

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

**Regular Meeting Minutes  
August 13, 2019; 7:00 p.m.**

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

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

**A. Members**

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

**The meeting was called to order at 7:00 p.m.**

**B. Public Communications:**

Debbie Kissinger: Mt. Miguel Commerce Community would like to be put on a future agenda to ask us to consider requesting a no overnight parking zone on Folex Way.

**C. Action Items:**

**1. California Highway Patrol.** Discussion with Officer Crossland about anything in his jurisdiction. This item is postponed till the August 27<sup>th</sup> meeting due to the recent officer involved shooting in Riverside County.

**2. Administrative Permit, PDS2019-AD-19-018, PDS2019-ER-89-19-015J, Encroachment of Open Preserve for Sweetwater Vista.** Presenter: Lowes; Proponent: Ehasan.

This project came to the planning group in 2018 and was approved by us. Subsequently, the project was approved by PDS, the Planning Commission and finally by the Board of Supervisors in December 2018. They have added approximately one acre of open space to original approved plan. But find it necessary to make small encroachments into the open space preserve in order to build a retaining wall which will extend into the open space 34 feet from the original plans. Part of this is a small area that will be graded and then returned to native vegetation once the wall is built. Open space will increase from 27.9 to 28.8 acres.

Motion: Approve the encroachment for wall and tree as presented by proponent

M/S (Lowes/Pearson)

Vote: Aye (12); No (0); Abstain (1, Harris); Absent (2); Vacant: (0)

Motion Passes

**3. Hasa, Site Plan Waiver, 505-231-34-00.** 10605 Jamacha Blvd is requesting a “B” site plan waiver for new pool chemical supply business. Building concrete containment system for chemical storage tanks placed inside the containment system, which are designed to capture any leakage from storage tanks which will store liquid chlorine bleach and muriatic acid chemicals. Additionally, they are planning on constructing 3 additional concrete loading docks for trucks to load products for shipment. Presenter: Eble, Proponent: Hasa.

This is an industrial area zoned M-38. Entire space is fenced and is accessed by a private driveway. Installing a cement bunker that will be lined with a vinyl barrier. 42” high x 56’ x 25’. Each tank 15,000 gallons (three for bleach and two for acid). Custeau expressed concerns that in event of worst-case scenario accident, a dangerous level of chlorine gas could escape. The company has been in business for 55 years. The company has several locations. The only accident occurred in Santa Clarita following a large earthquake. The company plans on packaging 30,000 gallons of bleach (chlorine) per day (6 tanker truck deliveries) and 5,000 gallons per day of muriatic acid - one truck delivery. These numbers will almost double during the summer months. Fumes are scrubbed when tanks are filled, and scrubbing occurs while filling product into final packaging. Mr. Comeau, from the public, asked where the containment area will be. Answer on the north side of the building. Both chemicals will degrade to salts eventually, if unused. He was also concerned with potential of fire and resultant release of chemicals. Eble stated that fire was highly unlikely since the warehouse is a steel building and concrete containment system and chemicals stored therein isn’t considered a fuel source, however, a 7.0+ earthquake could create a spill where the chemicals could mix together creating chlorine gas, which is deadly to humans. The drawings do not state whether the containment system is rated to handle a 7.0+ earthquake. Numerous planning group members were concerned about how close this planned industrial business is to two trailer park residential areas.

**Motion: Deny the “B” waiver.**

**M/S (Eble/Pearson)**

Vote: Aye (8); No (4, Camino, Kalsho, Snyder, Eble); Abstain (1, Lavertu); Absent (2); Vacant (0).

Motion: Passes to “deny waiver.”

**4. Ildica Park Support Letter, Presenter: Lowes.**

Motion: approve supporting letter.

M/S (Lavertu/Pearson)

Vote: Aye (13); No (0); Abstain (0); Absent (2); Vacant (0).

Motion Passes / Fails

**5. Archive Procedures for Spring Valley Community Planning Group, Presenter: Eble.**

Lavertu said the county says we don’t need to archive anything. They won’t allow us to use their scanning services. It would be very expensive to scan all the full-size drawings in our files. Eble started doing archiving back in 2006, and the county only keeps CPG agendas and meeting minutes for the past 7 years plus the current year per their website. We have 24+ file boxes of documents. Eble suggests the archivist scan documents from each meeting and putting the information on flash drives and keep one paper copy of all meeting documents in a separate file for each meeting and keep those files for 10 years. He suggests we consider purchasing three, 1TB USB flash drives to archive future and past planning group materials.

Motion: agreement to move forward with establishing an archiving policy to be added to our standing rules of order.

M/S (Eble/Harris)

Vote: Aye (13); No (0); Abstain (0); Absent (2); Vacant (0).

Motion Passes

**D. Approval of Minutes of July 23, 2019 meeting**

Motion: Approve minutes of July 23, 2019 meeting as amended.

M/S: (Pearson/Camino)

Vote: Aye: (11); No: (0); Abstain: (2, Kalsho, Harris); Absent: (2); Vacant: (0)

Motion Passes

**E. GROUP BUSINESS**

1. Meeting for new Calavo Drive park will be at the Spring Valley Community Center on Wednesday, August 21, 2019, from 6-7pm.
2. Community choice meeting for power purchase choice plan. Snyder attended, County considering buying power and selling it to us through SDG&E lines.
3. Robles has identified another trash problem near the previously reported Helix St. address.
4. Next Meeting: August 27, 2019

**ADJOURNMENT: 8:58 P.M**