

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

**Regular Meeting Minutes
TUESDAY, March 30, 2021 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/96652406921?pwd=Vk5JNi9VanFDa2xRaStNdnJURDBpZz09>

Meeting ID: 966 5240 6921

Passcode: 626775

E-mail: JIMCUSTEAUSVCPG@COX.NET; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez	X	9	Rod Gibbons	
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau Chair	
4	Mark Kalsho	Left at 2105	12	Victoria Abrencia	
5	Marilyn Wilkinson		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	X
7	Scott Harris	X	15	Tim Snyder Vice-Chair	
8	Scott Shaffer Secretary				

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

B. Public Comment: Theresa Bailey talked about the lack of Parks and open space in Spring Valley. In addition, she believes the Spring Valley Historical Society and the Adjacent Rock Formation site should be redesigned utilizing an environmental design firm that can help us to fix this site to more of a focal point in our community.

C. Action Items:

1. Housing, Safety and Environmental Justice Elements General Plan Update – A representative from PDS (Planning and Development Services) will present information and answer questions about this general plan update.

The County is updating the Housing Element for the 2021-2029 planning period (6th RHNA cycle). The Housing Element is part of the County's General Plan. The update will be used to reflect the County's changing needs and respond to new state housing laws in a manner that furthers the overall General Plan Vision and Guiding Principles.

The 2021-2029 Housing Element will include housing-related goals, policies, and programs to address the existing and projected future housing needs of the unincorporated County.

Option 2 has implications for the Spring Valley Community Planning Group Area. Specifically, if the Board were to direct staff to pursue Option 2, it would require up-zoning (higher housing density) of certain residential designated properties in Spring Valley to accommodate the County's share of the Regional Housing Needs Assessment allocation. These changes could significantly increase housing density within our community, with all its potential side effects

For details, including studies and maps of potential up-zoning areas in our, please visit the Planning and Development Services project website: [Housing Element \(sandiegocounty.gov\)](https://sandiegocounty.gov/housing-element).

Lowes raised concerns about a host of issues regarding the increases of density in Spring Valley, which already has a significant disproportionate level of low-income housing compared to the rest of the county. Abrenica cited the high number of homeless due to the cost of living, environmental impacts, and lack of food sources in Spring Valley. Shaffer talked about the need for more mixed use and multi-family dwellings in order to provide affordable housing. Pearson argued that we need to build more houses and build smarter since some of the proposed areas for re-zoning are not optimal. Custeau pointed out that 61.4% of the proposed acreage identified in the Option 2 re-zoning falls in Spring Valley. Robles stated his concerns from a public safety and resourcing perspective along with process for gathering community input. Wilkinson discussed past efforts by the planning group to work with the county to better implement housing policy in Spring Valley and much of the land is not optimal for more housing due to the hills. Also, Wilkinson questioned why properties north of Campo Road, at the bottom of Mt. Helix, have no pending zone changes despite have the same infrastructure available. Gibbons pointed out that most residents move to Spring Valley to get away from density.

In comments from the public, Braulio Sanabria had questions about the flood areas and recommend that we work to rezone some of the industrial areas for housing. Also, higher density doesn't necessarily just mean apartments. Chris Heissenman raised his concerns about more density. Julie Miranda also raised concerned about more density and she moved to Spring Valley because it offered affordable single-family homes. San Miguel Fire Chief Criss Bernard stated his disappointed with the process that public safety agencies did not get more input into the process.

Motion: To support option 1 over option 2 due to the negative impact on our community and emergency services. Option 2 places a disproportionate burden on our community in relation to the rest of the county with 61.4% of the rezoning occurring in Spring Valley.

M/S: (Wilkinson / Robles)

Vote: Aye (11); No (0); Abstain (0); Absent (4)

Motion: Passes

D. GROUP BUSINESS

1. Announcement: N/A
2. Reports: N/A
3. New projects: None
4. Next meeting: April 13, 2021

E. ADJOURNMENT: 9:43 PM