

San Ysidro COMMUNITY PLAN UPDATE

San Ysidro Community Plan Update Advisory Committee

Community Plan Update

Meeting #12

January 11th, 2012

SUMMARY

ATTENDEES

*San Ysidro Community Plan Update
Advisory Committee members present:*

Jennifer Goudeau

Raquel Moran

Michael Freedman

Miguel Aguirre

Anthony Aguirre

Alicia Jimenez

Raquel Moran

Michael Freedman

Steve Otto

Matthew Paredes

Bertha Alicia Gonzalez

INTRODUCTION

On January 11, 2012, members of the San Ysidro Community Plan Update Advisory Committee (Update Committee) of the San Ysidro Community Plan Update Process convened in the twelfth meeting. The purpose of the meeting was:

- (a) To understand citywide commercial zones, focusing on intensities and specific uses
- (b) To understand general information on the role of mobility and traffic analysis in developing the land use plan
- (c) To preview the technical studies associated with environmental analysis

MEETING MINUTES 1/11/12

MEETING SUMMARY NOTES FOR SAN YSIDRO COMMUNITY PLAN UPDATE MEETING

January 11, 2012

Michael Freedman opened the meeting at 6:20 PM with a call to order. He then introduced Sara Osborn to give the introduction. She called for questions to be asked along the way and provided a review of the November 9th meeting that discussed in depth the potential areas of change in the community. She mentioned that later in the month, the advisory committee wanted more information on the land uses and zoning and a meeting on November 28th was held to discuss this.

She then reviewed the necessary next steps in the update process including:

- Market assessment of San Ysidro
- Special site development plans for village areas
- land use alternative consensus

Dan Joyce, Senior Planner with Development Services Department's Code Monitoring Team presented an overview of zoning codes. He presented using three attachments. The first included descriptions of three types of commercial zones including strip commercial, auto oriented and pedestrian oriented commercial. The second attachment discussed in further detail all pedestrian oriented. Despite all being pedestrian oriented zones, they present paths to and for development while essentially providing the same commercial use. The key point of these attachments is for them to serve as tools to revisit land use in the future especially in regards to areas of change. There were no immediate questions for Dan, but he made himself available via email.

Leo Espelet discussed the role of mobility and traffic analysis. He began by giving an overview of how trip generation rates are used. He pointed out that traffic generation can be very different even within the same land use depending on where it is located and what zoning code is used.

Jason Wells pointed out that the SanYsidro, when compared to the City of San Diego has extremely high pedestrian traffic. Leo Espelet answered that the existing conditions would be part of the calibration process for the traffic model and then compared to field study.

Kitty Otto said that she had noticed that 805 traffic has disappeared due to working conditions and lack of work in the United States because of the recession. She then asked about the accuracy of the trip generation rates in relation to such an issue. Leo Espelet responded that certain variable can be inserted into the calibration.

Jennifer Goudeau added that the lack of affordable housing on the north side of the border also creates traffic because people are constantly moving through the border communities. But, by creating more affordable housing, San Ysidro can encourage people to stay and live near the border and their families in Mexico as well as become patrons to businesses and restaurants in the area.

Sara Osborn then introduced Bruce McIntyre from HELIX Environmental. He discussed the basics of environmental analysis and introduced the community to the technical studies associated with the community's eventual Environmental Impact Report.

Bruce McIntyre discussed the process associated with completing an EIR. He will be collecting baseline information on natural resources in the community. He will then also see how to reduce impacts on these natural resources.

The purpose of the EIR is to assess the impacts of the update plan and to provide a baseline for subsequent projects to reduce the costs of future developments. The EIR will study the traffic emissions, biology and geology of the area. San Ysidro has lots of special biology and plants species that are important in the wetlands and estuary area. This is what is known as a multiple habitat planning area that requires special attention. Bruce McIntyre also reviewed the issues of drainage and a flood plan of the area. He also discussed the possibility of development in the eastern part of the community in the hillsides area. This area is known for its geological hazards and will be studied for cost and feasibility of development. He mentioned that modern building codes might mitigate much of the negative of this area. Other research will be on air quality and noise especially from traffic. For this study, HELIX will work with Kimley-Horn to determine this.

Steve Otto asked a question on a previous attempt to construct a road crossing through Calle Primera in the aforementioned wetlands/estuary area. Bruce McIntyre said that while the feasibility could be studied, it was going to be very challenging to make this particular road an actuality. This is not simply because of the feasibility, but also because a number of different agencies and groups lobby and govern the wetlands area.

Another attendee asked a question on whether an EIR will study the feasibility of a community garden, meaning studies on soil quality. If not, is there any way for a community group to petition that these factors be included in the EIR. Bruce McIntyre answered that a baseline for hazardous materials in the soil would be released as part of the EIR. Steve Otto then expanded upon the question and asked if agriculture or fertility would be studied to see if a community garden could be successful. He answered that soil information is provided by HELIX and other agencies for reference, but it is not explicitly laid out in the EIR. However, anyone in the community can compare the soil information with USDA arability standards for gardening.

Jason Wells asked about for more detail about the air quality study and when that would be ready. Bruce McIntyre replied that this could not be completed until the traffic study was

completed. He then explained that the air quality study follows standard requirements such as measuring CONox levels, greenhouse gas emissions and analysis. Especially close to the border and port of entry, the EIR will focus on CO hotspot analysis and diesel exhaust.

Sara Osborn then called for general comments and questions for that evening. The first question came from Michael Freedman and he asked if there was going to be a February meeting. This was determined to be decided at the upcoming community planning group (CPG) meeting.

Jason Wells then asked about the influence of the RTP for the new international transit center (ITC) on the San Ysidro Community Plan Update. Sara Osborn replied that it will absolutely be instrumental in the SYCPU, particularly in the traffic analysis.

Another question was asked about the influence of the recent California Supreme Court decision on redevelopment. Sara Osborn replied that all of the redevelopment funds that were previously assigned to San Ysidro have already been rolled over into San Ysidro's budget for the plan update and therefore not a problem.

As the meeting came to a close, it was decided that land use alternatives will be presented in March and so will market analysis and brief discussion on the text and tone of the final document.

Steve Otto then asked what is the final time frame for the SYCPU and Sara Osborn replied that it the plan is about 1 to 1.5 years away from going to a city council hearing. However, this also depends on the decisiveness of the community planning group (CPG).

Kitty Otto then asked about the scope of the upcoming market analysis and if migrant workers and border crossers from Mexico will be analyzed and included in this study.

One final announcement was made that the CPG will meet January 23 at 5:30 pm at the San Ysidro School District building. There the CPG will discuss the outcomes of the January 11th meeting and determine whether a February meeting is necessary