



Pure Water North City Phase 1 Construction Projects  
Scripps Ranch/Miramar Working Group Meeting #3 Summary

Scripps Miramar Ranch Library  
Tuesday, July 31, 2018, 4:30 - 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**

Wayne Cox, Sorrento Valley Town Council  
Tom Derr, Mira Mesa Town Council, EvoVivarium  
Kathryne de Valcourt, The Currie Partners, Inc.  
Stuart Gross, Scripps Ranch Planning Group  
Bob Ilko, Scripps Ranch Civic Association  
Craig Jackson, Mira Mesa Recreation Council, Pacific Ridge HOA  
James Roberts, Murphy Development  
Bari Vaz, Mira Mesa Town Council, Mira Mesa Chamber of Commerce, Envision Miramar  
Sandra Wetzels-Smith, Scripps Ranch Planning Group  
Wally Wulfeck, Scripps Ranch Planning Group

**Working Group Members Absent**

Robert Mixon, Mira Mesa Planning Group

**Project Team Members Present**

John Helminski, City of San Diego  
Mai-Lan Le, City of San Diego  
Sarah Lemons, Katz & Associates  
Steve Lindsay, City of San Diego  
Sean McCarty, Consultant, City of San Diego  
Jeff Soriano, City of San Diego  
Patricia Tennyson, Katz & Associates

**Other Attendees**

Quinton Grounds, Council District 5  
Christine Leone, City of San Diego  
Luis Pallera, Council District 6

**Public Members Present**

Ron Currie, The Currie Partners, Inc.  
Drew Nagurney, Gordon and Holmes for Murphy Development

## Welcome and Introduction

John Helminski welcomed the Scripps Ranch/Miramar Working Group (WG) to their third meeting and thanked them for their participation. Patricia Tennyson, facilitator, then reviewed the meeting agenda and objectives, beginning with introductions around the room.

WG members received binder materials including the meeting agenda and PowerPoint presentation.

To view project and meeting materials, visit the Pure Water San Diego website at [www.purewatersd.org/Phase1](http://www.purewatersd.org/Phase1).

Some WG members reviewed the traffic control plans with the project team members prior to the start of the meeting.

## Follow-Up Items from Meeting 2

Jeff Soriano provided updates on several follow-up items from Meeting 2. The bid specifications language was provided, which states temporary camera detectors will be installed at traffic signals to provide vehicle detection where signals may be disabled during construction. J. Soriano informed the WG that Scripps Lake Drive will be repaved to Scripps Ranch Boulevard as part of the Clearwells Project. He shared that the request to restrict truck hauling routes from traveling through residential areas near Miramar Reservoir and to restrict them from using the recreation entrance to/from the reservoir will depend on when the Clearwells Project is complete. J. Soriano verified the AC Water Group 1038 waterlines replacement project will not extend into the canyon near Carroll Canyon Road and noted there is already a PVC pipe that comes out of the canyon at the end of Scripps Ranch Court. Therefore, all work is scheduled within the roadway. Lastly, J. Soriano confirmed that the City will coordinate construction plans with the future 240-unit apartment complex on Carroll Canyon Road near Interstate-15. The complex developer will be required to upsize the water pipe there if studies conclude upsizing is needed. All WG members were then provided the opportunity to review the traffic control plans.

The following are comments or questions from WG members, organized by topic:

### Traffic Control

- **WG Member: The signal lights are timed a certain way. How are we guaranteed your system will have the same timeline?**
  - Project Team: Where there are existing traffic loop triggers, we will require the contractor to install temporary camera detectors. The signals will not be on a timed setting.
- **WG Member: We didn't know Businesspark Avenue (between Old Grove Road and Willow Creek Road) would be completely closed and there would be a detour. But the detour made sense. Are your work hours 7 p.m. to 9 a.m.?**
  - Project Team: Night work will likely start at 9 p.m., unless traffic allows crews to get out there earlier. The contractor will need to be out of the area by 5:30 a.m. at the latest.

- **WG Member: Businesspark Avenue will be closed between Old Grove Road and Willow Creek Road. Old Grove will be the detour.**
  - Project Team: Yes, but it will be reopened during the day. There will be no 24-hour road closures.
- **WG Member: The only concern we expressed at the last meeting was regarding Kearny Villa Road and there is a plan for that. There will never be a complete closure of that road, so that is good. There is also a turn allowed for Tierra Grande Street near there, which loops back around. There are a couple of businesses near there that operate at night, including a brewery and access will be maintained.**
- **WG Member: Do you know what dates the work will take place on yet?**
  - Project Team: We do not know yet.
- **WG Member: Will there be flashing signs a mile or so ahead of construction?**
  - Project Team: Yes, there will be signs as you approach, tapers, etc. We can see about having the signs on the I-15 notifying traffic of closures. Carroll Canyon Road is not too busy at night.

#### **Project Coordination**

- **WG Member: The developer of the future 240-unit apartment complex on Carroll Canyon Road is getting their permits now. They will be adding a left turn lane and right turn entrance onto the I-15 going north.**

#### **Outreach, Communication and Notifications**

- **WG Member: Adequate notification on when construction is going to impact businesses is important. It is important to discuss construction impacts with businesses in advance. Face-to-face contact is preferred. Texting would also be helpful.**
  - Project Team: We will discuss notifications and outreach more later. We will physically talk to business owners.
- **WG Member: I understand you will be reaching out to properties within 500 feet?**
  - Project Team: That is a general parameter that we follow.

### **Meeting 3 Construction Topics**

#### **Construction Staging Areas/Parking**

Jeff explained how staging areas are identified. The contractor will be staging within the right-of-way and they will submit proposed staging areas to the City's construction management team for approval. All staging areas must be on paved areas or areas that have already been disturbed. No parking signs will be posted 48 hours in advance and will include the dates(s) and time(s). The project team shared the proposed staging area at the Miramar Reservoir for the construction of the subaqueous pipeline that will need to be submerged underwater. The subaqueous pipeline assembly will need to take place above ground. The staging area shown will be required to fuse HDPE pipe pieces together, store pipes, etc. Once pipe is ready to be submerged in the water there will be barges located on the reservoir where some additional assembly will take place.

Then the pipe will be filled with water to sink it to the bottom. The following are comments or questions from WG members, organized by topic:

### **Construction Staging Areas**

- **WG Member: Will the approvals of staging areas take place in real time?**
  - Project Team: Typically, this happens when a contractor seeks approval of their traffic control plan.
- **WG Member: Is the staging area in the street or on the shoulder?**
  - Project Team: It will be out of the travel lane and it may take up some parking spaces if necessary, but we will look to minimize that when possible. We do not anticipate the need to take parking spaces in most cases.
- **WG Member: I don't think there is any street parking on Businesspark Avenue and Carroll Canyon Road.**
  - Project Team: As long as we can maintain two open lanes of traffic, equipment would be staged against the curb or on a side street. The contractor will be looking for a lay down yard for most materials along the alignment, which will be fenced in. The traffic control devices and excavators will be staged there. The contractor will be required to obtain the yards and arrange agreements with property owners. They will have their larger equipment there and storage container (conex boxes) with their tools.

### **Parking**

- **WG Member: How do you handle the security issues with equipment at staging and laydown areas?**
  - Project Team: Typically, contractors will lock up equipment over night, but it usually isn't an issue.
- **WG Member: I believe we are now requiring area codes on no-parking signs.**
  - Project Team: Yes, that will be included. This photo is just an example. We will try to have bigger signs that allow you to see the dates and hours more easily. As an example, it would say Monday – Friday and would not include Saturdays and Sundays. Towing cars is a last resort. We will try and knock on doors to get vehicles moved first. I don't think we typically include phone numbers on no-park signs.

### **Subaqueous Pipeline Construction Staging Area**

- **WG Member: How long do you expect to need to use that staging area?**
  - Project Team: Nine months at most.
- **WG Member: Have you informed the concession stand that they will be out of business for that long?**
  - Project Team: We have met with them. We will reach out to them again and when we get closer to construction.
- **WG Member: How many parking spaces are in the proposed staging area? How many of those are ADA spaces?**
  - Project Team: The proposed staging area takes up approximately 80 parking spaces. We would create some additional ADA parking and set up temporary ADA stalls, on site at the reservoir.
- **WG Member: Where will you put the ADA stalls?**

- Project Team: That would be determined by the contractor.
- **WG Member: Is the existing concrete path in front of the concession stand going to be accessible?**
  - Project Team: The concrete path in front of the concession stand is not within the construction work area. Some detours will be required. We currently anticipate we will need to detour visitors around the work area.
- **WG Member: I am concerned about the separation of bikers, walkers, etc. from the construction staging area.**
  - Project Team: We will do our best to fence off the staging area so the path does not have to go around the staging area.
- **WG Member: What are you going to do on weekends?**
  - Project Team: We will evaluate the possibility of compressing the staging area to make more parking available on the weekend.
- **WG Member: I assume the reason for boating being inaccessible is because the boat ramp will be used by the contractor.**
  - Project Team: This is correct, but it is also because the reservoir level will be lower.
- **WG Member: It would be better to have the construction area further back and allow access to the traffic lanes closer to restrooms and the concession stand. To shut off access to all those buildings is ludicrous.**
- **WG Member: How long are the sections of pipe?**
  - Project Team: Each section of pipe is approximately 40-50 feet.
- **WG Member: During your work hours, you fuse pipe and then bring it out to the reservoir. Is it a constant back and forth between the reservoir and the staging area?**
  - Project Team: Yes. It must be a continuous piece, so we will feed the pipe out as we fuse each new piece together.
- **WG Member: I request that you invite Scripps Ranch residents to the meetings with your contractors. We have been down this road plenty of times.**
- **WG Member: I suggest you have less of a bend in the staging area.**
- **WG Member: How much of the pipeline are you putting together at one time?**
  - Project Team: These are means and methods questions that can be determined when a contractor is chosen.
- **WG Member: Can this work be done at night?**
  - Project Team: Yes, but we would need a very large lighting application and there would be noise at night.
- **WG Member: If you do the work at night it would solve the whole problem.**
  - Project Team: Conducting work at night can create noise that will impact residents surrounding the reservoir and the work area is needed around the clock. We can investigate this further. This is one of the last pieces of construction that needs to take place. This construction is not expected to start until around November 2020, so we have time to address this issue.
- **WG Member: What if we had a meeting at the reservoir on a weekend with people who live around the area so you can see what our concerns are?**
  - Team: Yes. We can do that.

- **WG Member: Since the specifications are so important to the impacts, the group would like to have a meeting with the contractor before construction at reservoir.**
  - Project Team: We can include requiring such a meeting in the specifications, but keep in mind that it could be late 2020 before the contractor is on board and available for a meeting.
- **WG Member: Since this work will start in a couple of years, I propose we have a Working Group meeting at that time.**
  - Project Team: We can arrange that and extend some form of these meetings during construction.
- **WG Member: Are there potential parking alternatives? There could be conflicts at the Miramar Ranch Elementary School when there are sports on the weekends. T-Ball and soccer on weekends could take away some of the parking areas you are suggesting as alternatives to the reservoir parking lot.**
  - Project Team: We have reached out and started a conversation with the school and they are willing to discuss it with us.
- **WG Member: There isn't much parking at the school already. There are maybe 30 spaces.**
  - Project Team: We are also looking at the LDS church property for additional parking.
  - Facilitator: Would you be working at reservoir on the weekend?
  - Project Team: No, this would be a Monday – Friday operation. But we would need some space to leave equipment over the weekend. We can investigate requiring the contractor to reduce some of the space required on the weekends to allow more parking.
  - Facilitator: Let's plan during the dinner break to arrange a visit to the reservoir to evaluate staging area.
- **WG Member: It may be better to wait until you have hired a contractor.**
  - Project Team: The contractor will not be able to tell us what to do. We will listen to them and make it practical for them to work, but we want to start discussions early.
- **WG Member: It sounds like the LDS site would be most likely site for overflow parking. What improvements would be made to the property?**
  - Project Team: A grading and parking striping plan would need to be developed. We must evaluate the path to make sure it meets requirements. We have not evaluated the condition yet, but we would once arrangements were made with the property owner.
- **WG Member: Is it possible to have a shuttle to transport people from overflow parking to the reservoir?**
  - Project Team: We can consider that option. We have done so for other projects. We will provide ADA parking on site at the reservoir.

### **Environmental Monitoring**

Sean McCarty provided an overview of environmental monitoring. The Storm Water Pollution Prevention Plan (SWPPP) ensures the construction activities and work site meet all Clean Water Act requirements as well as dust abatement measures, which include street sweeping and use of covers/tarps.

The City wants to prevent sediment from being washed into storm drains and will monitor PH and turbidity during rain events. The City's Mitigation Monitoring Coordination section of the Development Services Department checks in on construction work to make sure the project is compliant. No comments or questions were received from the WG members on this construction topic.

### **Outreach, Communication and Notifications**

Sarah Lemons provided a tutorial of the Pure Water San Diego website and showed the WG members how to find information discussed at the WG meetings, as well as additional information about the Pure Water Program and Phase 1 projects. The following are comments or questions from WG members:

- **WG Member: I would like to have a way to see the construction being done in my area including timing, dates, detours and other relevant information. Is there a way to get that information?**
  - Project Team: We will make updates as construction progresses and information will be in a format that is easy to access online. We are open to suggestions as to what you think would be helpful.
- **WG Member: We would like for residents to be able to determine detour routes and easily understand how to get around construction.**
- **WG Member: Would it be possible to contact the reservoir in advance and get a schedule of planned events occurring during construction, so they can notify individuals from outside the area about the construction and possible closures/detours?**
  - Project Team: We want to know about any large events such as annual church events or summer activities.
- **WG Member: There are tons of people who got to Lake Miramar early in the morning to run, bike, etc.**
- **WG Member: There is also an air show in October.**
- **WG Member: The difference between this project and the Pomerado Road construction is that SDG&E closed half of Pomerado Road and there was only traffic in one direction at a time. You will always have one lane in each direction open and the roads will be completely passable and traffic will not need to be detoured. It is better.**
  - Project Team: The bulk of the construction will occur at night and the roads should be ready for traffic during the day. The most accurate schedule we can provide is the three-week look ahead, which is updated every two weeks, and will include the blocks where work will occur.
- **WG Member: Would it be possible to include a link to the website where the three-week look ahead will be posted?**
  - Project Team: Yes, we can put it on the website.
- **WG Member: There are a lot of people that don't know where to look for information, or even know that such information is available at all. Our newsletter comes out on the first of each month and that might be an effective way to inform those that are unfamiliar with the existence of the Pure Water website about how to find the three-week look ahead.**

- We understand the exact dates may not be available, but a tentative plan of what to expect would be helpful. The deadline for submissions to our newsletter is the 10th of the previous month.**
- **WG Member: We can create a Pure Water page on the SRCA website for the three-week look ahead. We can create an email list for those interested and we can put that out every week or every three weeks with the updates. That will also allow us to ask questions about the project that need clarification before we send updates to the email list.**
    - Project Team: That is a good idea. If you spot information that would be considered construction jargon, we can clarify the information for you before sending it to everyone else.
    - Facilitator: It seems to me the largest impact we can have through the newsletter would be prominently stating, "Here is the link for the three-week look ahead" and "this is where you should go for information about upcoming construction and associated impacts."
  - **WG Member: Is it possible for someone to be able to type in their address and they could see what construction work is occurring or upcoming around them?**
    - Project Team: That would take some complicated programming, but we can see what is possible.
  - **WG Member: This is a good website for those of us who know what to look for. For the scheduling and progress updates there should be a separate webpage where individuals can easily find the information they are looking for without having to do a lot of navigating to find it with the option to navigate through other embedded links.**
  - **WG Member: There is the issue of individuals who are not frequent users of the internet. How will they get the information?**
    - Project Team: We can distribute the information in some of your more local media outlets. Are there any that you think would be helpful in getting out information?
  - **WG Member: The Scripps Ranch newsletter for one.**
  - **WG Member: Since this project will affect people coming to use the lake for recreational purposes that live outside the area of construction notice distribution, can we work with the media to have a couple of news stories on the construction to help inform community members that may be coming to visit about potential construction impacts?**
    - Facilitator: In the past, we have had kiosks out at the lake and provided construction information there.
  - **WG Member: Yes, that would be good to have at Miramar Reservoir for those who use the lake.**
  - **WG Member: We should find a way to notify boating and fishing organizations, so they are informed about the limitations of the lake's recreational uses during construction.**
  - **WG Member: MCAS has a community liaison that we can work with to keep them informed.**
    - Project Team: We also have regular meetings with MCAS Miramar.
  - **WG Member: There is a bus that goes to the VA hospital from Miramar Road.**



- **WG Member: Continuous contact with businesses is of most concern on Miramar Road. We will want to find out what your approach will be.**
  - Project Team: We will not just do doorhangers, mailers, etc. We will meet with business owners around the release of contracts.
- **WG Member: How far in on Miramar Road will you conduct outreach for?**
  - Project Team: We can do as much as you would like, within a reasonable standard. We will develop a construction outreach plan that includes all this information.
  - Facilitator: Are there specific organizations or a business association in Miramar that distribute information?
- **WG Member: No, Miramar is often the forgotten community. They are not very involved with town councils, planning groups, recreation councils, City Council, etc. There is no business association that represents Miramar.**
  - Facilitator: I believe for previous construction we did door-to-door outreach.
- **WG Member: I would like to get a group of stakeholders together to provide that input on how to reach the businesses in Miramar.**
- **WG Member: The website should have general calendars that indicate what is happening. It should have short URLs that community members can add to their favorites. An announcement should be made once contracts are awarded and it would be helpful to have a timeline of the project and then more specific information for each community. Good examples of websites that have worked well include 141 San Diego and Sigalert.com/Sigalert.org.**
- **WG Member: Sigalert works well for commuters.**
  - Project Team: Remember that construction will take place at night. There will always be one lane maintained in both directions.
- **WG Member: You will have metal plates to cover the trenches on Miramar Road that could impact traffic.**
  - Project Team: They should not impact traffic flow if they are installed properly.
- **WG Member: Currie Partners is willing to help facilitate outreach to Businesspark Avenue businesses and would like to set up meeting with those properties.**
  - Project Team: Yes, we can do so. Please let us know if there is specific information you would like for us to cover.
- **WG Member: You need to do more than just notify property owners.**
  - Project Team: We will meet in person with the tenants and not just the property owners. Each project will have its own construction outreach plan and team of community outreach consultants, such as Katz & Associates. There will also be a community liaison that is aware of everything that is going on with each project.
- **WG Member: My experience with an outreach firm is you speak with a spokesperson and they take your question and relay it to someone else and they put a good spin on the answer. It is better to have a technical person who we can contact directly and we prefer a direct relationship/contact with Steve Lindsay.**

- Project Team: The outreach firm will not just spin information. They will coordinate responses with the project team. Our Public Information Officer will have direct contact with the project team.
- **WG Member: The SDG&E contractor recently closed the road during a different time than when the spokesperson told us.**
  - Project Team: We will commit to address any issues like this if they occur to get the contractor back on track with what was conveyed to the community.
- **WG Member: Will there be someone from your group on all sites of construction?**
  - Project Team: Yes, we will always have contractors, environmental monitors, etc. They will be looking at the big picture and will often be more than one person.
- **WG Member: We want to make sure there will always be someone we can contact for each area of work.**
- **WG Member: There is a property owners association for Scripps Ranch Business Park. I will bring their contact information to the next meeting.**
  - Project Team: There is no group too small for us to meet with.
- **WG Member: If we are going to have a link to a schedule webpage, it would be helpful to have the WG review that to provide input.**
- **WG Member: If someone can attend our monthly meeting and provide a report that would be sufficient. If issues arise, then we can meet separately. If things are going smoothly, monthly updates at meetings are fine.**
  - Project Team: Yes, we can provide general updates at monthly meetings and address more specific issues that arise outside of those meetings.
- **WG Member: It has worked well with SDG&E providing updates at monthly meetings. Access via email and text as issues come up in between monthly meeting updates is helpful.**
  - Facilitator: We can provide periodic updates to the entire group in between meetings.
- **WG Member: We would prefer some media coverage before spring to increase awareness.**
- **WG Member: The contractor needs to attend the second meeting planned after the contract is awarded.**
  - Project Team: We can arrange that. However, we prefer questions and inquiries come through our team and not the contractor.
- **WG Member: I would like to have a session with those who are responsible for contacting businesses. I might ask businesses about what outreach or contact has been made to businesses in our community.**
  - Project Team: Part of this construction outreach plan will include contact logs. You might speak to one person who hasn't heard about construction, but we may have met with managers or another staff member on site at the time.
- **WG Member: We need to hold the City accountable when dealing with the contractor. Our communication should be strictly with the City. I can't hold the contractor accountable for anything. You don't want a third party in between the two of you. It is good to meet with you and the contractor at the same time. An outreach firm will always try to spin information.**

- Project Team: We are not looking to spin information. My project team members will respond in acronyms and technical terms that are often challenging to understand. The outreach firm will just help get the message out.
- **WG Member: We need to negotiate who talks to whom.**
- **WG Member: I have found that everyone from the City Water Department has been very open to listening and I appreciate how much you are willing to take our input and put it into action.**

### Construction Monitoring

John Helminski explained that the City Council will be asked to approve the Pure Water Phase 1 project construction packages in October 2018. He proposed to reconvene this WG before bid release near the end of 2018 or early 2019, and potentially again after contractors are selected. The following are comments or questions from WG members:

- **WG Member: Bid release is good timing for another meeting so that we can see what is included in the contracts. After the contractor is selected would also be good. At some point, sub groups will be needed for Miramar/Mira Mesa and Scripps Ranch.**
  - Project Team: Yes, that makes sense that each community will have different concerns.
- **WG Member: I can't imagine the people in Miramar being concerned about what is going on at Carroll Canyon Road.**
- **WG Member: We would like another meeting before contracts are advertised to see what standards for quality of work the contractors will be held to. Maybe the whole WG can meet again before the contracts are advertised and once the contractor is selected we can form the sub-groups.**
- **WG Member: If we could review the first draft of the bid documents that would be preferred. I want to look at the provisions given to the contractors.**
  - Project Team: The first draft will include specifications from the Greenbook and the Whitebook and then there will be special provisions section for each project. Some things will change. I don't want anyone to think that we can't make adjustments after the contracts are released and awarded.
- **WG Member: I also agree with subgroups. The communities are very different. Whether that is before or after contracts are released or awarded is fine. Both would be preferred.**

### Public Comment

No public comments were made at the meeting.

### Next Steps

The project team thanked the WG members for their participation and P. Tennyson closed the meeting by reminding WG members that the next meeting will be held on Wednesday, Aug. 22 at the North City Water Reclamation Plant. She also noted that the project team is working to arrange a tour of the Miramar Water Treatment Plant for the WG members.