

San Diego County
VALLE DE ORO COMMUNITY PLANNING GROUP
3755 Avocado Blvd #187
La Mesa, CA 91941

Minutes of the Meeting: May 5, 2015

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

A. ROLL CALL: 7:05pm (late b/c gate locked), Karibia Baillargeon, Chair

Members Present: Baillargeon, Brownlee, Feathers, Fitchett, Henderson, Hernandez, Perry, Rand, Schuppert, Tierney

Members Absent: Chapman, Hyatt, Myers

Member Seat Vacant: Becker

B. APPROVAL OF THE MINUTES FOR THE MEETING OF: 4/7/2015

Motion to approve minutes presented by Ms. Baillargeon: Seconded by Allison Henderson. Motion approved.

VOTE: 10-0-3-1 (3 absent; 1 vacant seat)

C. PUBLIC COMMUNICATION:

None

D. ACTION ITEMS:

1. Guest Speaker - Mr. Don Parent, SDG&E.

Mr. Parent, the Public Affairs Manager of SDG&E in East County provided information on a new utility project to begin in June of 2015. An underground electric circuit will be installed from the substation on Via Mercado behind Rancho San Diego Village to Jamul along Hwy 94. SDG&E will work with Caltrans on scheduling work crews and hours of operation as Caltrans requirements to work on and in the highway are very complex. Mr. Parent anticipates three crews working Monday through Saturday from 7:00 am to 7:00 pm. SDG&E will have signage, meetings and various levels of media coverage to get the word out about this project. The highway is the only way in and out of Steele Canyon High School. Mr. Parent anticipates that there will always be 2-way traffic during this project as it is a major thoroughfare for the area. The project is due to be completed by the end of 2015.

Mr. Schuppert asked: Is the electrical capacity in Jamul the reason for this project? Mr. Parent responded: The Casino project is the catalyst for this work. SDG&E is required by law to provide services to customers if asked.

No action was taken by VDOPG.

2. PDS2015-MUP-82-036W2 - Christian Elementary School, Spring Valley-La Mesa Campus at Faith Chapel.

Don Fitchett, Committee Member

Mr. Fitchett introduced the project. This is a Major Use Permit modification to allow Faith Chapel, a 14.1 acre Faith Chapel campus located at 9400 Campo Road, to operate a private elementary school for grades kindergarten through sixth grade. The school will utilize existing church facilities and no additional buildings will be required. There will be a maximum of 325 elementary students and approximately 20 faculty and staff. The elementary school will operate during the normal school year (August - May) and during typical school hours (8:00 am to 3:00 pm).

Mark Linman, the consultant working on this Site Plan, gave the group a brief history of this project. The original proposal for the development of Faith Chapel in 1979 included a K-12th grade school. This original proposal was

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denied by the BOS in 1980 due to the size of the proposed facility and the potential for impacts to the surrounding neighborhood. After 1980, the proposed project was down-sized, the school eliminated, and the project was approved by the BOS in 1983.

Mr. Fitchett gave the Sub-Committee report.

The proposal before us is to modify the church MUP to provide K-6th grade elementary school within the existing church facilities. "Increased traffic" was identified as a potential adverse impact and the County required that the applicant perform a Traffic Impact Analysis. The analysis showed that there were no direct or cumulative impacts to the area roadways and intersections due to the addition of the proposed Faith Chapel elementary school projected ADTs (average daily trips).

The County Zoning Ordinance lists the findings required to approve or to modify a MUP. Briefly these findings include the requirement that the location, size, design and operating characteristics of the proposed use (in this case an elementary school)(K - 6th grade) will be compatible with adjacent uses with respect to harmony in scale, bulk, coverage and density.

For the past 32 years the church has been a good neighbor. Adding an elementary school should not violate this relationship nor compromise the Major Use Permit findings.

Public Testimony:

- Robert Baker, 9362 Campo Road, shared concerns about traffic. He stated that the original permit was not acceptable to him and he opposes this request as well.
- Vince Sherrod, 3864 Rogers Road, has concerns about "mischievous" kids. His concern is with "free roaming kids". Will the school children be good neighbors? He would like there to be a fence constructed between his yard and the Church. Mr. Linman asked for his contact information and will work with them on their issues. Mr. Sherrod is also concerned about the traffic back up from Hwy 94 and how that will be impacted by the additional cars coming in for school drop-off and pick-up.
- Leticia Leos' letter was read by Ruth Ann Christ. Ms. Leos, 9440 Showplace Drive, is a 13-year resident of the neighborhood. She is opposed to the school because of noise and traffic issues.
- Ruth Ann Christ, 9449 Showplace, moved into the neighborhood in 1973. Their concern is also with traffic, noise and environmental impact. Building a school was incompatible in 1983 and still is in 2015. Additionally, there seems to be commercial activity on the Northwest corner of the Faith Chapel parking lot which is disruptive and annoying.
- Marsha McDonald, 9464 Showplace Drive, has concerns about the noise that travels up the canyon from the church to her property. Their property is on the back side of the lot. The parking lot seems to be used for all sorts of things. Also, Campo Road is very busy with commuters in the 7:00 to 8:30 am time period when the school would have morning drop-off. She is worried about this elementary school being a precursor to a high school in the future. It's noisy enough now and with 325 additional voices, the noise level will increase substantially. There was supposed to be a greenbelt between their property and the parking lot but the church chopped down the landscaping.
- Bob McGowan, 9461 Showplace Drive, has 500 ft parallel with the church. He is concerned with noise as well but also things the church does now concerns him. Originally, there was no outdoor activity allowed. There was also supposed to be a shield between their lot and the church.

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- Herb Christ, 9450 Showplace Drive, is a retired clergyman. He wanted to be a good neighbor but it hasn't been easy with this church over the last 20 years. He is concerned that he didn't get a notice about this meeting tonight. He went to meetings with the original project years ago. The neighbors won 4 times. He feels like this shouldn't even be coming up again. This is a residential area. Is it really necessary to put a cyclone fence around schools?
- Kathleen McGowan, 9461 Showplace Drive, says that the church is in decline and that is probably why they are taking in these businesses on their parking lot.
- Jeff Jacobs, Mascari place, looks over the church parking lot. The elementary school would change things. Right now, all the traffic from the other elementary school, Murdoch, goes through Campo intersection. Mr. Jacobs also expressed concern about the process. (Mr. Johnson from PDS and Ms. Brownlee briefly explained the VDOPG public hearing process)

Mr. Fitchett explained that as a VDOPG member, he passed out 28 notices around the boundary of the church. The only requirement to 'notify' is done by the applicant in the 300ft radius around parcel. There are conditions that can be placed on the MUP to address concerns about noise and security issues.

Mike Johnson, of PDS, notes that the County is still reviewing the traffic and noise studies.

Mr. Fitchett presented a motion: I recommend approval of the MUP modification to add K-6th grade elementary school use to the Faith Chapel MUP. Seconded by Mark Schuppert.

Group Discussion:

Ms. Feathers is concerned that it was denied already and what has changed? There are more property owners in 2015, the impact should be worse.

Mr. Schuppert notes that there are no visual changes as the applicant is using existing structures. It's undeniable that there will be more noise and traffic. What was originally denied has been scaled back. Perhaps a landscape buffer can mitigate noise issues.

Ms. Baillargeon asked about additional conditions and improvements.

Mr. Rand sees the need for another Christian elementary school but congestion is really bad and maybe this isn't the right spot.

Ms. Feather states that sound walls don't mitigate sound traffic. Maybe the church could use the Park-n-Ride and use vans to bring kids to the school grounds.

Ms. Tierney is concerned that original conditions placed on church were ignored. The neighbor's concerns are legitimate.

Mr. Perry says this isn't a community school so there is no urgent need for it at this location.

Motion failed.

VOTE: 2-7-1-3-1 (Ms. Brownlee abstains due to previous work relationship with consultant)

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3. MPA-13-019 - Mt Helix Estates Property Subdivision. 9347 Edgewood Drive, La Mesa, CA 91941

Ms. Baillargeon introduced Joel Harlow, son-in-law of Lyle Blackinton, homeowner of property in question. Mr. Harlow provided a brief history of the 3 1/2 acre parcel. During the original subdivision, PDS asked for road improvements which the homeowner was unable to undertake due to cost. The County wrote in a covenant requiring road improvements should the homeowner apply for additional subdivisions. The homeowner would like a waiver as the road improvements would run about \$500,000

The road improvements required would upgrade the portion of Edgewood Drive in front of the homeowner's house to 'minor collector standards'. The expense is primarily due to grading issues, movement of a fire hydrant and telephone pole. Mr. Harlow states that the lot is worth about \$250,000 so it would not be worth it.

Ms. Baillargeon states that upgrading Edgewood to a 'minor collector standard' would not be possible without 'taking' property from other homeowners so sees no need for this homeowner to undertake an improvement.

Mr. Harlow said the TPM has not been submitted yet because applicant is waiting to finalize the road standard negotiation with the County.

Mr. Schuppert wonders if approving this waiver would mean giving up any effort to improve Edgewood.

The applicant needs four pieces of support: 1) approval from VDOPG; 2) Site distance letter; 3) Fire District approval; 4) Hardship findings.

Mr. Perry presented a motion: VDOPG supports applicant's request for a design exception to the road standard because Edgewood Drive is not suitable for a 'minor collector road' at this location. Seconded by Baillargeon. Motion approved.

VOTE: 10-0-3-1

E. GROUP BUSINESS:

- Chair requested reimbursement of \$107.12 for Post Office Box and name plate purchase. Baillargeon presented motion to approve reimbursement. Seconded by Brownlee.

VOTE: 10-0-3-1

- Chair asked for guidance on timing of mailing of minutes to County.

F. CHAIRMAN'S REPORT - No report

G. ADJOURNMENT - 9:50 pm

Signed respectfully and bidding Adieu,

Allison Henderson, Secretary of VDOPG

May 5, 2015

Good evening,

My name is Ruthe Anne Christ. My Husband Herb and I have resided at 9449 Showplace Drive since 1973. We as well as the families on Showplace Drive Rogers Road and Hollyhock Lane are familiar with the History and original plans of Faith Chapel application # P82-036 February 18, 1983. This plan was for a K-through High school including a gymnasium.

The zoning in 1980's is the same as now in 2015. RS 4 Single family-residential.

Faith Chapel has filed to revise its Major Use Permit which would change the zoning code. Our concern is the modification to the zoning code will allow Faith Chapel to implement an elementary school. This is unacceptable to the area due to increased traffic, noise and environmental impact to this rural area.

*

In mid April Edco Disposal Corporation began to store the new green waste containers at the far north east corner of Faith Chapel parking lot. A constant beep, beep, beep, bang, crashing commencing approximately 6:30 am and through the day has been disruptive and annoying. One Neighbor made a call to the Zoning Department to inquire if there had been a temporary permit granted. The Secretary had no knowledge of Edco at Faith Chapel.

There appears to be a gardening contractor storing equipment, and running a business from the parking lot as well.

With all respect we feel these concerns need be addressed.

Sincerely,

Herb and Ruthe Anne Christ.

Herb and Ruthe Anne Christ

9449 Showplace Drive

La Mesa, Ca 91941-6806

* *The scope of the plan for the zoning was incompatible in 1983. It is still incompatible in 2015 for the zone. While it is not debatable this Community, or any Community will benefit by the positive Christian influence for youth; perhaps it is best to keep pre-school only.*

May 2, 2015

To Whom It May Concern:

My name is Leticia Leos. I have lived at 9440 Showplace Drive, La Mesa, CA for the past 13 years. I am extremely concerned and oppose about the new proposed school at Faith Church due to the annoying potential noise, traffic issues and discouragement of future home buyers like me.

When I was a youth I lived about four blocks away from an elementary school (about 300 students) and witnessed the annoying noise level (kids screaming during recesses and other activities) and traffic. When I became a home buyer I decided not to live close to a school due to the noise level and traffic. One of the major reasons I decided to move to my current residence was for the tranquility and peaceful neighborhood. Nothing was disclosed to me about the possibility of having a future school at Faith Church. If this idea was presented to me I would definitely have not purchased my home. Noise levels are not good for stress relief (I have an extremely stressful job) and people that have illnesses. I plead and request for you to move this school to a different location than the proposed location. A home purchase is a major decision and investment that other people should not make than the owner. Thank you!

Sincerely,



Leticia Leos
9440 Showplace Drive,
La Mesa, CA 91941

May 5, 2015

To Whom It May Concern:

I am a homeowner at 9450 Showplace Drive and have lived here for 15 years. I recently became aware of the possibility of a school being placed at the Faith Chapel . My family is opposed to this for the following reasons:

1. Noise pollution from ringing bells, alarms, and from children's voices when outdoors during recess times, lunch times, and assemblies outdoors.
2. Traffic problems that will occur during drop-off and pick-up times.

This is a residential area, very calm and peaceful, with very few problems. We do not want that to change.

Sincerely,

Valerie Manigold