

**County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979**

**Regular Meeting Minutes
June 25, 2019; 7:00 p.m.**

**Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978**

E-mail: svpgchair@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Elizabeth "Liz" Lavertu (Co-Chair)	X	9	Clifton Cunningham	X
2	Lora Lowes (Co-Chair)		10	Chris Pearson	
3	Jesse Robles	X	11	James "Jim" Custeau (Secretary)	
4	Mark Kalsho		12	Adrian Caminos	
5	Marilyn Wilkinson (Vice-Chair)		13	Edward Woodruff	
6	John Eugenio	X	14	Robert "Bob" Eble	
7	Scott Harris	X	15	VACANT	*
8	Scott Shaffer				

The meeting was called to order at 7:01 p.m.

B. Public Comment:

There was no public comment

C. Action Items:

1. California Highway Patrol,

This item was postponed due to the absence of a representative from the CHP.

2. Aventine @ Sweetwater Springs (Former Family Foods Shopping Center) CEQA and MND PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ18-002, STP-18-013, MUP-70-299W1M32; PDS2018-ER-18-19-00, Presenter: Lowes, Russell. Review of Mitigated Negative Declaration of the proposed 92 home detached condominium project on approximately 10.57 acres. The public review period runs from June 13, 2019 – July 29, 2019.

There was a lively discussion on this project by both planning group members and members of the community. Greg Kazmer, Planning Manager with San Diego County Planning and Development Services presented information regarding the Mitigated Negative Declaration, clarifying what constitutes such a declaration. He went on to address the special conditions that must be met by the developer regarding the contamination of soil under the previous dry-cleaning establishment on site. It is estimated that 75 cubic yards of contaminated soil will need to be removed from the site and sent to a licensed disposal site for decontamination. Next, Alex Plishner, VP Forward Planning, Lennar Homes showed a PowerPoint presentation on the project. He began with a plot plan of the project, indicating 92 individual two story homes ranging from 1900 – 2165 square feet on 10.57 acres of land. He highlighted the 226 parking spaces for the project (182 garage parking spaces – 2 per dwelling) and 42 guest spaces, totaling 226 parking spaces w8. More information needed on the Mitigated Negative Declaration, especially

considering the number of occupants possible. Planning Group needs to have a record of who is responsible for the Mitigation of the within the project. He reminded the planning group that this total exceeds the county required 194 spaces. He went on to show the floor plan and elevations of each of the three models (1950 square feet, 4 bdrm, 2 bath, 2000 Square Feet, 4 bdrm, 2bath, 2165 Square Feet, 4 bdrm, 3 bath) each of these will have theme variations in exterior elevations (farmhouse, Ranch, Spanish). Mr. Plishner then explained the multiple studies that were done evaluating the viability of continued commercial use at this location. All studies indicated that commercial was not going to work and no buyers were found who would be interested in a continued use of the site for commercial, including mixed use residential/commercial.

Community members were asked to provide input.

Sonia Heiserman asked about play areas, including tot lots. Mr. Plishner replied that there are two play areas within the development totaling 15,000 sq. ft. and one is a designated tot lot.

Ms. Mathius asked if there were any designated low-income homes within the project – Plishner replied, no.

Garrett asked about time lines for starting and finishing the project – Plishner replied that he expects the project to be heard by the Planning Commission in early fall of this year and by the BOS by years end. They are hoping to break ground by mid-2020.

another community member asked about what will happen to the current trees and how many trees will be in the new development. Plishner replied, most of the current trees will be removed due to regrading of the plot, but 184 trees will be planted in the new development.

Co- Chair Lowes then asked for input from the planning group members. Kalsho, said, “great project, parking is an issue. Caminos – Concerned about safety of school kids, Pearson asked the developer to market the homes extensively to businesses in the community, considering special pricing, etc. to reduce traffic commutes because owners would not have to commute to other parts of the county for work. Wilkerson liked the color pallet and asked if this project would be paying park fees to the county. Plishner replied, “yes we will be paying park fees”. Custeau said he got on the planning group at the urging of Supervisor Jacob after complaining about the current “Family Foods” shopping center’s blighted condition. He said he really likes the project, but still has concerns about potential parking from residents overflowing onto nearby streets. He also sited big concerns with traffic, specifically congestion getting onto the westbound 94 on ramp from Sweetwater Springs Blvd. He asked the county to work with Caltrans to figure out how to mitigate that onramp back up. Lastly, he asked if there was going to be vegetation/vines covering the sound walls surrounding a portion of the project – in an effort to reduce the chances of graffiti on the walls. Lowes said, “too dense – wants 7.2 density designation”.

Motion: M/S:(Lowes/Kalsho) approve and recommend the project with these recommendations and issues:

1. concerned about the amount of parking spaces and would like more.
2. We request an accurate traffic examination to mitigate especially Sweetwater Springs @ West 94 and street level traffic plan + request that the traffic created by all three projects need to be looked at together.

Vote: Aye(8); No(1-Lowes); Abstain:(0); Absent:(5); Vacant: (1)

Motion: Passed

3. Helix Street Trash, Presenter: Robles, Proponent: Heiserman/Orozco

This item was postponed due to absence of the Presenter. However, Mr. Orozco was present for the action

item.

D. Approval of Minutes of June 11, 2019 meetings

Motion: Approve minutes as presented.

M/S: (??)

Vote: Aye: (9); No: (0); Abstain: (0); Absent: (5); Vacant: (1)

E. GROUP BUSINESS

1. On June 14th, Caminos and Pearson attended a Homeless Taskforce Meeting. Some promising work is being done – there was discussion about possibly building a homeless shelter somewhere in Spring Valley, but not adjacent to residential area.
2. Custeau reported approval of an all-way stop at the intersection of Orville and Thayer Streets by the Traffic Advisory Committee (TAC) on June 14, 2019. This request will be heard for final approval by the Board of Supervisors at their September 11, 2019 meeting.
3. Next meeting: July 9, 2019

F. ADJOURNMENT: 9:12 P.M.