

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. In-Person: Leslie Dudley, Russell Steppe, Michael Westmoreland, Sally Smull, Jacinta Hinojosa, Marry Young, Rob Campbell, Sheila Minick, Khalada Salaam-Alaji, Brian Matthews, Andrea Hetheru, Dorothy James. Zoom: No Board members present via Zoom. Vinetia Jones was absent. A quorum was established. The meeting was called to order at 6:41 p.m.

Housekeeping: Participants were reminded to be courteous to all. Wait until recognized by the chair to speak whether attending in-person or virtually. If present virtually, MUTE microphone when not speaking. On informational items, CVCPG Board Members will ask questions first followed by the public. *It is timesaving if an answer to your question is acknowledged in a previous speaker's comments.*

2. Adoption of the Agenda: It was M/S/C (Andrea Hetheru, Rob Campbell) to accept the agenda as amended: (a) The item "Minutes of 6/17/24 and 6/24/24" was struck from the agenda that was posted, and (b) Correction to the date in Item 4.b. to July 15, 2024. All approved; there were no objections or abstentions.
3. Non-Agenda Communication from the Public: Members of the public may raise matters not on the agenda but are within the scope of matters reasonably related to the well-being of the Chollas Valley Community Planning area. Community planning group members may respond by asking a question to clarify and may schedule the item for a future agenda. *However, no discussion, debate, or action may take place on such items (Brown Act section 59454.2).*
 - a. Steve Ward reported that he had helped develop the most recent Chollas Valley Community Plan update and served on the CVCPG. He designed the logo to reflect the Chollas Valley as habitat to cactus wren, noting that Chollas cactus and prickly pear are prevalent in the area. The logo also supports local organizations that are trying to assist with habitat restoration, and the wren symbolizes the spunk of the community.
 - b. Scott Nagatoshi, with Colin Parent's campaign, attended and shared what Colin's focus has been on several areas. In regard to housing and homelessness, he stated that Colin has worked on policy for more than a decade, including developing affordable housing in high resource areas. Another area of focus is streets and roads. He stated Colin is aware of less than satisfactory roads and inequitable disbursement, especially in our community. Scott indicated that in regard to public safety, it is important that law enforcement has the resources they need and that law enforcement works with communities. Khalada Salaam-Alaji shared ongoing concern about the cost of housing, indicating this was a major topic at the recent NAACP Housing Forum. Leslie Dudley shared that

- housing and cost of living are the most pressing issues that are heard when canvassing neighborhoods. Scott stated that Colin is a renter, and he would be one of only six renters in the state legislature. A member of the audience shared concerns about rhetoric, mentioning that Colin is a member of Circulate San Diego which supports increased housing, increased bike lanes, and less cars, and that Circulate San Diego supported SB10.
- c. Sally Smull shared that tomorrow is the Marie Widman Park and Black Arts and Culture Meeting at Second Chance. On Saturday, Emerald Hills Neighborhood Council is facilitating a Coastal Clean-Up event in Radio Canyon. There are three online bicycle master plan surveys with dates extended to 9/30/24 due to lack of response. On 10/8/24, there will be a Radio Towers Presentation at Emerald Hills Neighborhood Council Meeting at 6 p.m. at Malcolm X Library.
 - d. Barry Pollard announced that on Sunday, 9/29/24 between 9-12 there will be a coffee pop-up at the intersection of Euclid and Imperial (plaza area). The event is free and includes music. The Mental Bar, Café X and one other coffee vendor are likely participants. Barry shared that Urban Collaborative Project will be helping with Radio Canyon trail identification and clean-up. The group also worked on Fletcher Parkway trail clean-up. They hope to improve the walkability of trails. Please let Barry know of any trail clean-up recommendations. Urban Collaborative Project will also be working with CalTrans on redesigning the 43rd Street/805 exit. The redesign will affect the community as it will be at street-level; there will no longer be an overpass. Barry suggested that CalTrans be invited to Southeastern San Diego and National City meetings to present to the communities and get input. Urban Collaborative Project is exploring land trusts for community residents. Information about land trusts will be brought to the CVCPG.
 - e. Sheila Minick reviewed the Emerald Hills Neighborhood Council sponsorship of a clean-up of Radio Canyon in conjunction with I Love a Clean San Diego's Coastal Clean-Up. The event will be held on 9/21/24, 9 a.m. to 12 p.m. The meeting point is the canyon entrance at the intersection of Kenwood, Pitta, and Alvin Streets. The Council is seeking volunteers and invited audience members to sign up on the website. Volunteer forms and supplies will be available at the site.
 - f. Sheila Minick shared a flier regarding a community presentation on Self-Determination for individuals with Intellectual/Developmental Disabilities to be held at the Encanto Rec Center on 9/19/24, 5 p.m. to 7 p.m. The event is sponsored by San Diego Regional Center's African American Support Group.

Interested parties can also participate via Zoom, and fliers are available at the sign-in table.

- g. Leslie Dudley expressed her concern that the CVCPG has not been meeting the needs of the community with regard to the January flood. She believes that CVCPG should be looking at waterways, sewage, and storm drains, then invite the public which has been affected by CIP Projects to address the people who make the decisions.
 - h. Mikayle Lowery from County Supervisor Nora Vargas' office, participated via Zoom. She shared that she serves southeastern San Diego communities and encouraged members to reach out to her for a 1:1 virtual chat or in-person coffee chat to discuss our community's needs, help her become educated on our community inquiries, and keep her informed about joining community groups/events. She shared that Nora Vargas is Chair of SANDAG and would like to connect regarding our concerns. Mikayle can be reached at mikayle.lowery@sdcounty.ca.gov.
 - i. Becky Rapp attended via Zoom. She discussed a recent article in *The San Diego Union-Tribune* regarding the Grand Jury addressing the impact of cannabis on children and seniors and asking law enforcement to crack down on the marijuana market. Becky indicated there have been hospitalizations of children and seniors related to ingestion as well as the negative impact on teens. She indicated that CVCPG can make recommendations to the Council regarding land use, including marijuana outlets, investigation involving the public, timelines, and publicizing collection of such information. Andrea Hetheru indicated the CVCPG very recently received a letter from Taylor and Associates, which is working on a CUP amendment for an existing marijuana dispensary license at 6220 Federal Blvd.
4. Approval of Minutes:
- a. April 15, 2024. It was M/S/C (Rob Campbell, Marry Young) to approve the minutes as submitted. All approved; there were no objections or abstentions.
 - b. July 15, 2024. It was M/S/C (Brian Matthews, Leslie Dudley) to approve the minutes as corrected (Manuela Ippolito's first name and revised verbiage to Item 5. j. iv. All approved; there were no objections or abstentions.
5. Info Item: Update on Environmental Remediation of Market Creek Plaza Properties/Selena Ellis-Vizcarra, Tracy Craig. Tracy was requested to send the 5-page presentation to the CVCPG Board. Selena wanted to update the group on the environmental issues at Market Creek Plaza (MCP) and announced that the sale of the Jacobs Center building was final. San Ysidro Health now owns the building. She

shared that all non-profits and CBOs were welcome to stay on the second and third floors. The first floor will be dedicated to PACE to serve seniors and as an Urgent Care in the evenings and on weekends. Brian Matthews asked for clarification that it is not a hospital. Selena confirmed that it will be an Urgent Care, but the level of Urgent Care is still to be determined.

In relation to the MCP environmental remediation, Tracy offered to attend other meetings in person and apologized for not being able to attend tonight. Tracy's organization specializes in environmental communication. She shared that prior to MCP being built, Langley operated at the site, using TCE and residual solvents that were common at the time. Langley disbanded in 1990. The site underwent environmental clean-up according to standards at the time, and MCP was developed. Recently, an adjacent property had an environmental assessment that showed TCE. Prior to development of MCP, groundwater and soil were tested; however, it was not understood that there were vapors present. This was not an issue that MCP or its development caused, and they are researching if Langley Aerospace still exists to assist with clean-up. Jacobs Center is also exploring grant funding for clean-up. Tracy stated that clean-up is expensive. She reviewed that they tested indoor air at Food-4-Less in June, and it was high according to CA standards. They installed 40 air treatment units, sealed foundation cracks, and made extensive HVAC system repairs as mitigation action in July/August. They retested and found lowered levels to 95% in some areas and 45% in other areas. They recently put in three more air treatment units and are replacing HVAC, to be followed by more testing this month. All results are available on the website www.mcpenvironmentalfacts.org. Depending on results, they may install a piping system under Food-4-Less to vent vapors to outdoor air. A system has been designed and they will be doing a pilot study in January. This would permanently remove vapors from the ground. There will be testing of the entire shopping center and will be addressing permanently removing vapors from other areas.

Tracy reminded the community that this work is slow and is overseen by a regulatory agency which monitors every step (completing work, planning, approving, and reviewing reports and results repetitively until resolution is achieved). Brian Matthews requested clarity of ownership of the property. Selena stated it is owned by MCP LLC, whose acreage includes the entirety of MCP and Festival Park. She clarified that the side with KIPP and Jacobs Center are not part of the area in question. Testing of those areas has been completed, with clear results. Selena will provide an update at the MCP Investors meeting on 10/29/24, and Tracy will be in attendance.

There is a Prop. 65 warning sign at the door of Food-4-Less, put up by DTSC. Selena stated that the D-4 County Supervisor and City Council Member have been briefed.

FAQs are available, and employees have been notified. Sheila Minick asked if investors will have to pay for the clean-up. Selena stated they believe MCP is a compelling pick to get state and federal funds. The cost is not yet known, and there is a cost every time they do something. As a condition of the loan on the property, there are improvements and maintenance that needs to be completed, and the clean-up may be considered part of that cost. Michael Westmoreland asked if TCE is a cancer-causing agent and if there have been any studies to see if there has been an increase. Selena stated that no study has been done, and something like that would be conducted by a different agency. There have been no employees with any kind of cancer that has typically been related to TCE. The levels are so low in vapors, and cancer-causing levels are usually at the occupational exposure level. She advised that people should be concerned, but the levels aren't the higher ones that cause cancer. Tracy invited community members to call her at 510-334-4866, e-mail her at tracy@craig-communications.com, and visit the website at www.mcpenvironmentalfacts.org.

6. Black Arts & Culture District: Presentation/Update/Brian Matthews. Brian requested to be on the agenda quarterly. There were five Far South, Border North campaign events, all of which were held outside of the district due to flooding. There is a partnership with Catalyst of San Diego and Imperial Counties, several advisory meetings by local professors in the performing arts, and consultation with Henry Foster, D-4 Councilmember. The organization is young, and strategic planning to get things in order is being facilitated by Kendrick Dial and others. The organization is working on plans to narrow Imperial Avenue to make it safer. Monica Montgomery-Steppe facilitated funding for a mural on the Boys and Girls Club building. Denise Webb, a Black Arts & Culture District board member, has improved the exterior of her business and is currently working on improving the interior. The organization meetings are open to the public and are held at 6 p.m. on the second Tuesday of each month at Second Chance.

7. INFO Items: Staff Reports

a. Mayor Gloria: Korral Taylor: No one was present, and no reports were received.

b. San Diego City Council District 4 Council Member Henry Foster: Jackie Kennedy, introduced herself. She is new to Councilmember Foster's office but not to the community. Jackie reminded attendees about the Marie Widman GDP session tomorrow at The Black Arts and Culture District's meeting at Second Chance. She shared information regarding upcoming employment sessions at the Metro Career Center, 4389 Imperial Avenue. Jackie shared that there will be a Public Impact Day for Far South Border on 9/19/24, 9 a.m. to 5 p.m. at Balboa Park. Jackie announced that SDPD is investigating S&S Towing in relation to illegal practices and illegal

towing. Potential victims are requested to contact: towingfraudreports@pd.sandiego.gov. All information shared tonight will be in the next newsletter. Jackie shared the Budget Priorities QR Code, and residents are encouraged to complete the survey and submit it ASAP. She requested residents notify Tiffany Harrison about any difficulty accessing the survey. Jackie encouraged residents to follow the CD-4 office on social media: Councilmember Henry L. Foster III on Facebook. Interested parties can subscribe to the newsletter at: www.sandiego.gov/cd4/subscribe. There is a QR code for access in the current newsletter. Rob Campbell requested that CD-4 address concerns about the contractor they have hired for community engagement. He specifically suggested having it written into the contract to show the addresses the contractor has reached out to. Tiffany Harrison shared that Korral Taylor committed to send out information regarding CD4. Marry Young mentioned there are still conversations about the flood. She requested an update on what is happening and how people are being helped. Jackie shared that there will be a Housing Commission report tomorrow at 2 p.m. regarding the flood recovery program, and people can listen in. It will also be recorded. The Monday meetings at Jackie Robinson YMCA continue, and people who are interested can also attend those meetings for updates.

c. San Diego Police Department (Omar Luzuriaga or Chris Jones): No one was present, and no reports were received.

d. San Diego County District 4 Board of Supervisors Representative Supervisor Monica Montgomery-Steppe: No one was present, and no reports were received. It was noted for the record that Mikayle Lowery from Supervisor Nora Vargas' office, provided an introduction in the Non-Agenda segment of the meeting.

e. Assembly Akilah Weber: No one was present, and no reports were received.

f. State Senator Toni Atkins: Toni Duran reported that the Senate adjourned 8/30/24. She reminded those present that Senator Atkins is terming out this year. Governor Newsom has until 9/30/24 to sign bills on his desk. Senator Atkins is keeping an eye out on three bills she facilitated. The Senate and Assembly passed five propositions that will be on the ballot this year, Propositions 2, 3, 4, 5, and 6. There were 1700 first time homebuyers approved through the California Dream 4 All program. To date, nearly 4,000 low-moderate income households have become first-time homebuyers.

g. U.S. Senator Juan Vargas: No one was present, and no reports were received.

8. Info Item – Chair's Report:

- a. Info Item: Results of Logo Selection Vote: The Chair reviewed process for selecting our logo. Design A received the most votes and will become the logo.

- b. Info Item: Public Comment at City Council on Comprehensive Shelter Strategy and on Blueprint San Diego: Corresponding Secretary, Chair, Council Member, July 22nd and 23rd. The Chair reported that the Corresponding Secretary submitted a letter, and they participated in hearings and provided input. The Chair thanked Corresponding Secretary Jones for submitting a letter urging the City to remove Malcolm X Library from the Safe Sleeping site list. The Chair stated that she would not have been able to speak to the issue had the letter not been submitted. The Chair thanked Councilmember Henry Foster for opposing the proposal to include Malcolm X Library as a site.

- c. Info Item: Update on Status of Appeal of Environmental Determination of Klauber Development, PFJ-0693289S. Possible Hearing on September 17, 2024. The Chair reported that there will be a hearing tomorrow at 2 p.m. at City Council. There has been a lot of neighborly activism in Encanto surrounding this proposal. The CVCPG appealed the environmental finding that the City found it was within the community plan. The CVCPG Board was also concerned about issues related to due process. There was a \$1,000 fee to file the appeal, and members did not have time to pursue funding resources, so a letter was written to see if it could be waived. Neighbors in Encanto coordinated and raised enough money to appeal, and Melanie Gray, a resident, agreed to file the appeal. The appeal letter Melanie Gray submitted was the exact same letter CVCPG wrote and included the \$1,000 fee. The City is seemed to respond that Melanie Gray isn't an appellant. Rather, it stated that CVCPG was the appellant even though our appeal letter was sent without the fee. Further complicating the issue is that the CVCPG (nor other parties) did not receive any type of notice or response, which is a Municipal Code violation as involved parties are required to be directly notified for due process. The Chair requested the intervention of Councilmember Foster as the Chair made several attempts to contact the Council President for clarification of appellant status and preparation for the hearing, without response. Eventually, the Chair was invited to speak on the item at the City Council meeting, but she was not given adequate time to prepare and submit materials or sufficient time on the agenda to address all of the issues. The Chair shared frustration with the amount of time spent to prepare materials with an unreasonably short deadline. The Chair reported that the property is Zoned at 0-4 per acre, but the proposal reflects almost 6 homes per acre when street areas are subtracted. This is clearly over the number allowed per zoning and is not consistent with the community plan to preserve large lots for open space and a rural feel. Several people said they would attend and cede time to the Chair (Michael, Jacinta, Leslie, Sally, and other members of the public. The

Chair noted that for those commenting online, it is Item 330, and online time can't be ceded.

- d. Action Item: CIP Reduction and Marketing Committee ("CIPRAM"). Deferred due to time constraints.
- e. Info Item: "Radio Towers" Development, PRJ-1107880: 5702 Old Memory Lane Special Meeting to consider recommendation of approval: October 28, 2024, 6:30 p.m. at KIPP Adelante Preparatory Academy Multipurpose Room. This will be a special meeting and they will be asking for our vote. The Chair expressed her concern that members are becoming overwhelmed with the significant number of serious issues that we have encountered. She proposed that CVCPG go dark for our regular meeting 10/21/24. It was M/S/C (Marry Young, Michael Westmoreland) to go dark on 10/21/24. During discussion, Sheila Minick noted that she had scheduled vacation based on the CVCPG meeting 10/21/24 and she will not be present to take minutes on 10/28/24. Michael Westmoreland volunteered to take the minutes in her absence. Leslie Dudley opposed the proposal; all others approved and there were no abstentions. The special meeting will be 10/28/24 at 6:30 p.m. in the KIPP Academy Multipurpose Room.
- f. Info item: Update on Letter of Inquiry, Streamview Drive Air Quality. Deferred due to time constraints.
- g. Info Item: Groundwork San Diego: Audio Equipment for automation of Meeting Minutes in Board and Committee meetings. Deferred due to time constraints.
- h. Info Item: How to get an item on an agenda: Put the request on record as a motion that passes during a CVCPG meeting with a quorum in attendance OR send the request to the Chair in an email to the address listed on the bottom of this agenda If requested by email (instead of a motion that has passed), the chair will endeavor to accommodate. However, in that case, the chair will use discretion that is the best judgment of the Chair. The order of items on an agenda is also at the Chair's discretion unless there is a successful motion to change the order of items.
- i. Info Item: The Chair noted agenda items in queue as referenced in the Agenda of July 15, 2024. She acknowledged receiving a formal request from Sheila Minick to include on an agenda the parking issue at the Euclid Trolley Station and Malcolm X Library resulting from Live Well Center staff and patrons using these parking lots rather than the Live Well Center's parking garage.

9. Action Item: Next CVCPG Regular Meeting: November 18, 2024, 6:30 p.m. at KIPP Adelante Preparatory Academy, 396 Euclid Avenue, San Diego, CA 92114. The Chair again acknowledged a sense of burn-out, and she is concerned that the level of work is sustainable.

Unfinished business shall be tabled and placed on the agenda for a following meeting.

Meeting adjournment. M/S/C (Sheila Minick, Rob Campbell) to adjourn the meeting. All approved; there were no objections or abstentions. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Sheila Minick

Sheila Minick
Recording Secretary