

MINUTES OF THE MEETING TUESDAY, JULY 3, 2018

Location

Otay Water District Headquarters
2554 Sweetwater Springs Blvd
Spring Valley, CA 91978
Training Room, Lower Level

Meeting called to Order: 7:00 PM, David Johnston, Chair

A. ATTENDANCE

- **Members Present:** 13 (Johnston, Tinsley Becker, Herron, Bickley, Feathers, Hyatt, Kenny, Kossman, Myers, Nold, Schuppert, Steele, Zimmerman)
- **Members Absent:** 2 (Baillargeon, Burley)
- **Member Vacancies:** 0

B. APPROVAL OF MINUTES

- **Minutes to Approve:** June 5, 2018 VDO CPG Meeting
The CPG adopted the minutes from the June 5, 2018 meeting
- **VOTE:** 8 / 0 / 5 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

There was no community comment offered.

**Item 2: PDS2018-TM-5629, PDS2018-REZ-18-004, PDS2018-STP-18-016, PDS2018-GPA-18-005
Ivanhoe Ranch:**

The proposed project includes development of 119 single-family residences, the designation of areas for open space areas within the approximately 121.9-acre property. An existing single-family residence which is within a lifetime estate would remain and no development impacts are anticipated. The existing project site is currently designated with the SR-10 land use designation and with the A70 Use Regulation. The project proposes a development which would change the land use designation on the western 42-acres to SR 0.5, and to SR 2 on the eastern 78- acres, with the appropriate RS Use Regulations. The subdivision program in the western area includes two plotting programs with 38 small lots (0.25 acres minimum), 40 medium lots (0.5-acre minimum). The lots for the balance of the site (south and east) include 41 large lots with a one -acre minimum. A "D" designator Site Plan is also submitted for architectural controls. The Site Plan includes nine residential building plans with a variety of building colors and materials.

- **Start Time:** __ p.m.
- **CPG Presenter:** Johnson
- **Applicant Speakers / Representatives:** __Vance Plan_____
- **County Representative:** _____
- **Abstentions or Disqualifications:** _____
 - **Abstain Vote Explanation:** _____
 - _____
 - _____

Item issue Summary:

- project site is currently designated with the SR-10 land use designation
- development would change the land use designation on the western 42-acres to SR 0.5, and to SR 2 on the eastern 78- acres, with the appropriate RS Use Regulations
- western area includes two plotting programs with 38 small lots (0.25 acres minimum), 40 medium lots (0.5-acre minimum). The lots for the balance of the site (south and east) include 41 large lots with a one -acre minimum.
- Remnant of Steel Canyon Specific Plan
- Williamson Act Repayment
- **Public Comment:**
 - Jim Caputo Homeowners' Board
 - Concerned about Right of access across property on Ashley Park Drive
 - Requesting noticing to Steele Canyon Community with presentation and outreach
 - Horse Trail will be open to the public.
 - Elizabeth Quhart of Cottonwood Springs
 - Concerned about limited notice to few
 - Suggested presentation in school
 - Concerned with cumulative impact of growth
 - to traffic
 - on surrounding roads
 - wildlife
 - increased noise
 - service systems/water conservation
- **CPG Discussion Points:**
 - Concern with egress/access with clustering
 - Higher Density away from Steel Canyon on view site
 - AD Designator – Project will return to VDOCPG
 - Increased trips
 - Landscaping with low water vegetation
 - Streambed/Wetland in Open Space Lots
 - Lot size/density of Land use (Village vs Semi-rural) – highest density allowed

- Community Plan Addresses Lot averaging and lot clustering
 - No affordable Housing
 - No public transit
 - Green building/solar
 - Native Plants/ Rain Barrels
 - Mitigation of traffic impacts
 - Agricultural reserve – no new wells
 - 25' retaining wall included in project
 - Underground utilities
 - Sidewalk Concrete vs D/G
 - 20' public utility easement
 - Lot Coverage 3650 on smallest lot
- **Motion:** _No Motion
- **Second:** _____
- **VOTE:** 0 / 0 / 0 / 0 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

E. GROUP BUSINESS:

Review Elections of seats with terms ending this year.

Review need to complete Ethics Form 700

Grants for Parks – Estella and Lonny Brewer Dog Park

Work to start Fall 2018

Update on Casa de Oro Alliance

- Specific Plan Funding from grant
- Consulting and informing with VDOCPG expected –
- for example, Conditional Use Permits / Deemed Approved Ordinance

F. ADJOURNMENT: 9:50_ p.m.

Submitted by: Michael Herron