, Conway, Herron, Hermann, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Yousif, Zundel)

Members Absent: Henderson; Weizman; Yepiz

Result: Consent Items Approved

E. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:11	N/A	Denise Russell, County of SD	County of San Diego Permit Streamlining Program
CPG Comments		<p>Tinsley Becker introduced Ms. Russell</p> <p>Herron asked what is most significant improvement, and who is it going to effect? Also asked what the most difficult thing is they are going to change? Ms. Russell responded that consolidating forms on the website is most significant and it will help all users of the permit process and CPG members because it becomes easier to know where we are in the process. She said the most difficult thing to change would be the procedures because there are a lot of people who review projects and provide input.</p> <p>Hermann asked about the notice procedure and told Ms. Russell it would be worthwhile to consider a set number of blocks/streets for notice rather than a straight footage.</p> <p>Kossman asked if these changes are affected by the objectivity of County Staff. Ms. Russell replied that the changes would help empower planners at the County.</p> <p>Steiger reflected what Hermann said and commented that bigger projects like the charter school need even bigger area than that. Said a one size fits all may not work.</p> <p>Weizman expressed concern about notice procedures that are dependent on someone to make the decision because there may be an objectivity issue with who is deciding and on what projects. Would like some guardrails and public determination about when a radius is expanded. Also said most neighbors do not want the extra mail.</p> <p>Tinsley Becker commented that because we are often asked to provide recommendations, it would be beneficial to list what projects would be in compliance with similar issues. Ms. Russell asked Tinsley Becker what kind of waiver recommendations come through us most and Tinsley Becker commented that most come from PDS and none from building services. Commented that we try do what we can without a design checklist and with specific issues like illegal dispensaries.</p> <p>Yepiz commented that based on her experience with other jurisdictions, it should all be online because it makes it a lot easier to track everything.</p> <p>Tinsley Becker also asked if a list can be made for the planning group's specific planners at the contact since we are without dedicated staff. Suggested a</p>		

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	<p>possible e-blast communication. Also commented that the flow charts will be very helpful. Also commented that notices between neighbors need to be better determined when they are required.</p> <p>Herron asked about the fees and how these changes will affect fees. Ms. Russell said fees will be set by the Supervisors, but they are not being proposed to be changed.</p> <p>Hermann added that some places in our area are very unique and subjectivity from County can be helpful for that reason. Also commented that the notifications on the website are not very accessible and there should be project specific notifications.</p>
Applicant Comments	Ms. Russell introduced herself and began by explaining new BPR at the County. New BPR includes expanding online services, updating internal procedures, reducing number of forms, and providing clear guidance on submittal and requirements. Went through new application guide that will include links and charts as to what is needed for submissions. Explained new procedures that includes managers and internal process. Working on new notice procedures.
Public Comments	Josan Feathers is former VDO members and civil engineer. Commented that we should stay vigilant because streamlining usually only helps developers.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E2	7:50	Oday Yousif	Oday Yousif	Formation of a Community Advocacy Organization in Rancho San Diego
CPG Comments	<p>Tinsley Becker is supportive of community organizations and since we do not have an RSD specific organization, this could help because of our area especially since there is a GMIA and Alliance.</p> <p>Conway addressed what the 24 month goals for the plan would look like and Yousif commented that because the project is meant to be diverse and work on all projects the community needs, there is no specific thing we want to accomplish other than community representation.</p> <p>Other suggestions include reaching out to home owners associations and not necessarily focusing on business but more of the community.</p>			
Applicant Comments	Yousif explained the need for a Rancho San Diego Town Council and why RSD needs that level of organization and representation. Explained what a town council would look like and how it would operate. Would be a 501(c)(4) and collect dues but spend it on community event and advocacy.			
Public Comments	Bob Collins has been in RSD for 30 years and we have not made ourselves aware of what we wants			

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E3	8:13	Johnston / Baillargeon	Heather Steven, County of SD	Notice of Preparation- Ivanhoe Ranch Project PDS2018-GPA-18-005, PDS2018-REZ-18-004, PDS2018- TM-5629, PDS2018-STP-18-016, PDS2018-AP-18-002, LOG NO. PDS2018-ER-18-19-004.
CPG Comments	Conway asked what the plan for the empty space is in the middle and what is the approximate time for the EIR. Steven said the hole in the middle is an empty lot for the existing home in the top of the hill. The ERI should be done within a year.			

	<p>Herron asked about the impact on traffic and Steven said that the other projects in the area and their traffic impact will be taken into account into this project.</p> <p>Tinsley Becker wanted to know what projects and whether that will include the already passed charter school. Also expressed that with multiple projects like Shea homes and the school and sand mine, there is a capacity to what VDO streets can handle. Steven said that the school and sand mine will be part of the determinations they make.</p>
Applicant Comments	<p>Ms. Steven explained that the project is currently in its early stages and while there is a proposed layout, the project not undergone the reviews at all the stages. There will be a 45 day public review time after the responses to comments come out and before the final EIR is released. The EIR will address: Visual resources, Agricultural resources, Biological resources, Cultural resources, Fire Safety, Hydrology and water quality, Land Use, Greenhouse gas emissions, Transportation (Vehicle Miles Traveled).</p>
Public Comments	<p>Amanda Mansour who is a civil engineer from the City of San Diego but a resident on Ashley Park Way does not want the addition of 119 homes to be a hinderance to their community which is already small and quiet. Also asked whether the plan's park is public or private. Steven commented it is private but there will be access from the trails. Also commented on the traffic analysis for the EIR includes COVID related traffic slowdown.</p> <p>Karen Romano commented in whether the entrance to Ivanhoe ranch being so narrow will be an issue. Steven said that any road improvements will be made on the property and no extra property from neighbors to the property will be required. Baillargeon clarified that the improvements are on site.</p> <p>Lyle Caddell commented that he likes the Ivanhoe Ranch project because there is a need for homes and that this will help business succeed and continue to lead to the flourishing of the area. Says this will be a benefit for years to come to the area.</p> <p>Tary Davis Storm asked if the homes there that are over 100 years old will be maintained. The plan right now is to just keep one home but the others will be discussed during the EIR review process.</p> <p>Elizabeth Urquhart asked whether Cottonwood will be included in the impact because it is not an approved project. Steven said that is not correct because it is considered a golf course and will be considered because it is an upcoming project. Also commented on the lack of roads and the fire hazards. Continued to comment that she is sure the project will happen but wants it to happen in the best way where the schools and roads will be impacted. Said a second egress on Willow Glenn should be required.</p> <p>Questions for staff from members of public- (1) Will this new community be part of the Steele Canyon HOA since they will be using our guard house and streets? Steven said that HOA's are private so it will not be addressed in the EIR. (2) Would there be any way to have an entrance to the development through Willow Glen as opposed to Ivanhoe ranch Rd? Steven said they should put it in the comments but there is no plans at this time for any other entrances across Willow Glenn.</p> <p>Devorah Fox commented "I want people to know we have mountain lions coming to our front doors around 3AM, and coyotes passing though our yards. Many in</p>

	<p>Monarch Ridge, Singing hills and Granite ledge have found our pets taken by wildlife that jump our yard fences because we are encroaching on the wildlife space.. We need to leave whats left”</p> <p>CYousif commented “What are the environmental implications of such a project? I am concerned for surrounding wildlife, noise pollution, and traffic inhibition”. Steven answered that some impacts cannot be mitigated fully but all will be considered in EIR and environmental report.</p> <p>A public commentator asked how the water issues are being addressed. Steven responded that this project will not be using ground water but will be using water from the water district and they will be required to get a letter stating as such.</p> <p>Ikhlass Shamoun commented “is the traffic study going to consider all the bike riders that go through Steele canyon and the trails ?” Steven responded that the EIR and environmental report will address bike and walking paths and trails and will address the bike lanes in the streets.</p> <p>Alex Cortes asked “What are the considerations for school safety and traffic in the morning, afternoon and throughout the day?” Steven said it will be analyzed in the traffic section and will be in the analysis.</p> <p>Kathy and Kevin asked “Who is the developer for the Ivanhoe Project? Will Ivanhoe Project be a HOA development?” Steven responded that they do not require an HOA but there will likely be one. Developed is PD Ivanhoe LLC.</p> <p>Devorah Fox commented “I’m o make this whole area a park for Rancho San Diegowondering if we are going to have to keep going through this kind of thing over and over every time someone comes up with something they want to do with the land that requires a change in zoning? What would it take to make the whole area a park for Rancho San Diego permanently so we don't have to keep going through this. Why can't we just leave the zoning as its. It doesn't seem fair that everyone has to gather to stop this stuff that violates the zoning.”</p> <p>CYousif commented “As a resident of Ivanhoe Ranch, I do believe that this project would present a significant impediment to traffic flow. Jamacha Elementary is constantly busy and flooded with cars daily during school times. How much of an impact will this have on these neighborhoods? I have concerned neighbors too”</p> <p>Teri Davies-Storm commented that she would love the area to be a park or reserve because it is very historic. Will be addressed in historical resource section of EIR.</p> <p>Bob Collins asked where this lies vis a vis the flood plain. Steven said there is part of it that lies on the Mexican Creek flood plains but they are not proposing any homes on that flood plaint. Mr. Collins also commented the need for trails. Thinks the property should be a public park.</p> <p>See attachment for additional notes from members and public.</p>
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F. ACTION ITEMS

Approved in Agenda Item D: “Consent Items”

G. GROUP BUSINESS:

Item No.	Items	CPG Speaker	Summary
G1	Administrative	Tinsley Becker	Tinsley Becker will not be at the July meeting.
G2	Local Streets Subcommittee	Kister	Kister asked various community forums for streets that need improvement. These include an alley on Conrad of Campo and a crosswalk on the corner of Avocado and the 94. Another was Astria and Campo in Bonita. A crosswalk on Weighorst and Fury was also asked for when a car went into the wall. Kister will be submitting list of these to the County. Matthew Parr says his family does not feel safe at Weighorst and Fury and a crosswalk is crucial. Hermann asked whether a crosswalk will help and Kister responded that it would make the threshold for traffic safety higher because drivers would be required to yield.
G3	Short-Term Rental Subcommittee	Kossman	Nothing new.
G4	Parks/Parklands Dedication Subcommittee	Zundel	Nothing new.
G5	Casa de Oro Business Corridor Subcommittee	Herron	County is not sharing much about Campo specific plan and will now show it to anybody until it is done. There needs to be an organized effort in order to get them to share with us so they can take our opinions. Weizman said that a list of could be useful that diagrams the issues raised for Campo, where it is addressed in the plan, and what the recommendations were.
G6	Literacy First Charter High School Subcommittee	Yousif	Board of Education approved the renewal of the school's charter.
G7	VDO CPG Liaison – Fire Safe Council	Hermann	Nothing new.
G8	Cottonwood Sand Mine Subcommittee	Henderson	Nothing new.
G9	Ivanhoe Ranch Subcommittee	Baillargeon; Johnston	Nothing new.
G10	Airport Noise Advisory Committee Subcommittee	Herron	Meeting is rescheduled.
G11	Fuerte Ranch Estates Subcommittee		Nothing new.
G12	Next Scheduled Meeting		June 1, 2021

H. ADJOURNMENT: 9:47 p.m.

Submitted by: Oday Yousif