

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

**Tuesday, February 14, 2017, 7:00 P.M.**

Meeting Location:

Otay Water District Headquarters  
2554 Sweetwater Springs Boulevard  
Spring Valley, CA 91978

E-mail: loralowessvcpg@yahoo.com

**A. Members:**

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Elizabeth Lavertu       | 9. Clifton Cunningham             |
| 2. Lora Lowes, Chairperson | 10. Scott Harris                  |
| 3. Jesse Robles            | 11. Jim Custeau, Vice Chairperson |
| 4. Pete Saucedo (a)        | 12. Walter Lake                   |
| 5. Veronika Spagnolo       | 13. Edward Woodruff               |
| 6. John Eugenio, Secretary | 14. James Comeau                  |
| 7. Coreena Mulloy          | 15. Azucena Flores                |
| 8. Lance Unverzagt         |                                   |

Chairperson Lora Lowes called the meeting to order at 7:02 p.m. with a quorum of 13 members present. Cliff Cunningham arrived at 7:12 and left at 8:55 p.m.

**B. Approval of Minutes:**

1. Motion (Eugenio & Comeau) to approve January 24, 2017 minutes as amended.

**Vote: Aye: 11 No: 0 Abstain:2 (Harris & Mulloy) Absent:2 (Saucedo & Cunningham) Vacant: 0**

**Motion Passed.**

**C. Public Communication:** None

**D. Action Items:** Motion (Woodruff & Eugenio) to move action item #3 to beginning of agenda.

**Vote: Aye: 14 No: 0 Abstain: 0 Absent: 1 (Saucedo) Vacant: 0**

**Motion Passed.**

**1. PDS-2015-STP-15-016 & TM-2015-5608. Sweetwater Vistas. Sweetwater Springs Boulevard at Jamacha Boulevard.**

Proponent: Terry Plowden. Presenter: Woodruff.

Douglas Wilson Companies was represented by Terry Plowden, Senior Managing Director; John Boarman, Traffic Engineer, Linscott, Law & Greenspan, Engineers; Karl Osmundson, Biologist, Helix Environmental Planning, Inc.; Don Scoles, Executive Director, San Diego Habitat Conservancy; Bob Chase, Senior Civil Engineer, Fuscoe Engineering, Inc.; Brice Bossler, Planning Consultant, The Bossler Group.

Proposed 218-unit development on 3 separate lots. Of the 52-acre property, 27.5 acres will remain biological open space. Avenida Bosques will be extended to connect Pointe Parkway with Calle Marinero.

129,000 cubic yards of grading will be accomplished to support this project.

Lot 1 bordering Tres Lagos Court: 80 townhomes, 8.8 DUA. Considered affordable housing. 1300 - 1600 square feet, 2-3 bedrooms. All two stories none three stories. Recreation center and a tot lot is included. Concern was expressed that one of the townhomes would be very close to the Gunderson home. All homes in Lot 1 will be 40 feet from rear property lines of homes on Tres Lagos Court. Previous distance was 15 feet. All new homes will have updated architecture.

Lot 2 (at Avenida Bosques extension): 15 DUA. 65 three story townhomes with a two car garages. 1200 - 1300 square feet. Tot lot included.

Lot3 (at fountain) 10.7 DUA will now consist of 75 tri-plex units. Units will be from 1100 - 1500 square feet. This is a significant deviation from the apartments that were first presented. Five garage spaces per tri-plex, and sixth parking space which is not a covered space. There was a concern raised if covered parking would be available.

Each lot will have a tot lot and a public gathering space.

The following residents spoke in regards to this project: Sarita Segal is concerned about the traffic problems that this project will bring to the community. She would like to see a traffic signal be installed at Sweetwater Springs Blvd. and Calle Marinero. Glen Ferguson is concerned about the lack of off street parking within the project. He is also concerned about the egress and ingress from Lot 3.

Zoning changes from commercial to residential and open space are required for approval. Part of Jamacha Boulevard must be vacated; the fountain is in current right of way. There will be a raised median on Sweetwater Springs Boulevard, to prevent left turn exit from Lot 3. Traffic Department has approved left turn entrance into Lot 3, U-turn at Jamacha Boulevard traffic light, and current lane configuration of Sweetwater Springs Boulevard at Jamacha Boulevard traffic light. There will be chicanes and roundabouts, for traffic calming, on Avenida Bosques extension. There will be a four-way stop intersection, at Avenida Bosques and Calle Marinero. No traffic calming is proposed for the surrounding area of Sweetwater Springs school. No Speed bumps are proposed.

Twenty-eight acres of the property will be a conservation easement in perpetuity, and there will be a qualified conservancy management plan. An endowment fund will pay for management; this fund will be capitalized by developer, in the amount of \$750 thousand. The conservancy manager will be San Diego Habitat Conservancy. All the Jamacha Boulevard frontage will be part of the open space. Someone asked if a fence along that frontage will be needed, to prevent accidents.

There will be water quality treatment basins on each lot. The storm drain at Calle Marinero will not be part of the water treatment plan. Anyone with questions, comments or concerns may e-mail [michell.chan@sdcounty.ca.gov](mailto:michell.chan@sdcounty.ca.gov), project planner/manager.

a. Motion (Spagnolo & Custeau) to change zoning from Specific Plan to General Plan, to change zoning, to Village Residential and change zoning density boxes to 8.8 DUA (Lot 1), 15 DUA (Lot 2), and 10.7 DUA (Lot3). Comeau protested this vote, because there was not sufficient notification in the agenda.

**Vote: Aye 9 No: 4 Abstain: 1 (Comeau) Absent: 1 (Saucedo) Vacant: 0**

**Motion passed.**

b. Motion (Unverzagt & Harris) to approve vacation of SR54 land along Jamacha Blvd. and Sweetwater Springs Blvd.

**Vote: Aye 13 No: 0 Abstain: 0 Absent: 2 (Saucedo & Cunningham) Vacant: 0**

**Motion passed.**

c. Motion (Spagnolo & Lowes) to approve extension of Avenida Bosques from Calle Marinero to Pointe Parkway. Comeau protested this vote, because there was not sufficient notification in the Agenda.

**Vote: Aye 8 No: 4 (Woodruff, Custeau, Robles, & Lavertu) Abstain: 1 (Comeau) Absent: 2 (Saucedo & Cunningham) Vacant: 0**

**Motion passed.**

d. Motion (Spagnolo & Mulloy) to approve Sweetwater Vistas project as presented, with condition that Isham Springs and Hansen's Pond be restored. Comeau protested this vote, because there was not sufficient notification in the agenda.

**Vote: Aye: 8 No: 3 (Lowes, Flores, & Woodruff) Abstain: 2 (Robles & Comeau) Absent: 2 (Saucedo & Cunningham) Vacant: 0**

**Motion Passed.**

2. Recreational Vehicle parking on Campo Road near Jack in the Box with people living in RV. Presenter: Eugenio.

**Item Continued.**

3. Letter to Supervisor Reference PDS Changing Groups Community Plans. Presenter: Lowes

**Item Continued**

**E. Group Business: Announcements, Meetings, Correspondence, Projects and Discussion Items.**

1. **Announcements:** Group business continued.

2. **Reports:**

3. **Meetings:**

a. Next SVCPG meeting February 28, 2017, at 7:00 p.m., at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.

b. Board of Supervisors will meet February 15, March 14 -15 and March 21 - 22 2017.

c. Zoning Administrator will meet February 23 and March 23, 2017.

d. Planning Commission will meet March 10, 2017.

**F. Adjournment:** 9:33 p.m.

**Disclaimer Language:**

**Purpose of Planning and Sponsor Groups**

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group areas.

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