



Pure Water North City Phase 1 Construction Projects
Bay Park/Morena Working Group Meeting #3 Summary

South Clairemont Recreation Center
Wednesday, Aug. 1, 2018, 4:30 p.m. - 8 p.m.

This document is not intended to capture verbatim comments from the meeting or function as meeting minutes. It is a summary of the questions posed by the Working Group members and the answers provided by City staff and consultants. The questions and answers are unattributed.

Working Group Members Present

Carol Baker, Resident
David Burpeau, Resident
Delana Hardacre, Clairemont Planning Group
Paul Kosen, Resident
Trey McDonald, USD Office of Sustainability

Working Group Members Absent

Kenneth Brooks, Resident
Bernadette Butkiewicz, Resident
Roseline Feral, Law Office of Roseline D. Feral

Project Team Members Present

Dylan Grise, Katz & Associates
John Helminski, City of San Diego
Natalia Hentschel, Katz & Associates
Sarah Lemons, Katz & Associates
Steve Lindsay, City of San Diego
Sean McCarty, Consultant, City of San Diego
Alan Shapiro, AECOM

Other Attendees

Marc Schaefer, Council District 2

Public Members Present

Exavier Aguilar, LaSalle Solutions
Michael Dwyer, Clairemont Working Group member
Dennis LaSalle, LaSalle Solutions

Welcome and Introduction

Natalia Hentschel began the meeting by introducing the staff and WG Members and reviewing the meeting agenda.

WG members received packets of Meeting Two materials for their binders containing the handouts for this meeting including the agenda, PowerPoint presentation and Meeting Two summary.

To view project and meeting materials, including new binder contents, visit the Pure Water San Diego website at www.purewatersd.org/Phase1.

Construction Topics

N. Hentschel introduced the construction topics for the evening and explained the reason for Meeting Four is to present what has been heard and evaluated at the meetings to date and then to provide the WG with updates moving forward.

The following are comments or questions from the WG members:

WG Member: Where is the staging area?

Facilitator: We will be covering that topic tonight.

WG Member: Generally, contractors do a lot of work with cut-off saws. That creates a lot of dust. How are you going to make sure they are controlling the amount of dust? I am talking about where they are using concrete.

Project Team: Where they are using concrete, they have to use a wet lay and a wet saw and they have to have a shop vac right behind that to make sure they suck up all the slurry and so it doesn't dry up on the street. I know there are some new rules for cutting through concrete.

WG Member: We need to make sure inspectors are keeping the area under control.

Project Team: It is already in the bid specs and it is on our radar. We answer to the Air Pollution Control District. This is a well-funded project and we have already scoped out plenty of people who will monitor that. We should have an inspector there the whole time. You can call us if you ever see we are not following standards. I will provide my card, and we will provide numbers that the community can call during construction. We will also have a hotline that community members can call.

WG Member: At what level are you planning to restore roads? How is it going to be finished?

Project Team: That is what the Overall Condition Index (OCI) tells us. Seventy or better means slurry. Less than 70 would be a two-inch minimum grind and asphalt overlay. There may be some dig outs for replacements in certain areas.

WG Member: On poor streets, is that the same situation as 70 or below?

Project Team: I anticipate grinding and overlay for the streets we trench through.

WG Member: Denver Street has a horrible repaving job and you will be going through there again.

Project Team: Good to know. We will take a look at it.

WG Member: Who verifies street repaving once it is done?

Project Team: The resident engineer and then the Transportation and Stormwater Department. Not all projects are staffed the same. Pure Water is the priority. Pure Water will have my full attention and adequate staff.

Construction Staging

Steve Lindsay explained the staging areas. He anticipates construction will start near the pump station. Traffic dividers, barricades, etc. will be staged along the way and may take up some parking spaces. He doesn't anticipate anyone will be impacted more than a few weeks at a time. The City will try to maximize production and minimize disruptions. Staging areas will follow and be available for easy set up and break down. Staging areas will have to be identified in traffic control plans. The contractor must coordinate with the City on where they identify staging areas. Staging areas will typically not contain more than a weeks-worth of pipe. The City will do its best to minimize the area needed and keep it organized.

Storage Yards

Trailers and bigger equipment that aren't used daily are stored in storage yards, also known as lay down areas. The City is not allowed to use residential lots for construction storage and the construction teams are limited to using commercial and industrial areas for storage during the project. Areas need to be zoned to allow lay down areas. No vegetation will be taken out for lay down areas. All storage areas must be located on paved or cleared surfaces.

No Parking

Forty-eight hours advanced notice is required for no parking areas. Towing vehicles is a last resort. Contractors and City staff will try and knock on doors before they call a tow truck. The signs will have dates and hours posted on them.

The following are comments or questions from the WG members:

WG Member: If you end up jumping locations, will you then be taking equipment back to the lay down area or storage yard?

Project Team: If we can't do work for a day or two, we will leave it, but if it is for an extended period of time, we will move it somewhere else or to the lay down area.

WG Member: Can we specifically request areas to avoid staging? We would prefer to avoid staging on Ashton Street.

Project Team: We will note that and look into it. We do prefer to use side streets.

WG Member: I would like to add an ask for accessibility at the intersection of Sherman Street and Banks - there is Deft Brewery on Banks Street and they operate in the evening and would appreciate having accessibility maintained. It is located one block north of the pump station.

Project Team: Okay, thank you for the feedback. We are noting it.

Environmental Monitoring

Sean McCarty provided background on the environmental monitoring process. The City has an Environmental Management Plan (Plan) that summarizes all applicable guidelines, including the Mitigation, Monitoring, and Reporting Program. The Plan is a living document that is audited by the Development Services Department through their Mitigation, Monitoring, and Coordination Section to make sure the City is compliant with the Environmental Impact Report or EIR. The Plan is implemented by the contractor under supervision of the management team. S. Lindsay has an environmental compliance officer for each project who ensures the Plan is adhered to. There is biological resources monitoring, cultural resources monitoring and paleontological resources monitoring.

Pure Water San Diego Website Tutorial

Sarah Lemons showed the WG members how to access various sections of the website including the aerial view of the alignment, the pipeline and pump station plans, and the four different WG meeting summaries and handouts. She showed the group where to find informational materials and how they can join a public tour or set up a private tour for the residents who are interested.

Construction Site Housekeeping

A subset of the Plan is the Stormwater Pollution Prevention Plan (SWPPP) which is mandated by the State. This is another living document. Weekly inspections are required to ensure the SWPPP is being adhered to. The City must report every year to the Regional Water Quality Control Board. The City is required to filter water before it goes into storm drains and will cover dirt piles during rain events. Any time there is a 50 percent chance of rain, the City must complete a mitigation plan and monitor for sediment, pH and turbidity in the water.

Other dust abatement measures will include a daily sweep of the street and then typically a larger commercial sweeper on a weekly basis.

Facilitator: Will there be any additional no parking areas due to the street sweeping?

Project Team: The sweeping will be in the area of the work taking place so there will not be any additional areas with no parking.

WG Member: Is air quality monitoring part of this?

Project Team: It is mainly dust mitigation. There is the Air Pollution Control District that has limits and standards for the site. They check equipment and ensure we are emission compliant with the standards.

WG Member: Has there been discussion about the use of alternative fuels by construction vehicles? Could you consider bio diesel?

Project Team: I don't think we have considered that, but we can. The Greenbook specifies that all equipment must comply with certain regulations and standards. We could do some research to see if equipment is available with those options.

WG Member: Please don't use diesel equipment at night. They are very loud.

Project Team: We use tier 3 or better diesel engines. I can research what the tier means and provide you an answer.

WG Member: Whatever they are using for the emergency water lines has been fine in terms of sound.

Project Team: They have been using diesel. The superintendent trucks use gasoline.

WG Member: I know there is some equipment that runs off of bio diesel. I have seen it.

Project Team: Can the City require mufflers for equipment?

Project Team: We have a noise threshold. We could get a decibel reader out there.

Facilitator: In the EIR, do they have to specify what type of equipment will be used?

Project Team: Yes. They have to make assumptions on emissions. I will talk with the lead environmental person and get back to you.

Outreach, Communications, Notifications

S. Lindsay presented on the construction outreach component of the project. Katz & Associates has been hired to develop a Construction Communication Plan (Plan) as part of a construction management team. The WG can review it once a draft is ready and the Plan, which will be a living document, can be adjusted as needed. A community liaison will be identified who will ensure clear information is available and who will attend all the construction progress meetings.

The City plans to come back closer to construction and share what has been included in the bid specs and Construction Communication Plan, etc. Three-week look ahead schedules will be shared.

Facilitator: What communication channels work well or don't work well for you?

WG Member (Overlook Heights representative): I've had a hard time reaching project staff. A lot of my community members don't use email. Fliers on doors work better. What worked well in my neighborhood was posting fliers on telephone poles that are eye catching. We also have pop-up meetings on the corners at different times of day and different days. At Andres restaurant they have a large room we can use for meetings; they are part of the Business Improvement District and are accommodating. Direct mailings are good and so are fliers. Signs should have a large font so when people drive by they can see it and it should include something that will grab their attention. We will send out anything you send us, and we can also help with fliers in Overlook Heights. I have an email distribution list with about 150 email addresses for my neighbors that I can use to distribute information.

WG Member: The Clairemont Times is helpful. Nextdoor.com is used quite a bit in Clairemont and all areas. We can also get you on the planning group agenda. You should also reach out to the Clairemont Town Council and they have a great newsletter. Doorhangers are also helpful.

Facilitator: Nextdoor allows public agencies to have an account to post meeting notices and other general information. They cannot see community member posts; just any comments from the public on what they post. Members of the public have to apply to be part of the pages for their specific neighborhood.

Project Team: Generally, we post doorhangers three weeks in advance of work for residences along the alignment if they will be inconvenienced.

WG Member: Starbucks coffee shop bulletin boards would be a good place to include information and you should have a booth at the Clairemont Days community event and other local events.

WG Member: The best thing for USD is to send information to Trey (WG member). Give presentations for Public Safety and a few other departments who are the key players. There will be a significant number of students impacted who live in the Mission Bay/Pacific Beach area and commute to campus.

Facilitator: Would a presentation be most helpful after the construction schedule is available?

WG Member: Yes. And USD has a mass text service that Public Safety runs.

WG Member: The Clairemont Planning Group also has a Facebook page that they can share information on.

Project Team: We have even attended Sunday services to speak to the community about a project.

WG Member: It would be helpful if contractors can post a large stationary print sign with a short description of the project, the construction dates, time and a phone number to call and website address.

Project Team: Something of that level may need to be an electronic sign.

Construction Monitoring

John Helminski presented about the next steps in the contracting schedule. The City plans to go to City Council in October to obtain approval to advertise the construction packages. Contracts should be awarded in April/spring 2019. The City is proposing two additional WG meetings: one once the bid is released at the end of 2018 and one after the contracts are awarded in the spring of 2019.

Facilitator: To what extent do you see this WG having a role moving forward?

WG Member: Before we get into that question, what do you mean by construction monitoring? What do you envision that role being?

Project Team: That is the feedback we are looking for from the community. We are going to be managing the construction, but this is in reference to the community monitoring us, holding us accountable and helping us adjust. We have to stay aware of what is going on in the community and are looking for participants of this Working Group to help us with that. It could include listening to our updates and letting us know if anything strikes you that we need to know or that needs to be improved.

Project Team: Does the community want to monitor what we are doing to provide input?

WG Member: I think keeping an ongoing dialogue is helpful. We do not need to meet every two weeks in person unless there are issues that aren't being addressed. We have 150+ email addresses for Overlook Heights that we can use to distribute information.

WG Member: I think effective tactics would be email updates sent to Overlook Heights and to community newsletters such as the Clairemont Times. Carol Baker (WG member) is who to send information to for Overlook Heights. She will put out fliers and e-blasts once she receives information.

WG Member: Do you have representation for each of the sections or neighborhoods along the alignment? It would be good to have one appointed contact person for each neighborhood within Bay Park/Morena that you send information to for dissemination. For example, a person for Overlook Heights, one for USD, etc. If you can get a person who is engaged enough for each area, that may be your best bet for continued monitoring. If it goes to everyone, it goes to no one.

Facilitator: Do you know of any other people who could serve in that role?

WG Member: No, not really. Not in Clairemont either.

WG Member: Bay Park is very active on Nextdoor, even more than Clairemont.

WG Member: If we were to have community members post on Nextdoor, they would be a more trusted source.

Council Rep: Planning Groups are critical. With Mid-Coast Trolley they have a business card and email list that they created for updates. That has worked well.

WG Member: If the communication is every two weeks or once a month both ways, I don't see a need for future meetings following the six currently included as part of this process.

WG Member: Plenty of Overlook Heights residents will attend Clairemont Planning Group meetings.

Facilitator: Do you think more program-specific presentations or engagement are needed in your community?

WG Member: I would like to put out a flier with information in Overlook Heights.

WG Member: I think these WG meetings have been very useful and continued updates and dialogue moving forward would be fine.

WG Member: We would like more time to review the bid documents before Meeting Five.

WG Member: Did I hear that you will specifically go to businesses along the major routes and have one-on-one conversations with them?

Project Team: Yes. We will be going door-to-door along the alignment. We will also meet with the Business Improvement District.

WG Member: What is the timing for door-to-door outreach?

Project Team: As soon as we have a Notice to Proceed and potholing has begun. Typically, we will have a project manager assigned at that time and we will then have more solid information to share. We will start with the outreach at different locations along the alignment.

Public Comment

No members of the public who attended wished to make a comment, so there was no public comment period.

Next Steps

N. Hentschel closed the meeting by briefly reviewing what would happen at the next meeting and reminding WG members that the next meeting will take place on Thursday, Aug. 23 at the South Clairemont Recreation Center.