

Spring Valley Community Planning Group

County of San Diego

P.O. Box 1637

Spring Valley, CA 91979

*** DRAFT MINUTES ***

TUESDAY, December 13, 2022, 7:00 P.M.

Join Meeting on-line:

<https://us06web.zoom.us/j/83242806687?pwd=RGJURUZRDYrc1pmOTZSNkd5SE9Jdz09>

Meeting ID: 832 4280 6687

Passcode: **851382**

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

Chairperson: Tim Snyder; email: tsnydersvcpg@gmail.com

A. ROLL CALL – QUORUM

#	Name	Status	P	Present	13
1	Tiffany Gonzalez	P	A	Absent	1
2	Lora Lowes	P	V	Vacancy	1
3	Jesse Robles	P		TOTAL	15
4	Chris Pierce	A			
5	VACANT	V			
6	John Eugenio	P			
7	Scott Harris	P			
8	Scott Shaffer	P			
9	Rod Gibbons	P			
10	Chris Pearson	P			
11	James “Jim” Custeau	P			
12	Victoria Abrenica Vice-Chair	P			
13	Edward Woodruff	P			

14	Robert “Bob” Eble	P	
15	Tim Snyder Chair	P	

B. Notification of recording is hereby provided that this Planning Group 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.

- Chris Pearson raised his concerns about the slow progress of the Calavo Park and the 125/94 Interchange Connector. He would like the Group to request and schedule periodic updates from the County on these projects.
- Ryan Trabuco, representative from Supervisor Nora Vargas' office offered updates on the following:
 - The State approved the TCC Grant for Spring Valley (TCC Grant information: <https://www.sandiegocounty.gov/content/sdc/sustainability/cap/TCC-Grant-Award.html>). The grant award is the first ever to an Unincorporated Community.
 - The Board of Supervisors has approved a four-way stop at Kempton and San Carlos.
 - The County has also approved grants for the Spring Valley Community Alliance and its utility box project as well as a \$5,000 grant to Heavens Windows' Child Nutrition Program and is doing outreach for other eligible organizations to provide this grant.
 - Board of Supervisors Chair Nathan Fletcher will be stepping down from the chairmanship and will be nominating Supervisor Vargas in his place. Contact information: Ryan Trabuco (he/him/his) Community Representative, Supervisor Nora Vargas E-Mail: Ryan.Trabuco@sdcounty.ca.gov Ryan’s Direct: 619.531.5669 Main Office: 619.531.5511
- Becky Rapp raised her concerns for a policy voted on at the BoS meeting earlier today. Her concern was that the item was a part of the consent agenda and not able to be discussed.
- John Eugenio brought up that there was news coverage about the Quarry Road flooding.
- Lora Lowes asked for additional information on the utility wrap program. Chairman Snyder will follow up for Lowes

D. ACTION ITEMS with designation as to whether there will be vote or not on the item:

1. Dijana Beck, Acting Director, Office of Homeless Solutions, Department of Homeless Solutions and Equitable Communities. An update on homelessness and programs in planning for the Spring Valley area. No vote on this item.

- Dijana Beck represents the County's Health Human Services' Dept of Homeless Solutions and Equitable Communities Office of Homeless Solutions. Beck presented the group with an update of the organization and the services it has provided since its inception. BECK's department offers many different types of social and specialized services to all different groups.
- Board Member Questions
 - Jim Custeau: What are some of the leading causes of homelessness. BECK: Homelessness is a really caused by unique circumstances in all cases.
 - John Eugenio: who pays for the hotel rooms used and how many rooms are being occupied? BECK: Hotel room stays are covered by County grant money and her program works with 22 partner hotels to provide 200 to 250 rooms at any given times. EUGENIO: How long can people stay in a hotel? BECK: up to 28 days before moving to another room or a different program.

Eugenio: what is staffing in your department like and how does that compare to the auxiliary programs? There are roughly 200 people working across the department. EUGENIO: What happened to the mini house programs? BECK: That project was pulled from consideration.

- Angelica Wallace: What are the parking lot services provided by your department? BECK: The County provides safe parking lots for people transitioning to permanent housing. There are limited resources on site, but all sites offer 24/7 security and the participants occupying a space in the lot are required to work with a case manager. Wallace: What about domestic violence victims? The department has a specialized set of services for victims of domestic violence.
- Scott Harris: How is the department funded: BECK described that there are many different grants that fund her work and that the cost is shared by working with partner agencies. HARRIS: Are there requirements for participants in the hotel program limiting illegal activity, etc? BECK: Yes, all participants are made aware of the rules and are subject to them at all times.
- Lora Lowes: What percentage of the people you serve are families or women with children? BECK: Most clients are single individuals and maybe 5-10% are families or women with children. The Department is working to ensure the data will allow them to determine what true percentage are 'families' and to be able to provide them services. Their department is also working with schools and the community to prevent homelessness. Lowes: How do you determine who you help first? Women vs men? Families vs single? BECK: everyone is helped regardless of their status.
- Victoria Abrenica: Where do the homeless people go when the City or County perform street sweeps ahead of large events? Beck: Our department works with the City to do outreach but it is not involved with 'sweeps'. Abrenica: What services are offered during inclement weather? The Department activates inclement weather situations when necessary. Abrenica: What can the community at large do to help? BECK: Spreading the word about solutions we offer is always a great help as well as participating in community listening sessions and outreach.

2. Request for exemption from site plan permit processing requirements for “B” special area regulations, APN 578-230-41-00, 9105 Harness Street. Presenter is Lowes, Proponent is Fischer Cabot of Avison Young. Vote on this item.

MOTION TO APPROVE THE B WAIVER					LOWES/EBLE
#	Name	Status	Y	Yes	
1	Tiffany Gonzalez	Y	N	No	0
2	Lora Lowes	Y	A	Absent	1
3	Jesse Robles	Y	X	Abstain	0
4	Chris Pierce	A	V	Vacant	1
5		V			15
6	John Eugenio	Y			
7	Scott Harris	Y			

8	Scott Shaffer	Y			
9	Rod Gibbons	Y			
10	Chris Pearson	Y			
11	James “Jim” Custeau	Y			
12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	Y			
14	Robert “Bob” Eble	Y			
15	Tim Snyder Chair	Y			

3. Election for the Spring Valley Community Planning Group Seat #5 in accordance with County, Planning and Sponsor Group Policies and Procedures – (I-1) and SVCPG By-laws, the group will vote to recommend a candidate to Seats 5 for appointment to the Board of Supervisors, who will make the appointment. Presenter: Snyder. Vote on this item.

VOTE FOR SEAT 5					
#	Name	Status	C	Yes	
1	Tiffany Gonzalez	A	A	No	8
2	Lora Lowes	A			
3	Jesse Robles	C	X	ABSENT	1
4	Chris Pierce	X	V	VACANT	1
5		V			15
6	John Eugenio	C			
7	Scott Harris	A			
8	Scott Shaffer	A		CARLOS SALAZAR	5
9	Rod Gibbons	A		ANGELICA WALLACE	8
10	Chris Pearson	C			
11	James “Jim” Custeau	C			
12	Victoria Abrenica Vice-Chair	A			
13	Edward Woodruff	A			
14	Robert “Bob” Eble	C			
15	Tim Snyder Chair	A			

4. Mark Perrett, Project Manager for the Department of Public Works (DPW) and Tony Potter, DPW Unit Manager will present on the DPW Wastewater project called the “La Presa 15-inch VCP Sewer Improvements”. They are tentatively planning to go the Board Of Supervisor’s in February 2023 for construction approval of the project. The San Diego County Sanitation District is currently evaluating a range of proposed annual rate increases and capital improvements. They provide sewer to many in the Spring Valley area. No vote on this item.

- The County has identified approximately 2200 linear feet of sewer pipeline in La Presa that needs to be rehabilitated. 14 Sewer Maintenance Holes will also be replaced. Peejay T from the Dept of Public Works presented a timeline to the CPG. The DPW intends to complete the design of the rehabilitation project in January, present it to the Board of Directors in March 2023. The project would go to bid in April and be awarded in May. Construction is expected to begin in June and conclude in September 2023. The project will be funded via the sewer district budget and the cost is expected to be approximately \$1.75 million.
 - LOWES: The graphic presented appears to show some parts of the project going through homes. Is this project replacing private lines? Peejay: It is understood that these are all public lines but they may require easements and will work with property owners. LOWES: Will this project help private residences that experience backflow problems? There were some emergency repairs that had to be done recently. PEEJAY: The problem with an aging sewer infrastructure is that there is a lot of maintenance that needs to be done. There are two areas that Peejay is aware of and he
 - CHRIS PEARSON: What is the expected lifetime of the current infrastructure? PEEJAY: Under perfect conditions it would exceed 50 years, but 50 would be the average. PEARSON: What percentage of Spring Valley’s sewer lines were installed around the same time and of the same material? PEEJAY: Approximately 245 miles of sewer or about 66% of the area.
 - SCOTT HARRIS: What is the life expectancy of this rehab? PEEJAY: Over 50 years. How thick is the liner? PEEJAY: The thickness varies but it can be as much one-half inch. DPW conducts hydraulic testing to ensure that half-inch loss does not change flow for customers.
 - VICTORIA ABRENICA: How does DPW identify these problem areas? PEEJAY: There is a data-driven prioritization approach to how we do that, but it will be in another presentation.
 - JIM CUSTEAU: (Referring to the Project Site Map) There are 17 Nodes along the repair route. How many of those will require heavy machinery? PEEJAY: Four of the 17 will require replacement. CUSTEAU: Can you ensure that residents who may be impacted by construction get plenty of notice? PEEJAY: Yes, DPW will include some parameters for the contractor to ensure due notice is given.
 - ANGELICA WALLACE: How is the liner actually applied? PEEJAY: There are a couple different ways to apply the material; it can be applied manually with one person upstream and one down, it can also be applied using a steam and balloon system. WALLACE: How long do you expect each segment to take? PEEJAY: In perfect conditions, each segment should take about 2 days. The only exception are the four locations that will require replacement. Those will take about four days. WALLACE: What happens to the outer lining (original pipe) as it continues to corrode. PEEJAY: The material will continue to decay but the inner liner will hold up and there should be no further damage.
 - VICTORIA ABRENICA: Will there be any undergrounding of utilities? PEEJAY: In the design of this project, DPW identified some challenges due to above ground utilities and will coordinate with those projects to ensure there are no conflicts or emergency shutdowns. Some of these projects include gas and water lines that need to be relocated due to the proximity to the project.
 - PEEJAY: DPW would like for a vote of support from the CPG to be able to share the results with the Board of Supervisors. SNYDER: The item was not listed as an item to vote. CUSTEAU: The item is listed under action items, so it would be up to the group.

- CHRIS PEARSON MOVED TO APPROVE; VICTORIA ABRENICA SECOND
- SANITATION DISTRICT PRESENTATION
 - PEEJAY gave an overview of the Sanitation District including it’s service area, the services it provides and a brief operational overview. PEEJAY described the District’s budget drivers. Revisiting ABRENICA’s question, PEEJAY described different ways the sewer system can be damaged and how the District assesses the sewer lines using camera technology to capture real time conditions. The District also has an inventory of its assets and information regarding its installation and uses a data driven logic to determine which projects are the most urgent using custom metrics such as “Likelihood of Failure”
 - PEEJAY shared that the District has a significant portion of its assets that need rehabilitation or repair. Because of the urgency and expected cost to repair, the District is proposing increasing sewer rates in order to achieve cost recovery and to allow the repairs to be done in a timely fashion.
 - The last 5-year rate schedule was approved in 2017. In 2021, the District completed a comprehensive condition and needs assessment. In 2022, the District completed a Rate study. It is now conducting Public Outreach before it goes to the Board. Public input can be shared at sewer@sdcountyca.gov or by phone at (858) 514-4990
 - JIM CUSTEAU: Does the district anticipate less stress on the system because of the way food waste is being diverted? PEEJAY: With food waste regulation adoptions being so new, there is not a lot of data yet, but we will look at it and will ask staff to see if there is any reduction that can be made to the increase for the proposed rates. We will get back to the CPG with that information when it is available. CUSTEAU: Does the District charge by the amount of water that is being metered. PEEJAY: We will not review our customer’s water data because we do not handle the water systems that go to households. SNYDER: Reminded the group that there are only 21 minutes before the group has to conclude the meeting. PEEJAY: To conclude, CPG members should know that the rate increases will benefit all customers. There are a lot of projects that will interact with our assets and there could be mutual benefits. CUSTEAU: Could that change how much Spring Valley residents pay? PEEJAY: There are a lot of moving parts and it is hard to forecast what the cost savings would be. ABRENICA: Would the District be able to hold one of its upcoming outreach events in Spring Valley. PEEJAY: The program is nearing the end of its community outreach but members can continue to share their concerns at the Board of Supervisors or by mail. LOWES: How often in the future will the District continue to raise rates? PEEJAY: Rates are brought for review every five years. If approved in 2023, the five-year countdown would begin.

PIPELINE				PEARSON/ABRENICA	
#	Name	Status	Y	Yes	13
1	Tiffany Gonzalez	Y	N	No	0
2	Lora Lowes	Y	A	Absent	1
3	Jesse Robles	Y	X	Abstain	0
4	Chris Pierce	A	V	Vacant	1
5	Hoger “Roger” Saleh	V			15
6	John Eugenio	Y			

7	Scott Harris	Y			
8	Scott Shaffer	Y			
9	Rod Gibbons	Y			
10	Chris Pearson	Y			
11	James “Jim” Custeau	Y			
12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	Y			
14	Robert “Bob” Eble	Y			
15	Tim Snyder Chair	Y			

5. Request for exemption from site plan permit processing requirements for “B” special area regulations, APN 586-250-45-00, 8300 Paradise Valley Road. This is for an illuminated wall sign for a Pizza Hut. Presenter is Harris, proponent is Peter Lapsiwala of Permits and More. Vote on this item.

- SCOTT HARRIS: Presented a comparison of the signs (before and after) and provided details regarding the building. The storefront is about 19.5 feet which would allow them to have a sign of 19.5 feet; The sign presented is 19 sq ft.
- CUSTEAU MOVED TO APPROVE; HARRIS SECONDED
- LOWES: Asked about the way the sign is illuminated and if the sign was emitting a white light. LOWES reminded the group that Spring Valley is a Dark-Skies Community and we should not be allowing these types of signs. SNYDER: Could there be any other color than white? LAPISWALA: No, The colors are part of a national brand and is a big corporation with a “federally reserved logo”
- ROD GIBBONS: Asked if the sign was internally lit. LAPISWALA: Yes
- LOWES: Asked why the proponent was getting the full amount for its sign. LAPISWALA: The guideline says we are allowed 1 for 1 and we are below that.
- CUSTEAU: Asked if the light would be on only for business hours. LAPISWALA: Lights would be off during hours the business is not open.
- SNYDER: The CPG has submitted its updated sign guidelines to the County and they are being reviewed by County. CUSTEAU: reminded the group that since the proposed guidelines have not been approved the current guidelines allow for a 1-to-1 sign ratio up to 65 sqft for buildings up to 100 linear feet. CUSTEAU compared the proposed sign to its surrounding signs and thought it would be an improvement. HARRIS: Harris agreed that the signs were in character for the area they were going into.

PIZZA HUT SIGN			SNYDER/PEARSON		
#	Name	Status	Y	Yes	
1	Tiffany Gonzalez	Y	N	No	3
2	Lora Lowes	N	A	Absent	1

3	Jesse Robles	N	X	Abstain	0
4	Chris Pierce	A	V	Vacant	1
5		V			15
6	John Eugenio	y			
7	Scott Harris	y			
8	Scott Shaffer	y			
9	Rod Gibbons	y			
10	Chris Pearson	y			
11	James “Jim” Custeau	y			
12	Victoria Abrenica Vice-Chair	y			
13	Edward Woodruff	N			
14	Robert “Bob” Eble	y			
15	Tim Snyder Chair	y			

E. Approval of Minutes: 9/27/2022, 10/11/2022, 10/25/22 and 11/8/22

- MEETING ADJOURNED AT 10PM – REST OF AGENDA TABLED

F. GROUP BUSINESS

1. Announcements:
2. Reports:
 - Chair:
 - CSA 128:
 - TAC:
 - Highway cleanup:
- Other:
3. Assign Projects:
4. Next meeting: January 10, 2023

G. ADJOURNMENT

PUBLIC DISCLOSURE

We strive to protect personally identifiable information, by collecting only information necessary to deliver our services. All information collected becomes public record, subject to inspection and copying by the public, unless an exemption in law exists. In the event of conflict, governing the County’s disclosure of records, the County ordinance or other law will control.

You can review any personal information collected about you. You may recommend changes to your personal information, which you believe is in error, by submitting a written request that shows, credibly, the error. If you believe your personal information is being used for purposes other than those intended, you may contact us. In all cases, we will take reasonable steps to verify your identity, before granting access or making corrections.

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 area.

