

## OPERATIONS COMMITTEE MINUTES

**DATE: Wednesday, September 19, 2018**

### **1. CALL MEETING TO ORDER AND ROLL CALL**

The meeting was called to order at 10:01 a.m. Present were Chair Jess Van Deventer, Director José F. Cerda, and \*Director Jose Preciado (10:04 a.m.). Staff members present: General Manager Tish Berge, Assistant General Manager Jennifer Sabine, Director of Engineering Ron Mosher, Engineering Manager Luis Valdez, Engineering Manager Erick Del Bosque, and Environmental Project Manager Israel Marquez. Members of the public present: Matthew Peterson of Peterson & Price, A. Hayes and Bruce Coons of Save Our Heritage Organisation, and Erica Kiesow of Coffey Engineering.

### **2. ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED IN THE AGENDA**

(Government Code Section 54956.5)

There were none.

### **3. OPPORTUNITY FOR PUBLIC COMMENT**

(Government Code Section 54954.3)

There were no comments from the public.

### **4. ACTION AGENDA**

#### **A. Parcel Subdivision at 3487 Main Street, Chula Vista:**

*(Note: Director Preciado entered the meeting at 10:04 a.m.)* Matthew Peterson described the historic home located at 3487 Main Street in Chula Vista and the proposed plan to subdivide the property in order to create three parcels. Parcel 3 is intended to be gifted by the owner, Barbara Anderson, to the Save Our Heritage Organisation (SOHO). Mr. Peterson explained the proposed approach of intercepting the existing water service lateral in front of Parcel 1 and relocating it in a five-foot wide easement just south of the Main Street right-of-way to the existing driveway of the historic home, then presumably extending the new water service lateral in the existing driveway to a point where it intercepts the existing water service lateral to the historic home. This approach differs from what was previously proposed, which was to have the owner of Parcel 1 grant an easement to the owner of Parcel 3 for the existing water service lateral. This revised approach, however, still does not comply with the Authority's Rates and Rules. Director Preciado asked for clarification on whether the requested installation in the easement is intended to be temporary or permanent. Mr. Peterson stated that the intention is temporary and that the entity that first pulls a building permit for Parcel 1 or Parcel 2 would be required to install the permanent water service lateral for Parcel 3 in conformance with the Authority's requirements.

Director Preciado requested any new documentation that would compel him and other Board members to consider an exception to the Authority's requirements related to water service to the proposed Parcel 3. Mr. Peterson indicated that the City of Chula Vista (City) has prepared a draft Notice of Approval (NOA) and that the only outstanding item required to proceed with the subdivision is the concurrence of the Authority. Since the draft NOA was not included in the September 19, 2018 agenda packet for the Operations Committee meeting, it is attached for reference. The NOA contains requirements that are not applicable to the Authority, so

staff prepared the attached summary of conditions relevant to the Authority to assist in the review of the NOA. The attached NOA is the latest version provided to the Authority by the City. Section 18 of the attached NOA was not accepted by the owner's legal counsel, which resulted in the request to the Authority's Board to approve the recordation of an easement as a condition of TPM approval.

Director Preciado recommended no action, and Director Cerda recommended denying the request.

The Operations Committee defers to the Governing Board for decision.

B. Consideration to Adopt Resolution 18-18 Approving and Adopting Addendum No. 2 to the Supplement and Final Environmental Impact Report for the Sweetwater Reservoir Urban Runoff Diversion System Phase I and Approving Project Modifications:

Director of Engineering Mosher provided a presentation explaining how approval of the addendum allows the Authority to avoid approximately \$500,000 to \$600,000 in disposal costs. He provided background information on the Urban Runoff Diversion System – Phase 1 Project (URDS 1), the adoption of Addendum No. 1 to the original Environmental Impact Report (EIR) to address pond and forebay maintenance activities to remove accumulated sediment, and the need to modify the soil disposal plan presented in Addendum No. 1 due to the cost of hauling and disposing of the removed soil. Addendum No. 2 was developed to change to an onsite disposal plan for the removed sediment, to be implemented in a manner consistent with the URDS 1 EIR and Addendum No. 1.

The Operations Committee recommends that the Governing Board adopt Resolution 18-18 Approving and Adopting Addendum No. 2 to the Supplement and Final Environmental Impact Report for the Sweetwater Reservoir Urban Runoff Diversion System Phase 1 Project and Approving Project Modifications.

C. Consideration to Award a Contract for Pipeline Construction for the 2018-2019 Pipeline Replacement Program:

Director of Engineering Mosher provided a summary of the solicitation and response.

The Operations Committee recommends that the Governing Board approve the request from Bali Construction, Inc. to be relieved of its bid due to a material bid error; and award a contract in the amount of \$2,555,555 to Cass Construction, Inc. dba Cass Arrieta, El Cajon, CA, for the construction of the 2018-2019 Pipeline Replacement Program.

D. Water Storage Reporting – Loveland and Sweetwater Reservoirs (Information Item):

Director of Engineering Mosher summarized the current methodology used in the Management Monthly Reports to report on water storage at Loveland and Sweetwater Reservoirs. Based on feedback from the Board at a previous Board meeting, the pie charts used to report water storage information is proposed to be modified to breakdown the water

that physically is in the reservoirs into three components: (1) storage available for use (water quality permitting), (2) emergency storage, and (3) inactive storage.

Director Preciado suggested that the color scheme used in the new pie charts be modified to accentuate the storage available for treatment and use. In addition, Director Preciado suggested changing the current terminology used for the Loveland Reservoir "Available Storage" to something that accounts for the potential loss of this resource via transfer from Loveland to Sweetwater Reservoir. He suggested that a term such as "Storage Available for Release" would be more accurate as "Available Storage" implies this quantity of water is available for use and does not address losses to the middle basin that would occur during a water transfer.

No action is required by the Governing Board.

E. Loveland Dam and Reservoir Asset Utilization (Information Item):

Director of Engineering Mosher summarized the evaluation of Loveland Dam and Reservoir conducted in response to Director Castaneda's request from July 25, 2018. First, the historical amount of water released and/or spilled from Loveland Reservoir and put to beneficial use at the Perdue Water Treatment Plant was determined to average 3,721 acre-feet (AF) per year since Loveland Dam was built in 1945. At the current rate of \$1,029 per AF for imported untreated water from San Diego County Water Authority (SDCWA), this annual average benefit is approximately \$3.8 million. Second, the cost history for operation and maintenance of Loveland Dam and Reservoir was determined to be approximately \$3.9 million over the past ten years, or an average annual cost of \$390,000. Third, staff compiled the previous studies and analyses performed in relation to Loveland Dam and Reservoir. This exercise yielded two reports, prepared in 1981 and 1982, regarding the potential for a pipeline from Loveland to Sweetwater Reservoir and the operation methodology that would maximize the storage of both reservoirs while limiting the amount of water that spills at Sweetwater Dam (and lost to the Authority as a resource). Based on these reports, it was estimated that the cost of a pipeline from Loveland to Sweetwater Reservoir was expected to be approximately \$30 million in 1981. Other analyses conducted regarding this potential pipeline puts the current cost in the range of \$100 million to \$150 million, with the significant increase attributed to the substantial impact of environmental constraints, the resulting construction methodologies required to complete a project of this magnitude, and approximately 40 years of inflation. The 1981 report concluded that it is not economically advantageous to construct the pipeline from Loveland to Sweetwater Reservoir in comparison to the offset cost of avoided imported water purchases from SDCWA. Staff anticipates this conclusion is still valid unless significant grant funding was available to offset much of the construction cost.

No action is required by the Governing Board.

**5. CLOSED SESSION**

There was none.

**6. NEXT MEETING**

The next regularly scheduled Operations Committee meeting will be held on Wednesday, October 17, 2018 at 10:00 a.m.

**7. ADJOURNMENT**

The meeting adjourned at 11:26 a.m.

## SUMMARY OF DRAFT NOA CONDITIONS RELEVANT TO SWEETWATER AUTHORITY FOR SUBDIVISION OF PARCEL AT 3487 MAIN STREET, CHULA VISTA

The following is a summary of conditions relevant to the Authority, as included in the latest version of the Draft NOA provided by the City of Chula Vista (attached for reference). This draft NOA represented a version that the Authority was willing to accept because it included the relocation of the existing meter to a compliant location in front of Parcel 3. This is the condition that the Owner objected to, via Matthew Peterson. It is included in Section 18 of the Draft NOA. The listing of all Authority related NOA condition follows below.

1. Section 1. The project will comply with Section 5 of the City Subdivision Manual. This section provides, among other requirements, that the project proponent must present verification to the City that the subdivision will be provided adequate water service.
2. Section 2.e. & 2.f. In the event that an individual owner proposes development, fees including Sweetwater Authority and SDCWA capacity fees will be paid prior to the issuance of a Building Permit.
3. Section 7.h. Prior to obtaining a Building Permit, the Developer or Individual Owners of Parcels 1, 2, and/or 3 shall obtain a Construction Permit for various improvements within the ROW. The listed improvements include installation of new, or relocation of existing water services for Parcels 1 and 2, each with a dedicated service fronting the parcel. Public Improvement plans shall be submitted to the Authority for review and approval.
4. Section 7.i. Prior to obtaining a Building Permit, the owner/developer shall obtain a fire flow letter from the Chula Vista Fire Department for the proposed subdivision to establish and verify fire protection requirements and determine public improvements to be installed (e.g., fire hydrants).
5. Section 10. Water improvements shall confirm with the Authority's requirements for separation between water service laterals and sewer laterals/driveway aprons.
6. Section 11. Prior to issuing a Building Permit for an individual parcel, the owner of such parcel shall relocate the service currently in conflict with the driveway on Main Street (existing condition).
7. Section 15. The sub-divider may quitclaim the Authority's blanket easement (if verified to exist) in lieu of requesting a Letter of Omission prior to Parcel Map recordation. *[This easement has been confirmed to not exist over the parcel, therefore, the requirement does not apply.]*
8. Section 18. Prior to Parcel Map recordation, installation of a new water service fronting Parcel 3 will be required. Public improvement plans for the installation of a new service for Parcel 3 will be submitted for the Authority's review and approval. It is noted that the process of installing a new service can trigger further adjustments of property lines shown on the Final Parcel Map. *[Note: This last statement was added to address the Authority's concern that without utility improvements shown on the TPM, including water, the City is proceeding with the subdivision without the benefit of the Authority's verification that installation of new services is feasible under the proposed lot lines].*
9. Section 19. The Authority's request to be provided with the Final Parcel Map and Site Improvement Plans prior to Final Parcel Map approval is noted.

**June 7, 2018**  
**File No.: EP786**  
**TPM 17-0002**

**Barbara Anderson**

**NOTICE OF APPROVAL FOR TENTATIVE PARCEL MAP 17-0002 AT 3487 Main Street, APN: 629-062-03-00.**

**The Land Development Division of the Development Services Department** has completed the review of your request for a Tentative Parcel Map No.17-0002 for a three (3) -parcel subdivision (Proposed use include: 2 Industrials Parcels and 1 Residential Parcel). The Tentative Parcel Map substantially meets the requirements of the Subdivision Map Act for Tentative Parcel Maps.

This preliminary approval does not constitute final approval of the Tentative Parcel Map. There is a fifteen (15) day **appeal period** during which any interested party can appeal this determination, in whole or in part. Appeals that cannot be resolved by City staff will be heard by the City Planning Commission at the next available meeting. Final determination of the Tentative Parcel Map will be withheld pending the outcome of any appeals. If no appeals are received during the appeal period, the City will consider this notice a Notice of Final Approval.

The approved or conditionally approved Tentative Parcel Map shall expire in 36 months in accordance with the total authorized period of the present or as-amended requirements of Section 66452.6 of the Subdivision Map Act, unless it is extended in accordance with the provisions of CVMC 18.12.190. Within such time period or the period of any extension thereof, the subdivider may cause a final map to be prepared and submitted to the City Engineer for approval or disapproval in accordance with the tentative map as approved or conditionally approved and in accordance with the Subdivision Map Act and the provisions of CVMC18.12.18.

**The Director of Development Services** has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a Class 15 categorical exemption pursuant to Section 15315 (minor land division) of the State CEQA Guidelines. Thus, no further environmental review is necessary.

**Tentative Parcel Map No. 17-0002 is hereby approved subject to the following conditions of approval to be completed prior to Parcel Map approval for the Project:**

**CONDITIONS OF APPROVAL:**

**AGREEMENTS AND FEES:**

1. The Project shall comply with the City of Chula Vista **Standard Tentative Map Conditions**, described in Section 5 of the City Subdivision Manual, as approved

and amended from time to time, to the satisfaction of the Director of Development Services and City Engineer.

2. In the event that an individual owner proposes development, then prior to the issuance of a building permit, the following **fees** will be required based on the final building plans submitted:
  - a. Sewer Connection and Capacities Fees
  - b. Traffic Signal Fees
  - c. Public Facilities Development Impact Fees
  - d. Western TDIF
  - e. Sweetwater Authority Capacity Fees (payable to Sweetwater Authority)
  - f. San Diego County Water Authority Capacity Charges (payable to Sweetwater Authority)
  - g. Other fees as may be approved by City Council prior to the issuance of Building Permits.
  
3. Additional **deposits and fees** in accordance with the City Subdivision Manual and Master Fee Schedule will be required for the submittal of the following items:
  - a. Parcel Map
  - b. Grading Plans
  - c. Construction Permit

#### **STORM WATER:**

4. Prior to approval of a Grading, Building or Construction Permit, Project shall comply with all requirements of the **MS4 Permit** and City of Chula Vista BMP Design Manual, December 2015 and as amended (BMP Design Manual) for both construction and post-construction phases of the project. Prior to any Permit issuance, documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance. A copy of the BMP Design Manual is available on the City of Chula Vista website at: <http://www.chulavistaca.gov/departments/public-works/services/storm-water-pollution-prevention/documents-and-reports>.
  
5. Prior to approval of a Grading, Building or Construction Permit, A **PDP** Storm Water Quality Management Plan (PDP SWQMP) must be submitted with all back up documentations for review and approval by the Development Services prior to the approval of any Grading, Improvement or Building Permits for the Project. Storm water requirements directly affect the layout of the project. Storm water requirements are usually considered from the initial project planning or entitlement phases such as Tentative Parcel map. However, based on the Developer's request to subdivide prior to site development, this requirement is deferred until development is proposed. Future plans must comply with the Storm water requirements at the time development is proposed, and must accompany any future submittal for the Project.

6. The Developer or Owner shall enter into a **Storm Water Management Facilities Maintenance Agreement** to perpetually maintain all permanent BMPs located within the project prior to issuance of any Grading, Construction or Building Permits, whichever occurs first for such parcel.

### **IMPROVEMENTS:**

7. Developer or Individual Owners, of Parcels 1, 2, and/or 3 shall obtain a **Construction Permit** from the Land Development Division of the Development Services Department to perform the following work in the City's right-of-way prior to obtaining any Building Permit for such Parcel:
  - a. Installation of **curb, gutter, and sidewalk** per SDRSD G-2, and G-7 along Main Street, sidewalk shall be designed and constructed with proper transitions to existing conditions, along with the necessary signing and striping in the right-of-way.
  - b. Additional **asphalt paving** for the installation of the curb, gutter and sidewalk.
  - c. Installation of three new **driveways** meeting design standards as shown in Chula Vista standard detail CVCS-1A. Dedication of R/W as needed in order for driveway to comply with (Americans with Disabilities Act) ADA requirements.
  - d. Installation of **LED City Standard Street light** per TRF-08 (3 sheets) and TRF-09 (2 sheets) at project property line along Main Street (Arterial Street). The City Traffic Engineer shall approve street light locations per TRF-03.
  - e. Parcels 1, 2 & 3 shall each have a separate sewer lateral per SDRSD S-13 with a cleanout at the property line, and shall be in accordance with City Standards.
  - f. Utilities Trenching and Restoration per CVCS-3 & 4.
  - g. Modification to existing traffic signal on Main Street and Albany Avenue along with signing and striping within the right of way.
  - h. Installation of new or relocation of existing water services is required to provide water service to parcels 1, and 2, each with a dedicated water service fronting the parcel. Water facilities shall be installed in accordance with the Authority's Standard Specifications for Construction of Water Facilities and Design Standards, which includes conformance with the separation requirements from other utilities (e.g., sewer laterals) and features (e.g., driveways). Water facility requirements shall be verified through the submittal of Public Improvements to the Authority, for its review and approval of new and relocated water facilities.
  - i. The owner/developer shall obtain a Chula Vista Fire Department Fire Flow Requirement Letter for the proposed subdivision to establish and verify fire protection

requirements, and to determine public improvements to be installed (e.g., fire hydrants prior to obtaining a Building Permit.

8. Prior to Final Parcel Map approval, Developer shall bond at 200% for **Public Improvements** or place an improvement certificate on the Final Parcel Map stating that the requirements as listed in Condition 7 (a-i) of the Public Improvements section of this letter shall be satisfied prior to issuance of Building Permits or other grants of approval for development of any Parcel created by this map. Said facilities shall be designed and constructed in compliance with city standards. A Construction Permit will be required for all work to be accomplished within street right-of-way.
9. Any **improvements in the right-of-way** beyond the project limits shall be designed and constructed as to not interfere with adjacent businesses, as approved by the City Engineer.
10. Per Sweetwater Authority, letter dated November 7, 2017 (see attachment): *“Water facilities cannot be located within three (3) feet of the edge of the driveway aprons and a separation of ten (10) feet is required between sewer and water laterals.”*
11. Prior to the issuance of any building permit for an individual parcel, the Owner of such parcel at his own expense shall relocate or abandon any water utility services in conflict with the driveway on Main Street. Said relocations shall conform to Sweetwater Authority Standard Drawings. All water services will have to be extended at owner's expense to accommodate for the right-of way boundary change.

#### **PRIVATE ON SITE IMPROVEMENTS:**

12. All **sewer and storm drain systems** shall be privately maintained from each building to the City maintained public facility.
13. Any future applications for Grading, Improvement, or Building Permits shall be in full compliance with the **California Title 24**.

#### **MAPPING:**

14. No structures shall encroach upon the SDG&E easement running along the entire length of the easterly property line, without prior authorization from SDG&E.
15. Per Sweetwater Authority letter dated November 7, 2017 (see attachment): *“The subject property is encumbered by a Sweetwater Authority **blanket easement**. The authority recommends that the subdividers quitclaim the easement prior to Parcel Map recordation. By quitclaiming the easement, all three-parcel titles will be free of the easement blanket encumbrance, and a Letter of Omission requirement will be eliminated. Quitclaims require approval of the Authority’s Governing Board. The Authority fee for such a request is \$700. If the subdivider does not choose to quitclaim the blanket easement, the subdivider must submit a written request to the Authority for a Letter of Signature Omission.”*

16. Developer shall Grant an Irrevocable Offer Of Dedication of 20-foot **“Landscaped Buffer Area Easement”** along **Main St** to the City on the Parcel Map per City’s latest 4-Lane Major Standard CVD-ST02.
17. Prior to Final Parcel Map approval, the developer shall **upload** copies of the Final Parcel Map and Site Improvement Plan in digital format such as AutoCAD DWG or DXF (AutoCAD version 2000 or above), ESRI GIS shapefile, file, or personal geodatabase (ArcGIS version 9.0 or above). The files should be transmitted directly to the GIS section using the city’s digital submittal file upload website at <http://www.chulavistaca.gov/goto/GIS>. The data upload site only accepts zip formatted files.
18. Prior to Parcel Map Recordation, the installation of the new water services is required to provide water service to parcel 3 with a dedicated water service fronting the parcel. Water facility shall be installed in accordance with the Authority’s Standard Specifications for Construction of Water Facilities and Design Standards, which includes conformance with the separation requirements from other utilities (e.g., sewer laterals) and features (e.g., driveways). Water facility requirements shall be verified through the submittal of Public Improvements to the Authority, for its review and approval of the new water facility. Such installation can trigger adjustments of property line on the Final Parcel Map if needed.
19. The Authority requests it be provided with the Final Parcel Map and Site Improvements Plans prior to Final Parcel map approval, for its review and verification of water services.

If you have any questions, please contact Rima Thomas, Associate Engineer, at (619) 409-5958.

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Boushra Salem  
Principal Civil Engineer

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Steve Power  
Principal Planner

R.T.

cc:

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Attachments:

Letter from Sweetwater Authority dated November 7, 2017

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