

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

**Regular Meeting Minutes
TUESDAY, July 12, 2022, 7:00 P.M.**

Join Meeting on-line:
<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWE1ZWJYdUNdEhKUT09>

Meeting ID: 851 0732 6350

Passcode: 242768

Phone in: +1 669 900 6833 (same meeting ID and Passcode)

Chair: Tim Snyder E-mail: tsnydersvcpg@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez Secretary		9	Rod Gibbons	
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau	
4	Chris Pierce		12	Victoria Abrenica Vice-Chair	X
5	Hoger "Roger" Saleh		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	X
7	Scott Harris		15	Tim Snyder Chair	
8	Scott Shaffer				

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

- B.** Notification is hereby provided that the SVC PG meeting may be recorded for purposes of preparation of the meeting minutes.
- C. PUBLIC COMMUNICATION** - Opportunity for the public to speak to the Planning Group on any subject matter within our jurisdiction that is not on the posted agenda.

Terri Skelley reported on two Board of Supervisor meetings and two items regarding new marijuana ordinances. She is concerned that about potential outcomes of more store fronts in our community and the lack of guidelines regarding tax revenues.

D. Action Items:

1. Jacob Armstrong, Chief and Damon Davis, LUE Planner, both of Land Development Services in PDS will present on specifics of infill as it relates to the Spring Valley Planning Area. The Board of Supervisors has provided direction to establish infill areas where no VMT analysis or mitigation would be required. This link: <https://www.sandiegocounty.gov/content/sdc/pds/SB743.html> will provide an introduction to SB743 and changes on how the County analyses traffic impacts.

Lowes asked about certain areas on the infill map and if they represent areas where blighted homes will be redeveloped into blighted high-density usage buildings. Mr. Armstrong responded that the map indicates potential areas but the map does not incorporate other County policies such as redevelopment or other housing policy.

Pierce asked if areas weren't in this VMT, they wouldn't be eligible for development. Mr. Armstrong explained that VMT is just one analysis and there are other analyses that are considered when determining areas that can be developed.

Custeau mentioned concerns about these developments in Spring Valley and remarked that freeway and other travel infrastructure need to be worked on before or in conjunction with any high-density housing development projects.

Eugenio asked about the housing units in Spring Valley and affordable housing units and asked for clarification on definition of affordable housing. Mr. Armstrong explained some of the criteria used to determine affordable housing.

Snyder asked about likelihood of further court challenges to VMT. Mr. Armstrong discussed the plans used, past obstacles, and how other jurisdictions are doing things but that they are working in a way that should not present further challenges.

2. Mitchell Levy, Code Enforcement Officer with PDS. Mitchell will discuss caseload, backlog, and a general update on code enforcement here in the Spring Valley Planning area.

Mr. Levy reviewed statistics on cases opened and closed, complaints and inspections, and percent compliance through fiscal year 2021-2022 and an overview of processes for violations and to file complaints. He updated that an additional enforcement officer has been added for Spring Valley, briefly discussed the illicit marijuana shops within the jurisdiction, homeless encampments, and illegally parked cars.

Lowes remarked on areas of concern with parked cars in tow centers and other shops. Mr. Levy answered that some have been called in and are being addressed. Eugenio asked how long it takes to remove an inoperable vehicle from an alleyway? Mr. Levy answered it is quick if it is county-maintained but can take longer otherwise.

Snyder asked how permit processes and code enforcement processes work together. Vanessa Pash answered that there would be flags that show up in the permit process and there's communication with Code enforcement to review and figure out.

3. Pre-Intake Interview, 645 Grand Avenue, Spring Valley, APN 584-410-50-00, PDS2019-STP-19-013M1. SVCPG has previously approved the site plan and the PDS planner, Hannah Wong, asked that we now do an informal review of the current update to the plan. Company is Bullet Pump Sales, presenter is Harris, proponent is Jose Leon, property owner.

Harris reviewed the site plan and presented project and compliance with the design review guidelines. Lowes remarked that we might want to send a list of items to be addressed that meet requirements before the project goes further. Custeau agreed.

4. Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e). The group will vote to continue meeting on-line for the next 30 days. Motion: Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing. [This motion is intended to apply to all the legislative body subcommittees this legislative body has created.] Presenter: Snyder

Motion: To continue having teleconferencing meetings for the next 30 days.

M/S: (Lowes/Shaffer)

Vote: Aye (10); No (3-Harris, Shaffer, Pearson); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

E. Approval of Minutes of June 28, 2022 meeting.

Motion: Approve the minutes of June 28, 2022 meeting

M/S: (Custeau/Eugenio)

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

Motion: Passes

F. GROUP BUSINESS

1. Announcements.

- a. Gonzalez announced the formation of a YouTube channel for the planning group that will host the recordings of our meetings. Link was shared in chat.

2. Reports:

- a. Chair: Mentioned upcoming and past info meetings which were shared via email. There is a B-waiver request that should come to the group soon. Anyone interested in assuming secretary duties during pending leave of absence of Gonzalez should contact Chair Snyder.
- b. CSA 128: No updates, last meeting canceled due to no quorum.
- c. TAC: No report.
- d. Highway Cleanup: Eugenio received encroachment permits and will respond.

3. Assign projects: No new projects yet.

4. Next meeting: July 26, 2022

G. ADJOURNMENT: 9:09 PM