

**CITY OF SAN DIEGO  
 OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES  
 OF  
 WEDNESDAY, NOVEMBER 13, 2013  
 AT 3:00 PM  
 AT OTAY MESA NESTOR BRANCH LIBRARY  
 3003 Coronado Avenue, San Diego, CA 92154**

Members Present	Members Absent	Member Affiliation
Jimmy Ayala		Property Owner
Nici Boon		Brown Field
Wayne Dickey		Otay Mesa / Nestor Planning Group
	Hector Espinoza	Business Representative
Erin Gnat		Business Representative
Lisa Golden		Resident
	Steve Gross	Business Representative
	Shane Harmon	Property Owner
<b>Rob Hixson, Chair</b>		Property Owner
	Chris Holder	Property Owner
Mel Ingalls, Vice Chair		Property Owner
Rita Mahoney		Property Owner
Richard Martinez		Property Owner
Alejandra Mier y Teran		Otay Mesa Chamber of Commerce & Border Transportation Representative
Kaitlin Murphy		Property Owner
Felipe Nuno		Property Owner
Manuel Paul		San Ysidro Planning Group
	Tom Ricotta	Business Representative
Sarah Street		Resident
Janet Vadakkumcherry, Secretary		Resident
	<b>Property Owner</b>	<b>Vacant Seat</b>

Public Present: Lindsay Arobone (SD Commercial, LLC), Matt Jones (Innovative Cold Storage Enterprises), Phillip Lowe (Ingalls' Enterprises ), Ted Shaw (Atlantis Group), Joe Street (Street Properties), David Wick (National Enterprises)

Staff Present: Theresa Millette (AICP Senior Planner City of San Diego)

Guests Present: Fabiola Amarillas - Associate Civil Engineer, Recycled Water Section, City of San Diego, Public Utilities Department

Agenda Item		Discussion	Action Item
1.	Call to Order / Introduction of Members	Chairman Hixson called the meeting to order at 3:05 pm. Members introduced themselves. Nici Boon volunteered to take minutes until the OMPG Secretary, Janet Vadakkumcherry, arrived at 3:20 pm.	
2.	Approval of minutes	With Janet Vadakumcherry's arrival, minutes from the October 16, 2013 Otay Mesa Planning Group were presented and approved.	
3.	Public Input	None.	
4.	Chairman's Report	<p>Chairman Hixson noticed OMPG receipt of the following. He asked that if any of the Members wanted copies of any of these items to please let him know:</p> <ul style="list-style-type: none"> <li>✓ Letter from Murphy Development</li> <li>✓ Letter from Otay Mesa Chamber of Commerce</li> <li>✓ Notice of Negative Declaration / La Media Chevron</li> <li>✓ Notice of Application to vacate Continental Street</li> <li>✓ Notice of Application for Phase 4 Otay Truck Route</li> <li>✓ Received a copy of Continental Street Vacation</li> <li>✓ Received response to the assessment letter for Street Auto Dismantling</li> <li>✓ Received response on the reuse of Marian Catholic Land</li> <li>✓ Received plans for Phase 4 of the truck route</li> </ul>	Board Members who would like copies or information about the listed notices should follow up with Rob Hixson
5.	Government Liaison Reports	<p>Reports were given from the following offices:</p> <ul style="list-style-type: none"> <li>A. <u>Councilman Alvarez's office</u> – Melina Meza is unavailable until November 20, 2013. Contact David Alvarez Chief of Staff Travis Knowles until then.</li> <li>B. <u>Mayor's Office</u> – no report.</li> <li>C. <u>Supervisor Cox</u> – no report.</li> <li>D. <u>Assembly Member Hueso's Office</u> – no report.</li> <li>E. <u>San Diego Police Department, Southern Division</u> – no report.</li> <li>F. <u>Fire Department</u> – no report</li> <li>G. <u>Immigration and Customs</u> – no report.</li> </ul>	

Agenda Item	Discussion	Action Item
6. Monthly Reports	<p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Mel Ingalls reported the following items from the October 22, 2013 CPC meeting:</p> <ul style="list-style-type: none"> <li>○ Gerry Braun provided an update on the Balboa Park Centennial Celebrations being planned for 2015. Members discussed how Otay Mesa might participate. One suggestion was a presentation by Balboa Park. There is possibility for Gerry Braun to present to South County Economic Development Council and other planning and property owners groups.</li> <li>○ Paola Avila will become the Executive Director of the Mexico Business Center of the San Diego Regional Chamber of Commerce starting January 1, 2014.</li> <li>○ Medical marijuana was unanimously opposed. Dispensaries can operate in industrial areas but not near schools, etc.</li> </ul> <p>B. <u>Border Transportation</u>, Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> <li>○ Two forums were recently held trying to try to solve the border wait issues. There were lots of recommendations. Border Master Plan to both governments are not yet funded.</li> <li>○ Import-Export Compliance Seminar will be held Tuesday, November 19, 2013 from 8:30 am – 11:30 am at Southwestern College</li> </ul> <p>C. <u>Community Plan Update (CPU)</u>, See Section 7C Action Items below.</p> <p>D. <u>Capital Improvement Program</u> Mel Ingalls reported that CIP is ongoing at the City.</p> <p>E. <u>Facilities Financing Committee</u>, Facilities financing will be covered under the CPU. See Section 7C Action Items below.</p> <p>F. <u>Industrial Uses Committee</u>. No report.</p> <p>G. <u>San Diego Airport Advisory Committee</u>, Lisa Golden reported the following:</p> <ul style="list-style-type: none"> <li>○ Short term leases were approved: <ul style="list-style-type: none"> <li>▪ Aircraft detailer</li> <li>▪ National justice training for aviation transport</li> </ul> </li> <li>○ Tom Ricotta and Joe Rousso are interested in joining the Airport Advisory Committee</li> <li>○ The last day to challenge the Metropolitan Airpark EIR is November 22, 2013</li> <li>○ Delays in \$10,000,000 in grants will be decided shortly</li> </ul> <p>H. <u>Code Enforcement</u>. No report.</p>	

Agenda Item	Discussion	Action Item
	<p>I. <u>Otay Mesa Chamber of Commerce Update</u>. Report given by Alejandra Mier y Teran:</p> <ul style="list-style-type: none"> <li>o Otay Mesa Chamber of Commerce Annual Dinner will be held Friday, November 20, 2013 starting at 5:30 pm at the San Diego Country Club in Chula Vista</li> <li>o Reminder that the Enterprise Zone application for tax credits expires December 31, 2013</li> </ul> <p>J. <u>East Otay Mesa Property Owners' Association Update</u>, David Wick reported:</p> <ul style="list-style-type: none"> <li>o SR11 Phase I is off and running and will break ground in December 2013.</li> <li>o Pio Pico is going to be built</li> <li>o FedEx – there is a construction trailer on site but no construction yet</li> </ul>	
7.	<p>Action Items</p> <p>A. A motion was made to appoint Richard Martinez (property owner) to the Planning Group. The motion was unanimously approved by all Members present (a quorum) – which did not include Janet Vadakkumcherry who was late arriving to today's meeting.</p> <p>B. <b>Informational item only.</b> Water Purification Demonstration Project – Fabiola Amarillas gave a presentation on behalf of Megan Drummy and the San Diego Public Utilities Department.</p> <ul style="list-style-type: none"> <li>➤ The City Council adopted the Water Purification Demonstration Project in April of 2013 and asked the Public Utilities Department to do public and other outreach about the demonstration project, which is why she is here today.</li> <li>➤ There are plans to fix and upgrade the Point Loma treatment plant. If used by South Bay would save over 1,000 acre-feet of water.</li> <li>➤ Money savings - energy cost is the same as importing water from Los Angeles but there are treatment and other savings.</li> <li>➤ Since 2007, thirty (30) park &amp; recreational sites use recycled water</li> </ul> <p>Q&amp;A was started by Lisa Golden:</p> <p>Q: What amount of water does the Point Loma treatment plant currently process? A: Primary advanced treatment is normally 180-190 million gallons per day ("MGD") with a maximum capacity of 210 MGD during rain.</p> <p>Q: What percent of water is recycled versus purified at the Miramar / 805 treatment plant location? A: 8 million gallons per day are recycled to existing customers</p> <p>Q: Is the City adding "purple pipe"? A: No, only potential customers in existing recycling</p>	

Agenda Item	Discussion	Action Item
	<p>line.</p> <p>Q: When pipes break around the city, can the city place sewer breaks then when the street is already dug up? Or can you work with cable companies? A: The master plan is updated every 5 years.</p> <p>Q: Los Angeles County has been using reclaimed water. Has San Diego looked into that? A: Yes. Irvine is the most successful example where sites were conditioned. Only some north county cities will be considered for this with new development.</p> <p>David Wick commented that Otay Mesa has dry purple pipes since there is currently no water with 2-3 miles missing in the link. He said Otay Mesa just needs to build. We have the money but cannot get the deals done. A lot of people are concerned about using recycled water. Fabiola acknowledge that is true. Mel Ingalls said he believes this water is more pure than what comes out of the reservoir. It was recommended the public can call their water authority district or City Councilman to express support.</p> <p>Fabiola distributed the following materials as part of her presentation:</p> <ul style="list-style-type: none"> <li>a. Speaker Bio (Fabiola Amarillas)</li> <li>b. Open for Tours – tours and presentation are available to see the water purification testing facility</li> <li>c. A Look at Technology behind the Water Purification / Demonstration Project</li> <li>d. Choosing Rotating Sprinkler Nozzles for Your Landscape</li> <li>e. Commercial – Multifamily Outdoor Water Conservation Rebates</li> </ul> <p>More information can be found here: <a href="http://www.sandiego.gov/water/waterreuse/demo/">http://www.sandiego.gov/water/waterreuse/demo/</a></p> <p>C. <u>Community Plan Update (CPU)</u> – Theresa Millette reported the City received 16 letters during the comment period by the deadline of October 25, 2013. They would like to finalize the EIR two weeks (14 days) prior to the first hearing which is the Historical Resources Board (HRB). If they can finalize the EIR by November 27, 2013, it can go to HRB on December 11, 2013 (with a December 5, 2013 noticing of the Planning Commission). Theresa said that all her reports are done and they are trying to finalize draft comments by tomorrow (November 14, 2013) for RECON and environmental assessment. She didn't believe there was anything significant that would be of concern.</p> <p>Jimmy Ayala made a motion to support the CPU. There was then public commentary offered by Ted Shaw of Western Alliance Bank noting that the current plan does not include the industrial to commercial designation as supported by the OMPG in July 2013 for the existing land use</p>	

Agenda Item	Discussion	Action Item		
	<p>designation on both sides of La Media between Otay Mesa Road and Airway.</p> <p>Also, Alejandra Mier y Teran asked Jimmy Ayala's to amend his motion to include separate access for the residents of Heritage before anyone moves in to the area with the following considerations:</p> <ol style="list-style-type: none"> <li>1. Truck traffic FFP to include a Heritage interchange to separate trucks and residential traffic. She suggests these be included for consideration now and not 30 years out.</li> <li>2. Require site development. She said residential and business park permit is okay but not fast tracked and as it stands now is ministerial.</li> <li>3. Include "Right to Farm" Act language protections that businesses want.</li> </ol> <p>Kaitlin Murphy suggested that since the planning group already spent months doing the FPP that now is not the time to consider adding these items. Rita Mahoney agreed. Theresa Millett said that a lot of development has to happen first. Alejandra defended that although she missed some FFP meetings, she has consistently presented these items for consideration.</p> <p>Jimmy Ayala did not agree to amend his motion with Alejandra Mier y Teran's suggestions.</p> <p>Jimmy Ayala made a motion to support the CPU to include commercial designation on both sides of La Media between Otay Mesa Road and Airway as previously supported by OMPG.</p> <p>The motion passed with 10 votes.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <u>Yeay's (10)</u>  Jimmy Ayala  Nici Boon  Wayne Dickey  Erin Gnat  Rob Hixson  Mel Ingalls  Rita Mahoney  Kaitlin Murphy  Sarah Street  Richard Martinez – new Board member 11.13.13 </td> <td style="width: 50%; border: none;"> <u>Nay's (5)</u>  Lisa Golden  Alejandra Mier yTeran  Felipe Nuno  Manuel Paul  Janet Vadakkumcherry </td> </tr> </table>	<u>Yeay's (10)</u> Jimmy Ayala Nici Boon Wayne Dickey Erin Gnat Rob Hixson Mel Ingalls Rita Mahoney Kaitlin Murphy Sarah Street Richard Martinez – new Board member 11.13.13	<u>Nay's (5)</u> Lisa Golden Alejandra Mier yTeran Felipe Nuno Manuel Paul Janet Vadakkumcherry	<p>A motion was made to support the Community Plan Update to include commercial designation on both sides of La Media between Otay Mesa Road and Airway as previously supported by OMPG. The motion passed with 10 votes.</p>
<u>Yeay's (10)</u> Jimmy Ayala Nici Boon Wayne Dickey Erin Gnat Rob Hixson Mel Ingalls Rita Mahoney Kaitlin Murphy Sarah Street Richard Martinez – new Board member 11.13.13	<u>Nay's (5)</u> Lisa Golden Alejandra Mier yTeran Felipe Nuno Manuel Paul Janet Vadakkumcherry			
8.	<p>Information Items</p> <p>See Water Purification Demonstration Project presentation agenda'd under Section 7 B above.</p>			

Agenda Item		Discussion	Action Item
9.	Old Business	None.	
10.	Adjournment	The meeting adjourned at 4:10 p.m.	

Chairperson: Rob Hixson, Chair

Recorded by: Janet Vadakkumcherry, assisted by Nici Boon