

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

**Minutes of the Meeting:** May 3, 2016 (Approved on June 7, 2016)

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

**A. ROLL CALL: 7:06 PM Mark Schuppert**

Members present: Bickley, Burley, Feathers, Hernandez, Hyatt, Johnston, Myers, Nold, Rand, Schuppert, Tierney, Zimmerman

Members absent: Baillargeon

Members Seat Vacant: (2)

(Votes: Yeah-Nay-Abstain-Absent-Vacant- ( \_ - \_ - \_ - \_ - \_ ))

**B. APPROVAL OF MINUTES FOR April 5, 2016. VOTE: 11-0-1-1-2**

**C. PUBLIC COMMUNICATION:**

Feathers spoke about the Casa de Oro Community Alliance meeting she attended. She announced that there will be a cleanup day for Casa de Oro on June 11.

She also announced that the construction of the 125 south to 94 east ramp has been postponed to 2021. This ramp has been in the works for more than a decade and she is not very hopeful that it will ever get done. She encourages public pressure on Diane Jacob on this issue when possible. Myers suggested that Fuerte Drive traffic could be reduced by 40% by the completion of this ramp.

**D. ACTION ITEMS:**

- I. Site Plan Exemption (“B” Designator – Design Review for Sign):** Design Review for Wall Sign at 9600 Campo Road, Suite E, Spring Valley, CA 91977 [*Johnston, Yarbrough*]

This project is a request for a design review/site plan waiver for new signs at 9600 Campo Road. The tenant in Suite E, DriverAide.com, operates a driving school out of the building. The DMV regulates such uses and requires on-site signage. Mr. Yarbrough, the applicant, indicated the signs have to be visible to the public per DMV requirements.

Johnston reported that the building was built in 1960 and the major tenant and owner is Grass Doctor who leases a suite to Mr. Yarbrough. The signs (2) are 5' x 2' (10 sq. ft.) and match the colors of the building and are within the square footage requirements set by zoning.

Johnston moved to approve the 2 signs. (Myers seconded) **VOTE: 12-0-0-1-2**

## 2. **Park Lands Dedication Ordinance (PLDO) – Group Input to County** *[Feathers, Myers, Tierney]*

The County has requested input from Community Planning Groups pertaining to improvements to the existing Park Land Dedication Ordinance (PLDO). An adhoc-subcommittee was formed and included the referenced VDO members and Jim Comeau of the Spring Valley CPG.

The key issues are:

- A glossary should be included in the ordinance since there is inconsistent terms and undefined jargon throughout the DPR documents.
- Training should be conducted for CPG's regarding the DPR, related County policies, and strategies that emphasize the successful utilization of PLDO funds.
- The document refers to the "Recreation Element" section of the General Plan (1990), but the current plan does not have this "Element." The application of the reference is questioned.
- The ordinance emphasizes that the funds can only be used for "Active Recreational Uses." The ordinance should be amended to permit the use of PLDO funds to create parks that meet the desires of the communities while complying with changing regulations such as those related to water conservation, trails, and restrooms.
- Consistency and better communication are needed.

Myers moved that the VDOCPG authorize the adhoc-subcommittee to submit a letter detailing their PLDO Ordinance findings and recommendations. (Hernandez seconded) **VOTE: 12-0-0-1-2**

## 3. **Sundown Lane Open Space Swap (Discretionary Permit Application PDS2016-VAC-16-001): 4191 Sundown Lane, La Mesa, CA 91941** *[Feathers, Hyatt, Salem]*

The applicant/owner would like to vacate an open space easement area of 1,073 SF and replace it with a substitute open space easement area of 1,072 SF. Feathers reported that the substitute open space easement area has been completely graded and cleared and does NOT compare with the quality of the existing open space that is offered for the trade. The biological corridor running along the applicant's eastern property line connects with open space areas to the south and north. The north and south ends of the biological corridor are open (not fenced) allowing native animals to migrate through this area. Vacating this part of the existing open space easement for a graded section adjacent to the house would reduce the width and effectiveness as a biological corridor.

One neighbor sent a letter stating they were against the swap because it would set a precedent. Another neighbor attended the meeting and said they he did not have any concerns regarding the proposed swap. The engineer of record spoke on the applicant's behalf and offered that they would be willing to shift the area and widen it, but the options are very limited given the relatively small buildable pad area in comparison to the large 7000 SF home.

The board noted the photographs of the construction that shows that the areas outside the buildable pad area have already been encroached upon and the soil has been scraped of vegetation. The applicant stressed that encroachments into the open space during construction are common occurrences and that he will resurvey and remediate affected area as required.

Schuppert noted other occurrences wherein open space was scraped of the native vegetation and the county has not enforced its remediation and so it may be difficult to get satisfactory remediation on this site.

Burley asked if the graded area requested for the trade could be remediated before the swap. Myers repeated the question to the applicant's representative who indicated that he is willing to consider that approach if he could get some assurances regarding the approval of the swap. The applicant was told that there would be no such assurances.

Feathers moved to deny the request for the open space swap as it does not comply with BOS I-103. The quality of the substitute open space is grossly inferior to the existing open space and moving the open space area would have a detrimental impact on the existing biological corridor. (Bickley seconded)

**VOTE: 12-0-0-1-2**

**4. College Prep Middle School Pending Negative Mitigated Declaration (PDS2015-MUP-15-006, PDS2015-ER-15-19-002):** Group Recommendation to the pending Negative Mitigated Declaration  
*[Myers, Schuppert]*

The proposed school is at the corner of Madrid Way and Aqua Dulce in Casa de Oro. Sue Butler, a resident whose house is adjacent to the proposed school, spoke for herself and for other neighbors. She is most concerned with the traffic issues associated with this development. She stressed that the restricted access into the school parking lot which is dangerous and she is also concerned about the safety of the children and the fact that there are no sidewalks to the south. She believes emergency evacuation of the school would be very unsafe and that the increased traffic would adversely impact the value of her home.

Schuppert stated that the county wants the group's input on the negative declaration and would like to know if we support the project. He summarized the project which was previously in front of the group for the MUP wherein the project garnered 7 votes against it and 1 abstention. The vote took place during a period with several vacant seats and high absenteeism. However, the preparation of the Initial Environmental Study; the potential adoption of a negative declaration; and the resolution that there is no alternative access point options allow the group to take another look at the project and to provide new recommendations, if any, to the county.

The referenced Initial Environmental Study and Negative Declaration proposal indicates that there are no potential negative impacts to the project except for traffic and it is suggested that the impacts by traffic can be mitigated by TIF's. Schuppert and Myers (subcommittee) do not agree with the findings and suggests there are potentially significant negative impacts that should be considered that would result in the rejection of the proposed negative declaration.

Myers reviewed the vital issues concerning this school, particularly traffic and safety issues. The school would be adjacent to Casa de Oro Elementary School and the Headstart Program. The school is intended to be an expansion of an existing Charter School that is located in La Mesa and known as the College Prep Middle School, but the school is chartered by the Mountain Empire School District. The school will primarily serve students who live outside the Valle de Oro Community and have to be picked up and dropped off daily. No bus service is planned as the students are not typically concentrated by specific communities.

Myers went over the inadequacy of a single driveway for the school located at the blind curve of Agua Dulce and a short distance from the uncontrolled intersection with Madrid Way. Local residents described gridlock at this point four times daily which would be obviously worse with the completion of a new school across the street. The Mitigated Negative Declaration acknowledges that school will add 875 Average Daily Trips (ADT) at this location. However, the report suggests that the cumulative impacts can be mitigated with payment of a Transportation Impact Fee (TIF).

Myers stated that acceptance of the Mitigated Negative Declaration infers that the TIF would provide adequate mitigation to for the traffic and negative impact to the neighborhood, but the payment into a fund would not mitigate the damages to the neighbors or to the Valle de Oro Community. A TIF simply would not provide mitigation to those who are affected the most.

Schuppert added new information about charter schools. He stated that College Prep Middle School, sponsored by Mountain Empire School District, is outside our district and would siphon school funds from local districts and create added congestion in our residential neighborhoods simply for the financial benefit the Mountain Empire School District. He spoke to the controversy regarding the superintendent of the Mountain Empire School District who was also the broker for the College Prep Middle School. The former Superintendent is currently serving time for his illegal consulting work with charter schools, including the brokering for the development of the College Prep Middle School. The San Diego Union has reported that the La Mesa Spring Valley School District is suing the Mountain Empire District for establishing this school within their boundaries without their permission. Schuppert believes the development of the College Prep Middle School in this location is driven by financial gain at the expense of our community.

Bickley reiterated the traffic issues surrounding this school, and Rand spoke to charter schools in general and their often positive impact on education.

Myers moved that the VDOCPG authorize the adhoc-subcommittee to submit a letter to the County on its behalf indicating that VDOCPG does not support the development of College Prep Middle School at this location and recommends denial of the Mitigated Negative Declaration as it fails to adequately address items of significant impact to traffic, safety, and land use. Furthermore, the proposal of mitigating the undeniable traffic issues with a Transportation Impact Fee is neither appropriate nor sufficient. Neglecting to apply tangible, on-site solutions will diminish the community character and the quality of life for the local residents. (Rand seconded) **VOTE: 12-0-0-1-2**

**5. Gengarelli Remodel – Conversion of Storage Building to Guest Quarters (PDS2016 AD-16-009):** 1905 Julianna Street, El Cajon, 92020 *[Johnston, Gengarelli]*

Johnston stated that this proposal involves replacing an 876 SF storage unit with a guest house/game room/granny flat. An administrative permit is required due to the proposed size, but it is within the guidelines which allow granny flats up to 50% of the primary resident size. The subject will be 901 SF, which reflects about 31% of the existing home (2950 SF). He stated that the new structure conformed with all guidelines and that there are many homes with granny flats in the area. The new structure will have 2 bathrooms and is not intended to be rented out. There will be no kitchen, wetbar, or laundry in the new flat. Covered parking is not a requirement for a granny flat.

Debbie Waggaman representing the architect spoke to the project stating that the existing storage unit is in poor condition and the replacement with a new residential structure will be an improvement to the property and area.

Johnston moved that the Administrative Permit be granted and the granny flat be allowed. (Bickley seconded) **VOTE: 12-0-0-1-2**

## **E. GROUP BUSINESS**

### 1. Highway 94 EIR update (Road Widening for Jamul Indian Gaming Project)

Feathers reported on the two intersections involved: Highway 94 at Jamacha Blvd. and Highway 94 and Jamacha Road. She stated that there will be re-striping and a right hand turn lanes added at both intersections. The Casino is scheduled to be open this summer, well before the road improvement project will be completed. Traffic is projected to increase by 30% and without the improvements to these intersections, we can assume there will be added congestion to the community.

### 2. Active Project Status

a. Burley will take an EIR report for agricultural promotion.

b. Hernandez will take a new apartment proposal.

c. Rand has the lot split on Hillsdale.

d. Liberty High School (Myers) is slowly moving along. Rand will chair in her absence during the June meeting if it is ready to be heard.

e. Rand will take the BevMo ABC permit request also to be heard in June.

### 3. Reimbursement Request for Group Mail Box

Rand moved that Schuppert be reimbursed \$240 for our mailbox at the UPS Store. (Feathers seconded)

**VOTE: 12-0-0-1-2**

4. Judy Graves, resident of VDO, contacted Schuppert requesting resurfacing their street. He contacted the county, and invited her bring her request to the next board meeting.

5. There was a reminder by several residents to remain vigilant about proposed developments along Sundown Lane that are tied to protected view corridors (lots 4,5,6).

6. Myers was contacted by Richard Ledbetter who lives on Dale Avenue. He wants curbs and sidewalks installed in a neighborhood in an area where they are missing.

## **F. ADJOURNMENT 9:46**

Submitted by: Sharon Nold

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