

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES**

St. Charles Catholic School
November 12th, 2025

Members Present:	Members Absent:
District 1 Edgar Garfias	District 5 Marco Espinosa
District 2 Mary Lou Tarobal	District 6 Alexis Gonzalez
District 4 Omar Araiza	
District 8 Steve Egger	Vacant District Seats:
District 9 Albert Estrada	District 3
District 10 Bob Mikloski	District 7
District 11 Albert Velasquez	
District 12 Carlos Sanchez	
District 13 Brian McGonagill	
District 14 Augie Hernandez	
District 15 Gary McGrath	
District 16 Bobby Hicks	

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 October 8th, OMNCPG meeting were approved unanimously.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
 - a. Edgar Garfias brought up the training resubmittal needed.
4. **San Diego Police Department Report:** SDPD Officer Carlos Edington, 619-424-0412, cedington@pd.sandiego.gov
 - a. Increase in emails regarding Motor Homes in the area.
 - i. Complaints will be received but only neighborhood policing officers are able to address the issues.
 - ii. Lowest amount of Get It Done reports in the area, a disservice to the community. Please submit even if there are delays and it is a benefit to get it documented. More reports equal more resources for the community.
 - b. Beyer Library incident where a transient punched an elderly woman. Be vigilant and avoid or contact the police.
 - c. Omar Araiza asked about concerns with border enforcement issues with more ICE agents present in the City. Plan for addressing these issues?
 - i. It is against the Police Department's policy and against the law in California for a peace officer to be involved with immigration enforcement.
 - d. Bob Mikloski asked about concern with reports not being followed up on. Need for insurance.
 - e. Gary McGrath getting feedback on the Get It Done app, where they get a message that they should have called the non-security call.

5. **City of San Diego, Council District 8 Report:** Victor Caymaris, Council Representative, 619-236-6688, VCaymaris@sandiego.gov
 - a. Community Recreations Needs Assessment in-person workshop. Nov 13th at Montgomery Waller Park Rec Center.
 - b. Southwest High School 2nd annual Community School Fall Festival. Nov 18th from 5:30pm-7:30pm.
 - c. Otay Mesa Nestor Thanksgiving Turkey Drive at Juarez Lincoln Elementary on Nov 21st from 1pm-4pm.
 - d. Looking for Youth Commissioner for District 8. <https://www.sandiego.gov/youth-commission>
 - e. Accepting nominations for District 8 representative for Commission on Police Practices. <https://www.sandiego.gov/cpp/about>
 - f. SDPD recruiting for their Cadet and Junior Cadet programs. <https://www.sandiego.gov/police/recruiting/opportunities/cadet>
 - g. Alberto Velasquez asked about Grove Park changes to the phasing and if there was a response from the City. Where was the funding for the park?
 - i. No formal response has been received.
 - h. Albert Estrada asked about what happened with the Grove Park funding that had been designated. What are the amounts that were removed?
 - i. They're going to start with the street improvements first, and then work on the park in the next phase.
 - i. Gerardo Martinez - \$10 million on phase 1 originally, and it became \$4 million to only work on the right of way improvements for the new phase 1.
 - i. The park project is going to continue moving forward.
 - j. Gary McGrath asked how many phases now?
 - i. 2 phases now.
 - k. Bob Miklowski asked about a program for recruiting members from schools.
 - i. The group was encouraged to attempting to recruit.
 - l. Mary Lou Tarobal asked about the problems with the lighting at the parks.
 - i. There were some lights that were fixed and replaced in the parking lot.
 - m. Omar Araiza mentioned the exit at Coronado from the 5. There were renovations, but there are always issues with the southbound exits that might lead to accidents. Would it be up to the City or Caltrans to address a potential re-design?
6. **City of San Diego, Office of the Mayor:** Lucero Maganda, Community Representative, LMaganda@sandiego.gov
 - a. No report.
7. **San Diego Board of Supervisors, District 1:** Andres Geurts-Barreto, Community Representative, andres.geurts@sdcounty.ca.gov
 - a. No Report.
8. **80th Assembly District Report:** Lilianna Barba, Field Representative, 619-498-8580, Lilianna.barba@asm.ca.gov

- a. Assemblymember was able to secured \$4.3 million in Proposition 4 funding for Phase 1 construction of Grove Park – Nov 2024 – awaiting an updated timeline for the construction of the park.
 - i. Omar Araiza asked about if money could be requested for the construction of a hospital in the South Bay?
 - 1. Will look to see what the process would be to get funding for a project like that.
 - b. South Bay College Opportunity Fair on Nov 15th at Southwest High School from 9am-1pm.
 - c. Holiday Open House in December.
- 9. **52nd Congressional District Report:** Valery Gomez, District Aide, Valery.Gomez@mail.house.gov
 - a. No report.
- 10. **Office of Senator Steve Padilla Report:** Artemis Hodoyan, District Representative, Artemis.Hodoyan@sen.ca.gov
 - a. No Report
- 11. **Sub-Committee Reports:**
 - a. Tijuana River Valley Subcommittee
 - i. Flooding of the community gardens due to dense vegetation in the river channel. Paloma Aguirre said invasive plants should be removed. Suggested that the plant will help address the flooding.
 - ii. County is negotiating a license agreement with nonprofit Olivewood Gardens to oversee the over 200 plots for a year.
 - iii. Continuing the Conversation – Tijuana River Coalition – Oct 22nd
 - 1. County Park and Rec Update – Saturn Blvd Feasibility
 - a. Potential Solutions
 - i. Modifications to Saturn Blvd Infrastructure
 - ii. Modification to Channel – Divert flows to Southern Channel
 - iv. Albert Estrada spoke about potential legislation from Senator Padilla's office to hold US companies accountable for polluting the Tijuana River.
 - v. Omar Araiza spoke about the plant that was constructed in Tijuana to treat the water on the Mexican side of the border. How is the City collaborating with the County regarding the river valley? What happened to the lawsuit money regarding the river valley?
 - 1. 2018 lawsuit money - \$300 million dollars was used to start enlarging the plant.
 - 2. Continuing to advocate for funds to address the issue on all different levels.
 - vi. Steve Egger spoke about the importance for testing of the water that is going in and out of the plant. Consensus to send a letter to our leaders to act on this.
 - 1. Per presenter, the local water group has started to collect and do

the testing.

- b. Community Planning Group Vision Subcommittee
 - i. Review of Blueprint SD and the strategy for planning in the City. Focus on the village approach of combining housing and commercial spaces for new spaces as well as improvements in existing communities.
 - 1. There are parking issues and concerns about increased crime associated with increased density that will need to be addressed.
 - 2. Importance of mixed use corridors for the creation of walkable communities.
 - ii. Opportunities for affordable housing and middle housing in the community.
 - 1. But also needs to be done in other neighborhoods that are closer to areas where people go to work. Our distance from work centers contradicts with the idea that living next to transit helps.
 - 2. Concerns about developers selling off projects that were originally affordable housing to luxury housing instead after the get over initial hurdles.
 - iii. Mobility – is there any way to prioritize projects that improve mobility in the neighborhood and is there way to find quicker routes that are more reliable?
 - iv. Data Collection – Need to be more involved in the community to get feedback and understanding the pain points better.
 - v. Alberto Estrada mentioned the need to focus on specific projects that serve the community at large. How can the group support and bring about these type of projects?
- c. Parks Subcommittee
 - i. No report.

12. **Informational Item: Saturn Boulevard Feasibility Study – Tijuana River Valley**

The County of San Diego is doing a feasibility study to identify potential infrastructure projects at Saturn Blvd in the Tijuana River Valley to minimize aerosolization of hydrogen sulfide and other potentially harmful compounds. County staff will share an overview of the study, status, and next steps. Kiran Seibel, County of San Diego, Kiran.Seibel@sdcounty.ca.gov

- a. Existing conditions – High Nutrients and low oxygen leading to sulfur-reducing bacteria that leads to hydrogen sulfide. This is then released and aerosolized due to elevation drop at Saturn Blvd.
 - a. Omar Araiza asked about what caused the drop?
 - i. There has been erosion of the drop.
- b. Modification to Saturn Blvd or Tijuana River Channel
 - a. Large infrastructure solutions will likely take years through the design and construction process.
 - b. Option 1 – Temporary Pipe Extension
 - i. Short-term option to reduce the drop off and aerosolization.
 - c. Option 2 – Fill and Culvert Replacement
 - d. Option 3 – Box Culvert Bridge at Saturn Blvd

- e. Option 4 – Bridge at Saturn Blvd
 - i. Major fix that would be able to endure a 100 year storm.
- f. Southern Channel Re-Route
- c. Omar Araiza asked about whether an environmental impact report be needed? Would any air pollution sensors be put in place for any of the schools that are near the site? Are there any concerns with short-term solutions being seen as a permanent solution?
 - a. Looking to see if any project would be able to get emergency permits to move the project faster.
 - b. There are sensors at Berry Elementary, but unsure if there are any other locations.
 - c. The overall sentiment from the officials is that there is a need for a permanent solution.
- d. Bobby Hicks asked about looking at the Brown property that is impacting the route of the river.
 - a. There are manmade berms in the area that is moving the water in the way it is. Sediment issues in the area that will require additional removal for the river flow to be changed.
- e. Albert Velasquez asked how quickly a short term project could be in place?
 - a. 1-1.5 year for a short term option
 - b. A longer term infrastructure option might take 3-5 years.
- f. Bob Miklowski asked who's funding this? Is the rise in the ocean expected to impact the project?
 - a. The County is funding the study, but they're looking for potential funding for the infrastructure project itself.
- g. Bobby Hicks asked if the navy seals have been contacted? Would there be a specific solution that would help them best?
 - a. Yes, they've been in contact with the Navy and have been lobbying with them.
- h. Steve Egger mentioned the large amount of vegetation that blocks out the river flow and contributes to the build up of the silt. The same exit into the ocean leads to the concentration of the water since it just sits there. Concerns with previous attempted solutions to the issue.
 - a. Consensus for supporting the river channel restoration.
- i. Victor Caymaris asked about County Reserves \$1.3 billion. Why not use that money to address this issue now?
 - a. Will bring this up to the board.

13. **Informational Item: American Medical Student Association's Annual Health Fair**
 An overview of AMSA's annual Health Fair, a community event dedicated to promoting health education and providing local resources to underserved residents in South Bay. The goal is to build stronger connections between healthcare organizations and the community while addressing key health and wellness needs. Noah Mathew, AMSA Community Outreach Coordinator, nmathew@ucsd.edu

- a. Expected for early April at Montgomery High School.
- b. Offer free screenings, food, and services. Many health vendors and mobile clinics.
- c. Gary McGrath asked if there's a specific date set.

- a. Not at this time, depends on availability, but will be on a Saturday.
- b. Suggestion to address things regarding the sewage issue.
- c. Would the board be able to have a booth?
- d. Mary Lou Tarobal asked if the high school is the best site for disability?
 - a. Chose the site based on the size to accommodate a large number of people and also to get the word out via the high schoolers.
 - b. There is a need for elder care, and address preventative care for the young.
 - c. Need for education for people to be able to navigate the system and know how to cover the gaps.
- e. Albert Velasquez suggested reaching out to:
 - a. San Ysidro Health
 - b. Family Health Centers
 - c. Kaiser, Sharp, or Scripps
 - d. The County of San Diego
- f. Principal Blair recommended mental health services for the youth as that has increased over the years especially in the area.
 - a. Officer Edington spoke about the increase of calls to address issues in schools with multiple calls per day.
- g. Omar Araiza spoke about the great impact done by the Jackie Robinson YMCA health fair. Recommendation to reach out to the successful health fairs to get mentorship and feedback on what works.
- h. Victor Caymaris spoke about reaching out the South Bay YMCA.

14. **Action Item: PRJ-1130693, 1536-1558 Coronado Ave.**

Processing a Tentative Map for a 9-unit condominium conversion project located at 1536-1558 Coronado Avenue. This is an existing project with no new construction proposed. The owner is seeking to convert to condominiums as individual for sale units. Robert J. Bateman, San Diego Land Surveying & Engineering, rbateman@sdlse.com

- a. Victor Caymaris What is the current status?
 - a. They're currently market rate rentals.
- b. Gary McGrath Will they be affordable?
 - a. Market Rate Housing.
- c. Mary Lou Tarobal What will happen to the renters? Is there a target for the housing?
 - a. Renters will be given an opportunity to purchase. Probably families
- d. Albert Velasquez Is there a variety of sizes?
 - a. 2-3 bedrooms
- e. Augie Hernandez How long do the tenants have after the
 - a. 6 months. If they can't find a place, they would receive 2-3 months rents to assist with moving out.
- f. Mary Lou Tarobal makes a motion to approve, Augie seconded. Approved unanimously.

15. **Action Item: Appreciation Letter/Request to Chief of Police**

Letter requested to be sent to the Police Department in appreciation and request for the Chief of Police to attend a future meeting.

- a. Albert request to send to chief and division community officer.

- b. Bob Mikloski made a motion, Omar Araiza seconded, unanimously.
- 16. **Chair's Report:** Albert Velasquez, OMNCPG Chair
 - a. Reminder to complete training.
- 17. **Meeting was adjournment at 9:05pm**

Guests Present at Meeting		
David Blair	Ruben Garfias	Karl Giron
Alfredo Armenta	Francisco Amayoral	Vince Ferver