

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

**Minutes of the Meeting:** September 1, 2015

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

**A. ROLL CALL: 7:02 PM** Karibia Baillargeon, Chair

Members present: (8) Baillargeon, Feathers, Hernandez, Hyatt, Myers, Rand, Schuppert, Tierney

Non-voting Members present: (2) Johnston, Nold; recorded as Abstainees in reporting votes

Members absent: (2) Chapman, Wollitz

Members Seat Vacant: (3) Brownlee, Fitchett, Perry

(è **Votes: Yeah-Nay-Abstain-Absent-Vacant -- \_\_\_--\_\_\_--+2--2--3 )**

**B. APPROVAL OF MINUTES FOR August 4, 2015 VOTE: 8-0-2-2-3**

**C. PUBLIC COMMUNICATION:** Two members of the public spoke.

Tom Kenny has been a longtime resident and expressed his interest in our community and membership on the Valle De Oro Community Planning Group (VDOCPG).

Dave Zimmerman expressed his desire to join the VDOCPG and provided a summary of his background and interests.

**D. ACTION ITEMS**

**1. PDS2015-ZAP-15-002. Verizon Rancho San Diego.** Minor Use Permit Waiver Request for the 35' height limit to extend an existing tower element to conceal the proposed antennas at 2514 Jamacha Road, El Cajon, CA 92019.

**HYATT** announced, at the request of the applicant, the processing of this project is postponed to next month's VDOCPG meeting.

**2. PDS2015-VAR-15-007 – Discretionary Permit for Variance.** Reduce set back on back of property from 40' to 25' to allow for the building of a garage. The property is located at the corner of Alto and La Cruz. APN 495-200-06-00.

The applicant, Mr. Tom Kenney was present and spoke of his request and answered questions from members concerning visual impacts to neighbors and alternative locations for the garage.

Rand presented the project and highlighted that this property is a typical Mt. Helix lot, pad cut into the hillside. He confirmed the proposed garage location does not appear to block any views

of the two nearest neighbors. All neighbors bordering his property have signed a “Consent To Grant A Variance”, specifically VAR15-007 SDC PDS RCVD 08-20-15.

Rand added that placement of the garage elsewhere on the lot would most likely, require cutting into the hillside and constructing a large retaining wall or necessitate reducing the size of his proposed structures.

RAND **moved** to recommend approval of the applicant’s request to reduce the setback from 40’ to 25’ for the purpose of building a garage. (Myers seconded) **VOTE: 8-0-2-2-3.**

**3. PDS2015-MUP-15-006 – College Prep Middle School. Final Review and Vote.** Proposal is to redevelop the property at 10268 Madrid Way, Spring Valley, CA as a Charter school for grades 5-8.

Myers introduced the project, reminding members that this project was first presented to the group at the April 7, 2015 meeting for preliminary review and comment. She asked Steve Laub to provide a high-level review with visuals and to focus on changes made to their plans in response to the concerns previously expressed by the members.

- Confirmed use of drought tolerant landscaping
- Color scheme, especially the roof. Previous proposal had a Regal Blue roof, applicant now proposes a Bronze or Charcoal and asked members for their recommendation.
- Grading: reduced Cut from 6k cy to 3.3k cy, increased Fill from 1600cy to 3kcy, decreased Export from 4.4kcy to 300cy.
- Reaffirmed the topography combined with the building location and height will minimize visibility from SR-94
- Noise from bells, horns, internal and external public address systems: 2 bells will be installed on the site where they will be shielded from adjacent residences
- Installation of sidewalks on the east side of Agua Dulce Blvd and the south side of Madrid Way
- Applicant agrees for the need for a no parking zone along the east side of Agua Dulce Blvd and will submit such a request to the County. No such request will be made for the south side of Madrid Way because of impact to neighbors.
- An alternate access for emergency units is not proposed. However, the driveway has been widened and a secondary pedestrian access off of Madrid Way has been added.
- Traffic safety for pedestrians including special needs children: applicant proposes to add crosswalks across Madrid Way on both sides of the intersection with Agua Dulce Blvd. Since traffic along Agua Dulce Blvd is not controlled, no crosswalks will be added.
- Traffic safety for vehicles: a flashing beacon and signage visible to northbound Agua Dulce Blvd drivers will be installed; a left-turn pocket will be located on southbound Agua Dulce Blvd for entry into the school’s parking lot
- Traffic congestion: propose to offset their school hours from those of Casa De Oro Elementary School (CDOES) by a minimum of 30 minutes. In addition, the driveway has been modified to 1 lane entrance, 2 lanes exit.

Of the eight members of the community present, three chose to speak.

Charles Butler, Madrid Way; a resident since 1986, is against this project because it will intensify the existing traffic problems. He mentioned the Head Start facility adjacent to CDOES on Madrid Way contributes to both sides of Madrid Way being filled with parked cars, as well as some cars parked on Agua Dulce Blvd. He remarked that if you are westbound on Madrid Way, at the intersection with Agua Dulce Blvd, when school has finished for the day, you will be stuck there

for 10 minutes. Adding the proposed school will double the problem, putting another 300 or more cars on these same streets.

He added that westbound Madrid Way, east of the proposed school has a complete blind curve and attempts to get speed bumps, flashing lights, etc. on this road have failed to get County support. He believes the Madrid Way/Agua Dulce Blvd intersection needs an on demand stoplight to manage the traffic.

Sara Crisci, a resident on Madrid Way. Her major concern is the location of the proposed project's driveway. It will be located on a blind curve thus risking the safety of pedestrians and vehicles.

While Sue Butler believes the project will interfere with her view, her primary concern is that by adding a second school with 350-500 students and staggering the drop-off/pick-up times with those of the CDOES will mean the neighborhood residents will experience gridlock at their non-controlled intersections four times a day. She went on to express her traffic concerns should there be a need to evacuate or respond to an emergency.

The majority of concerns expressed by the members were the many traffic and pedestrian/vehicular safety issues. Questions from the members spurred extensive discussions of the Line of Sight deficiencies, the traffic flow in and about the parking lot, the impact to residential traffic as well as the Level of Service decline at two nearby, but "off-site" intersections with the westbound SR-94 On Ramp/Campo Rd and westbound SR-94 Off Ramp.

Other comments consisted of the desire for the project to use "bird-friendly" glass, the viability of locating the driveway further south and questions concerning undergrounding of utilities.

Hyatt referred to the Agua Dulce Blvd Line of Sight issues combined with the majority of cars exiting the school parking lot by crossing northbound traffic on a blind curve and merging into the uncontrolled southbound Agua Dulce Blvd traffic as a "fatal flaw" of this proposed project.

Myers acknowledged the applicant has been working very hard to address the concerns previously stated by the Planning Group and the County; however, traffic issues are a hurdle she can't get pass.

**MYERS moved** to recommend denial of the project as proposed. (Hyatt seconded) **VOTE: \*5-1-4-2-3.**

\*Per the Board of Supervisor's I-1 Policy, a motion must pass with 8 or more votes to be considered an "official" group recommendation. Even though our vote does not qualify, the County requests we still provide them with the details of our project review and resulting vote.

As indicated by the VOTE, VDOCPG currently has 3 vacant seats and 2 newly-elected not yet BoS appointed members (non-voting), leaving a total of 10 voting members. 2 voting members were absent tonight, the remaining 8 members voted on the motion "Recommend Denial of the project as proposed" as follows: 5-Yes 1-No 2-Abstain; hence a formal group recommendation could not be achieved. Nonetheless, VDO wishes to express to the County that there is a significant traffic flaw with the project as proposed. For detailed information about the motion, please refer to the approved September 1st meeting minutes available mid-October.

## **E. GROUP BUSINESS –**

**1. Sub-committee to present on PLDO funds.** Myers briefly described the ongoing efforts of the ad-hoc subcommittee members and some of the challenges they have encountered during this process.

**MYERS moved** to recommend the following as VDOCPG's list of parks to improve using PLDO funds:

- 1 – Lonnie Brewer Park – convert all/portion to a leash-free dog park
- 2 – Estrella Park – basic development
- 3 – Hillsdale Park (aka Fury Children's Park) – bathroom facilities

(Feathers seconded.) **VOTE: 8-0-2-2-3** to approve

**2. Review of Route 94 improvements.** Feathers reviewed the SR-94 Draft Environmental Impact Report and determined two locations within the Valle De Oro Planning Area will receive "improvements" as part of this endeavor.

The northbound lane of Jamacha Boulevard approaching its intersection with SR-94(Campo Rd) will be restriped so as to add a second right-turn lane while retaining a shared left-turn/straight through lane. There are no impacts at this site.

The second location is where eastbound SR-94(Campo Rd) approaches the intersection where eastbound traffic proceeds on Jamacha Road and SR-94 traffic turns southward.

Eastbound SR-94 will acquire a second right-turn lane requiring widening the south side of SR-94 by 12 feet for a length of 530 feet. The construction of a retaining wall is anticipated to support the additional roadway width. Also, reconstruction of the northbound SR-94 median is needed to provide left-turn storage capacity for northbound left-turn movement. The median taper would be reduced to provide the additional storage while maintaining the needed left-turn storage for southbound left-turns into Rancho San Diego Town Center. Lastly, the proposed improvements include modifications to the existing traffic signal, including relocation of signal poles on the southwest corner of the intersection.

The concerns here are with the impacts to the San Diego County Restoration area and the ramifications to the waters of the US due to the construction of the retaining wall in the channelized stream called "Jamacha Channel," which contains southern willow riparian scrub and some coastal and valley freshwater marsh vegetation communities. The impact to the Jamacha Channel and riparian habitat is considered a significant impact. The avoidance, minimization and/or mitigation measures listed in Section 2.17.4 would reduce the impact to a less-than-significant level.

The hope is the construction noise will be attenuated for the threatened and endangered species in the area.

Opposition to the modification of either of these intersections would result in increased congestion. The anticipated increase in traffic volume is approximately 33%.

Therefore, approval of the proposed changes to these two intersections is recommended.

**3. Signage complaint filed at the August 4, 2015 VDOCPG meeting for the business located at 9923 Campo Road, Spring Valley, CA.** Both the roof and wall signage did not appear to comply with zoning and had not been reviewed by the VDOCPG.

MYERS confirmed no permits were issued and the signage did appear to violate zoning. A code compliance case was filed under MYERS' name as Code Compliance would not proceed with "VDOCPG" being the reporting party. Once the case is opened and investigated, MYERS, being the "reporting party" will be notified of the results and will report back to our CPG.

**F. ADJOURNMENT at 9:38 PM**

Submitted by: Lori Myers