

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

Minutes of the Meeting: August 4, 2015

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Spring Valley, CA 91978
Training Room, Lower Terrace

A. ROLL CALL: 7:01 PM Karibia Baillargeon, Chair

Members present: Baillargeon, Feathers, Fitchett, Hernandez, Hyatt, Myers, Rand, Schuppert, Tierney, Wollitz

Members absent: Brownlee, Chapman, Perry

Members Seat Vacant: Becker, Henderson

B. APPROVAL OF MINUTES FOR July 7, 2015 VOTE: 9-0-1-3-2 Abstained: Wollitz

C. PUBLIC COMMUNICATION: Feathers informed the group of the San Diego County Planning Commission hearing on Friday August 7th for the Lilac Hills project where a General Plan amendment, which would allow for leapfrog development, will be considered.

D. ACTION ITEMS

1. M-15-006 – Tree Removal. Request for tree removal from property owners at 9385 Mollywoods Avenue, La Mesa, CA 91941. Tierney presented the project and distributed photos of three eucalyptus trees on County Right of Way which are damaging the owner’s retaining walls. The trees’ location necessitates the need for the retaining walls to prevent run off from flooding the property. Foremost, there is a safety concern for pedestrians, motorists and the property owners. There are also telephone lines passing through one of the trees at about two-thirds of the height of the tree.

The property owner, Shannon Varley, addressed the group. She provided additional photos and stated one of the trees measured 22 feet in diameter. She expressed her concerns about the trees.

TIERNEY **moved** to recommend the County’s removal of the three eucalyptus trees adjacent to the property at 9385 Mollywoods Ave, La Mesa. (BAILLARGEON seconded.) **VOTE: 10-0-0-3-2** to approve.

2. M-15-007 - Rancho San Diego Pump Station Rehabilitation. County of San Diego Project Manager, Mark Perrett, presented the project and distributed handouts. The pump station was originally built in 1989 and they would like to rehabilitate the station and replace the three pumps. In October, they will go to the BOS to request \$5 million to complete the work scheduled to begin in January 2016 and end in 2017. They will have temporary pump on a trailer to use during construction while the three pumps are being replaced. Their Mitigated Negative Declaration (MND) requires the erection of a temporary 30 foot high sound wall next to the riparian area on Sweetwater River to protect endangered birds, the California gnatcatcher and the Least Bell’s Vireo, during breeding

season. Perrett **moved** to approve the project. (WOLLITZ seconded.) **VOTE: 10-0-0-3-2 to approve.**

3. PDS2015-VAC-15-002 - Open Space Vacation. Yalda residence, 5 acre lot located at: 1445 Fuerte Heights Lane, El Cajon, CA 92019.

Larry Cole with Landmark Engineering presented this project. Schuppert provided the following background information:

The subject property includes two residential lots within an approved four-lot minor subdivision. The subdivision approval was subject to required open space easements over portions of the four parcels.

Caltrans has subsequently vacated nearly one-third of an acre that has resulted in an increase to the gross project land size. The applicant wants to apply the increase to the buildable areas of Parcels 1 and 2 and swap areas currently designated as open space.

Completeness and Adequacy of Project Description

1. The project description lacks the required documentation for analysis. The RPO Slope Study and the RPO Encroachment Study have not been provided by the client as required.
2. A revised Plot Plan has been requested by the County which among other things request a breakdown of the added site area that is requested to be designated as “Open Space” and “Buildable Area.” This document or its information has not been provided to VDO.
3. The project descriptions do not include the discussion of the potential impacts of the illegal grading and scraping of the property and its remediation requirements, if any.
4. There is no discussion of the reparation to the existing “buildable area” that is proposed to be re-designated as “Open Space.”

Compatibility of project design with character of local community

The project is compatible with other sites that have been developed on this street. However, it is noted that other sites including those developed by the applicant appear to have been illegally scraped of their native vegetation within the open space areas. Besides the encroachments into the open space, the project appears to conform to the local community as a whole.

Consistency of the proposal with the Community Plan and applicable zoning regulations

The property is part of a minor subdivision that conforms to general zoning use and density requirements.

- However, the property does not conform to the VDO community plan in that the open space area that was specifically dedicated to protect the native vegetation and surface areas from grading and being otherwise disturbed from its natural state. The entire open space easement has been graded and scraped. Therefore, the project is not consistent with the Slope Development Policies of the VDO Community Plan.

Specific Concerns Regarding the Environmental Effects

1. The project is not consistent with the Slope Development Policies of the VDO General Plan in that Open Space Easement that was specifically required to protect the native vegetation and natural open space has been destroyed by the applicant and there does not appear to be any requirement by the county to restore the natural open space element that was a condition to the subdivision approval.

The Environmental Study completed by the County of San Diego that relied upon for the project approval states that only “20% graded with the balance densely covered with native vegetation.” Item No. 4 of the Negative Declaration states that the open space is protection will be to the same level described in the VDO Community Plan. The applicant has destroyed the open space and the mitigation requirements for the development are no longer in place.

Whether part of this approval process or not, the county should require that the open space be brought back to its original slope and native vegetative state so that the project can comply with its approval and the VDO Community Plan. If a swap of open space is granted, there should be require enforceable conditions in place to ensure the reparations of all open space areas on the entire project, including Parcels 3 and 4.

2. Any slope study that is to be relied upon should reflect the basis of the natural slopes and not those which have been illegally created.
3. The calculation of required open space should be based on the entire four-lot project as that is how the open space requirements were set to mitigate the negative impacts of the larger development. The plot plan presumes that Parcels 1 and 2 is a stand-alone project, but it is not. The project in its entirety should be considered in the analysis of this project and mitigation.
4. The VDO community plan policy for steep slope developments mandates 70% of the project to be designated as open space if the average slope is greater than 25% (p 39 of community plan). The Application for Initial Intake that was presented in the original application states that 56% of the project has more than a 25% slope. Based on this information that references the original slope, the required open space on the project would be 70%.

The provided plot plan (Parcels 1 and 2 only) indicates the proposed delineation of buildable area to include 27,170 sf or 48% of the total site and that the open space will be 29,896 sf or 52% of the site. Based on this information, the proposed delineation of open space falls well short of stated requirements.

SCHUPPERT **moved** to continue this project until the County provides us with the necessary documentation. (RAND seconded). **VOTE: 10-0-0-3-2** to approve.

4. Vote on 2 Group Vacancies - Seat #1 (Jonathan Becker) and Seat #11 (Allison Henderson) Paper ballots were distributed to members. The election results: Seat #1: Sharon Nold; Seat #11: David Johnson

E. GROUP BUSINESS – BAILLARGEON moved to amend the Rules of Order for VDOCPG on the election process to shorten the vacancy notice period for advertisement from three (3) times to one (1) time. As noted in Article II – Membership, Section 3. (MYERS seconded.) **VOTE: 10-0-0-3-2** to approve.

BAILLARGEON read a thank you letter from Eve Payan concerning the recently approved Panda Dreams Daycare expansion.

A new Smoke Shop was spotted on Campo Road – MYERS will investigate.

MYERS updated the group on our PLDO subcommittee.

F. ADJOURNMENT at 9:53 PM

Submitted by: Jösan Feathers