

<b>OTAY MESA-NESTOR COMMUNITY PLANNING GROUP MEETING MINUTES</b>
Robert Egger, Sr. - South Bay Recreation Center <b>February 12th, 2025</b>

**Members Present:**

District 1 Edgar Garfias  
District 2 Mary Lou Tarobal  
District 4 Omar Araiza  
District 7 Johnny E. Swanson  
District 8 Steve Egger  
District 9 Albert Estrada  
District 10 Bob Mikloski  
District 11 Albert Velasquez  
District 12 Carlos Sanchez  
District 13 Brian McGonagill  
District 14 Augie Hernandez  
District 15 Gary McGrath  
District 16 Bobby Hicks

**Members Absent:**

District 5 Alexis Gonzalez

**Vacant District Seats:**

District 3  
District 6

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The draft minutes of the January 8<sup>th</sup>, OMNCPG meeting were approved unanimously.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
  - a. Imperial Beach Mayor Paloma Aguirre brought up her candidacy for the District 1 San Diego County Board of Supervisors, and spoke about the Tijuana River Valley sewage situation occurring. Brought up the need for the political expertise and will to fix the issue.
  - b. Alberto Estrada spoke about UT newspaper article on trash pickup pricing. Full cost recovery of \$53 monthly bill with an increase to \$65 dollars the following year.
  - c. Omar Araiza attended San Ysidro meeting. Brought up parking meters could potentially be installed and households would use permits for those meters. Initiatives like this need to be initiated by the households.
  - d. Brian McGonagill asked for a letter to be sent to our representative about changing the name of the park on Grove and 27th street. Will be added to the agenda for March.
  - e. Steve Egger brought up increased smell associated with the sewage situation getting worse. Additionally, agreed that the trash pickup cost is very high. There is a mention of a discount.
4. **San Diego Police Department Report:** SDPD Officer Carlos Edington, 619-424-0412, [cedington@pd.sandiego.gov](mailto:cedington@pd.sandiego.gov)
  - a. Brought up the Get It Done App's importance and asked people to bring it up.
    - i. Steve Egger brought up the success of the app when addressing the issues that are brought up.

- ii. Bob Mikloski asked about a reported vehicle that might have been broken.
    - b. Brian McGonagill asked about the Daylighting, there working on updating the enforcement details.
      - i. Omar Araiza asked about whether it applies to crosswalks and/or intersections.
        - 1. Still looking for clarity.
      - ii. Steve Egger brought up situations where the restriction would make it easier for cars to also avoid any accidents.
5. **Council District 8 Report:** Robert Broomfield, Council Representative, 619-236-6688, [RBroomfield@sandiego.gov](mailto:RBroomfield@sandiego.gov)
- a. 2/3/25 Item 200 Affordable Housing Preservation Ordinance Passed. Require properties with deed-restricted homes to notify the City of intent to sell and provide the opportunity for those properties to be purchased by affordable housing developers or entities to extend and preserve their affordable status.
  - b. 2/3/25 Item 202 Nakano Project Passed. Approval for long-awaited 200+ homes development by TriPointe Homes in District 8 that includes the annexation of a parcel from the City of Chula Vista by the City of San Diego.
  - c. 1/27/25 Item S400 Proposed Parking Meter Fee Increase Passed. Approval of a parking meter fee increase by 100% in the City of San Diego to mitigate the current budget deficit, projected to generate \$9.6 million in additional cost recovery revenue.
  - d. San Ysidro Community Center - Casa Familiar meeting In person and virtual meeting about the International Treatment plant and the progress.
  - e. Door Hangers about Get It Done were provided.
  - f. Bob Mikloski asked about whether replacement cans would be free.
  - g. Omar Araiza brought up the Monday Council meeting and cost cutting needed and the impacts that it will have for the community. Additionally brought up the low-income housing issues that are concentrated in the community.
6. **City of San Diego, Office of the Mayor:** Lucero Maganda, Community Representative, [LMaganda@sanidiego.gov](mailto:LMaganda@sanidiego.gov)
- a. No report.
7. **County Supervisor, First District:** Ernesto Castañeda, Community Representative, 858-289-9198, [Ernesto.Castaneda@sdcounty.ca.gov](mailto:Ernesto.Castaneda@sdcounty.ca.gov)
- a. No report.
8. **80<sup>th</sup> District Report:** Lilianna Barba, Field Representative, 619-498-8580, [Lilianna.barba@asm.ca.gov](mailto:Lilianna.barba@asm.ca.gov)
- a. AB 30 to require the California Air Resources Board to adopt a regulation authorizing transportation fuel blends of up to 15% ethanol by July 1, 2025. If CARB fails to meet the deadline, the AB 30 makes E15 legal for sale and use in California.
    - i. Alberto Velasquez asked about the increase of ethanol in the blend would reduce prices.

- ii. Steve Egger brought up problems with the increased amount of ethanol in the fuel blends. This would cause problems with storage and fuel efficiency.
    - iii. Bob Mikloski brought up the possibility of raising gas taxes further.
    - iv. Resident brought up the possibility of using an additive to cancel out the ethanol increase.
  - b. AB 358 to allow law enforcement to examine devices belonging to deceased victims in order to investigate their death. Will allow law enforcement to examine devices used by stalkers and criminals to spy on others.
  - c. First Time Homebuyer workshop on Saturday 22<sup>nd</sup> at Martin Luther King Jr. Community Center in National City at 10am-12pm.
- 9. **52<sup>th</sup> District Report:** Valery Gomez, District Aide, [Valery.Gomez@mail.house.gov](mailto:Valery.Gomez@mail.house.gov)
  - a. Additional 250 Mil for the expansion of the International Wastewater Plant and should be the remaining needed for the project based on current estimates.
  - b. The plant is active, but unclear what percentage it is operating at.
  - c. Office is tracking executive orders and providing assistance to anyone that is being impacted.
  - d. March Travel Fair for Passport Needs,
  - e. Omar Araiza asked about the accounting for the grants for the expansion and the transparency to track the usage of that money.
  - f. Steve Egger brought up treating the water that's in the Tijuana River. Will there be any capacity for the Tijuana sewage increase over the years.
    - i. Additional projects being developed to address water in the river as well as projects in Mexico to address some of the sewage flow.
    - ii. Additionally, concerns about sediment have been brought up with Mexico to address the build up of the river and the plant. Sediment mitigation plan will be presented on 2/13.
  - g. Brian McGonagill thanked for keeping the fight up.
  - h. Resident brought up the rain being responsible for flows before, but flowing constantly now.
- 10. **Sub-Committee Reports:**
  - a. Volunteer Code Compliance, Project Review, By-Laws, and Parks and Recreation subcommittees.
  - a. Election Subcommittee needed for next month's election for seats 1-8
    - i. Albert Velasquez, Gary McGrath, and Albert Estrada.
- 2. **Informational Item:** Fiscal Year 2026 Affordable Housing Fund (AHF) Annual Plan Overview of the City's Affordable Housing Fund to solicit public comment on uses for Fiscal Year 2026. Per Municipal Code, SDHC presents to three Community Planning Groups annually. Sarah Ahern, Compliance & Special Programs Analyst, 619-578-7571, [saraha@sdhc.org](mailto:saraha@sdhc.org)
  - a. Omar Araiza asked about the goals for the Affordable Housing Fund in comparison to the outcomes. Additionally, whether the funding is for rental units or loan to purchase. Is mixed use incentivized? Who's managing the properties? How will the increased construction costs being planned against?

- a. There is an output goal with the annual plan that accompanies the funding distribution.
    - b. Mixed use hasn't been included so far as far they know.
    - c. Ultimately, the management would not be the commission's responsibility.
    - d. Developers will hold the majority of the risk for completing a project, but funding could still fall short.
  - b. Brian McGonagill asked where the funding is coming from.
    - a. Housing Impact Fee from commercial development and Pay In-Lieu fees from residential development.
  - c. Alberto Velasquez asked if what they're requesting for feedback on the distribution mix.
    - a. Yes, additionally other ideas/programs that should exist.
  - d. Steve Egger brought up how the pay in-lieu would impact the final cost for the housing.
    - a. But it would allow them to avoid building the affordable housing unit.
  - e. Bobby Hicks brought up issues with other districts paying the fee and then building in our district. Is there a law requiring each district to build a portion? Is the city setting aside funds?
    - a. Ultimately, it depends on where developers choose to build versus pay the fee.
  - f. Johnny Swanson asked whether the projects listed are in progress. Additionally, what projects are planned for other areas.
    - a. Yes, they have received funding. Other areas do have projects, but ultimately up to who chooses to construct and use the funding.
  - g. Mary Lou Tarobal asked about how they pick their affordable housing projects.
    - a. There's a notice of funding available to provide gap funding.
  - h. Bob Mikloski asked about what the income level to qualify for the programs.
    - a. Funds must be used for very low, low, and median income.
  - i. Augie Hernandez asked about what the average price for the unit would be?
  - j. Resident mentioned that there is a 10 year waiting list.
    - a. For the voucher system, there is a limited amount for the vouchers and their effectiveness has been reduced due to increasing prices. New programs are being looked at to replace the system.
3. **Informational Item:** Ready, Set, Grow San Diego
- The City of San Diego Urban Forestry Program was awarded a \$10 million grant from the Forest Service, an agency of the U.S. Department of Agriculture as part of the Inflation Reduction Act for a five-year tree planting program. Ready, Set, Grow San Diego will focus on planting and protecting trees in underserved areas, while engaging local residents in the process through community meetings and partnerships.
- Amy Nonaka, Project Officer 2, 619-335-0577, [ANonaka@sandiego.gov](mailto:ANonaka@sandiego.gov)
- a. Albert Velazquez asked whether the grant funding has already been received by the City.
    - a. City pays the project up front and then gets reimbursed by the grant. The \$10 million is what has been locked for reimbursement from.

- b. Brian McGonagill asked about how to get in contact with the Ready, Set, Grow.
    - a. The best way to contact is through the website.
  - c. Bob Mikloski asked about removing dead trees and replacing and who's responsible. Additionally, how would anyone know about the service?
    - a. Get It Done requests to City Arborist would have them go out and determine that.
    - b. There are several points of contacts and websites to contact the City.
  - d. Omar Araiza asked about native trees or who they're purchased from. Was there any communication with Cal Fire?
    - a. Yes, planting native trees and vendors/nurseries were included in the grant narrative. Don't believe Cal Fire is involved.
  - e. Mary Lou Tarobal asked about how many trees can be planted.
    - a. Location may determine how many trees can be planted.
- 4. **Informational Item:** Kate Sessions Commitment  
 Environmental non-profit presentation on how to increase the amount of trees in the community. Highlighting Free Tree Resources and the importance of urban greening. Anisah Enciso, Project Coordinator, [anisah@katestrees.org](mailto:anisah@katestrees.org)
  - a. Trees from previous grant planting in 2018 in urban locations had 40% of trees healthy, and while the rest required additional aftercare and had recommendations for the City. Trees outside of residences fared a lot better.
  - b. Recommendations include plantings near schools and increased watering.
- 11. **Chair's Report:** Albert Velasquez, OMNCPG Chair
  - a. Reminder: There are 2 vacancies.
- 12. **Meeting was adjournment at 8:11pm**

Guests Present at Meeting		
Ricardo Banuelos	Ana McGrath	Matthew Hygins
Sarah Ahem	Emad Gewgily	Paloma Aguirre
Amy Nonaka	Anisah Encaso	Ruben E Garfias
Karen Valdizno Ampo		