

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE

WEDNESDAY, JULY 17, 2019

2 P.M.

Playa Del Sol Recreation Center

5185 Avenida Playa Del Sol, San Diego, CA 92154

Members Present	Members Absent	Member Affiliation
Felipe Nuno, Chair		OMPG Member
Tony Blas, Vice Chair		OMPG Member
Clarissa Falcon		OMPG Member
	Chris Holder	OMPG Member
	Alejandra Mier y Teran	OMPG Member

Public Signed In: Francisco Aguilar (property owner), Rick V. Nelson (property owner), Mike Holtel (property owner), Linda Holtel (property owner), Victor Castro (property owner), Linda Castro (property owner), Kaitlin Arduino (Murphy Development), Matt Gelbman (PlaceWorks), Tiffany Metti (Southwest Strategies), Alexis Lopez (Southwest Strategies)

City of San Diego Staff Present: None

Guests Present: None

Agenda Item		Discussion	Action Item
1.	Call to Order/ Introductions	Felipe Nuno calls the meeting to order at 2:10 p.m. He asks attendees to introduce themselves.	Felipe Nuno calls the meeting to order at 2:10 p.m.
2.	Non-Agenda Public Comment	A property owner asks about his property which he says is currently marked as Park. Matt Gelbman (PlaceWorks) mentions that they can talk after the presentation to determine where his property is located and other property details. A contact asks for materials from last month's meeting. Tiffany Metti explains the project team can send him minutes which are available today and can send the specific meeting video if he wants it. Felipe Nuno mentions that today's presentation is about utilities including water, sewer, etc.	
3.	Action Items	Clarissa Falcon makes a motion to approve the June 19 meeting minutes and Tony Blas seconds it.	June meeting minutes are approved

Chairperson: Felipe Nuno
Recorded by: Tiffany Metti

<p>4.</p>	<p>Information Items</p>	<p>Matt Gelbman gives an overview of the future Southwest Village and the vision for the area. He goes over residential and mixed-use land use categories. They are planning for a max of 5,200 homes, 174,000 square feet of commercial uses in village core, elementary school, second school site option, 40 acres of parks, trails, open space areas. He explains that about 100 acres are in a landslide area which will remain undeveloped. He explains and shows the main circulation plan for the Southwest Village, including extending Beyer to provide east and west connectivity. He then shifts the presentation to utilities including water and sewer.</p> <p>Water Matt Gelbman says that the South San Diego reservoir is where the water immediately comes from, the main pipeline comes from there and there will be three existing booster pump stations. He mentions that there is another connection point to the Otay Water District system, which is an emergency connection to be used to share water if needed.</p> <p>The project team is doing an analysis of a conceptual design to determine and serve capacity for the full build out of the full dwelling unit count. They are planning a large system to have capacity to serve this max unit count. They are designing based on peak demand and additional pressure capacity needed to serve in an emergency for fire flow. There will be a Redundant Loop System in order to pressurize and keep water moving and flowing for sanitary reasons.</p> <p>Matt Gelbman explains that the 16-inch line down Caliente is the backbone loop, then a 12-inch line comes off this loop and other lines for specific projects will be added as they come online.</p> <p>Sewer For the sewer system, Matt Gelbman explains that there is a trunk sewer line along Otay Mesa Road that is ultimately going to serve the project, which the project will tie into. Ultimately the sewer will flow out to the South Bay Water Reclamation plant which is about a mile away.</p> <p>Felipe Nuno mentions an older system not designed to withstand earthquakes was built in the 1980's but it can't be used and how this could have saved resources/money for the Southwest Village.</p> <p>Matt Gelbman says the project has pump stations due to the grade on the Mesa. The project team is designing for max capacity to accommodate dry weather flows and wet weather flows. Everything comes via gravity flow to Beyer for the onsite sewer system. Although there are force mains where needed, everything else is gravity flow. Two lift stations will be needed to support the forced mains.</p> <p>The project team will need to do offsite improvements for this portion of the Otay Mesa Trunk Sewer Line</p>	
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		<p>for the Otay Mesa Trunk Sewer Master Plan, where there could be some cost sharing for development outside the Southwest Village because it would/could serve other areas as well, however the capacity improvement is needed to be in place before the Southwest Village development. Matt Gelbman states that phased development and improvements could be concurrent and should already be reflected in the Otay Mesa Public Facilities Financing Plan.</p> <p>Felipe Nuno asks if the Candlelight project is going to connect to the Southwest Village sewer line. Matt Gelbman says he doesn't believe they are connecting into the Southwest Village system; they must go up Caliente per their approvals. Felipe says that those projects already connected though their approvals.</p> <p>SDG&E coordination will be needed for power and natural gas and Matt explains that they are working with them on existing easements to plan for that.</p>	
	Next Steps	Felipe Nuno announces that the next meeting in August will be dark, and September 18 will be a Connectivity and Mobility evening meeting at 6 p.m. at San Ysidro High School. He encourages all attendees to sign up for communications and to stay and ask questions.	
5.	Adjournment	Meeting is adjourned at 2:42 p.m.	Felipe Nuno adjourns the meeting at 2:42 p.m.