

Spring Valley Community Planning Group

*** MEETING MINUTES ***

Tuesday, March 12, 2024

6:00 P.M.

A. ROLL CALL – QUORUM

9 present, 4 absent (Gonzalez, Lowes, Robles, Morgan), 2 vacant. We have a quorum.

B. 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.

Max Ellorin, Director of Community Engagement for District 4, will be meeting once a month in the unincorporated area. Calavo Park is out for bid and hoping there is a groundbreaking in 2024. There is a 2.5 million funding gap, so there may be project phasing. Street signal lights on Jamacha and Sweetwater Roads signal issues are being addressed by Caltrans and the County. Solicited input for the county budget for the next cycle. The supervisor voted to add another 6.6 million for flood relief housing, meals and counseling with crisis lines available. There will be a webinar on how the County can better handle disaster management and he provided flyers on how to input.

Kate Needham-Cano, community rep for Congresswoman Sara Jacobs. There is an art competition for high school students who live in the congresswoman's district, information is on the website. 13.5 million has been secured for 15 local projects and the new project application period is coming up if anyone has project ideas. Support for FEMA and IRS support for flood victims has been established. Their staff is working to get accurate and timely information out in regard to federal flood victim support and provide oversight of the agencies involved.

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

1. Approval of Minutes: 2/13/2024. Vote on this item.

Motion by Pearson and second by Custeau to approve. 9 yes, 4 absent, 2 vacant. Minutes are approved.

2. Discussion: Smoke-Free Outdoor Public Places: SAY San Diego Presenter: Cindy Knapp. No vote on this item.

Also presenting was Grace Nakashima. SAY San Diego is one of the oldest and largest non-profits serving San Diego. The presenters are with the alcohol, tobacco and other drug prevention programs. Determine policy options for the unincorporated areas. Advocating for non-smoking in open public spaces. Go through the benefits and the risks regarding tobacco waste. Did a physical assessment in a neighborhood north of the swap meet and found a variety of tobacco trash. In Chula Vista, found thousands of butts along a single corridor. After six weeks, cleanups are replaced by an equal amount of trash. The policy will also protect waterways and wildlife from toxins in the tobacco trash, setting an example for youth, reduce wildfire risk and the reduction of secondhand smoke exposure. A discussion on the specific chemicals entering the waterways. There are no risks in a public policy restricting smoking. A worksheet was distributed to learn from the group about concerns, more benefits, and maybe risks about such a policy. Do these policies make sense for Spring Valley? Cannabis was also discussed a possible problem. How is any policing possible under such a policy? Quitting smoking is hard, so there will be a percentage that continues and will make the trash. But public education does help. How do cities, who have banned public smoking, enforce it? Just drives the smoking inside to endanger family. Maybe have designated smoking areas to concentrate the trash and smoke? Maybe start a pilot program in a public area? Smoking in vehicles is another problem with the road litter produced. Spring Valley is an environmental justice area and that could be used to control public smoking. Public awareness and good public examples are also growing as factors to reduce smoking, but more signage is needed.

3. 747 Grand Ave, Site Plan Exemption Request, APN: 584-360-78-00. Remodel/Add to existing commercial building. ADA Upgrades, Remove Carport. Existing Storage Container to Remain. Presenter is Gibbons. Vote on this item.

Photos of the site were sent out to the group. This is a long time established glazing company. No where to do landscaping, all concrete surface on site. Owner states that Grand Ave has issues such as trash and graffiti, but he and other owners work to keep their properties in order. Custeau asked what is being done under the waiver. Going to add a second story to the building. Eugenio says you can't do such an addition under a B waiver. The county does these exemptions for almost everything and makes the CPG judge the request and be the bad guys and throw it out. Woodruff says this is not a minor change. Owner questions how the weed shops got permits to operate. Those shops did not have permits. He says that he has spent 5 years on this project. The alleys are dumping grounds, but they are not public property. The county is working on a plan to have the alleys cleaned. The alleys are an issue. Shaffer asked for a display of the original request form and that a second floor is planned, but not on the request. If we reject the waiver, a site plan would be required, but the owner has county stamped plans for this project. For example, the fence is not to our guidelines. Shaffer asked that we reach out to PDS as to why this is a B waiver request. Public member Jim Comeau is opposed to all B waivers and never should have been available to the planners. Upgrading the community needs more than a B waiver. Wallace moves that we deny the waiver, Custeau seconds. Vote is 9 yes, 0 no, 4 absent, 2 vacant. The motion passes.

4. 10767 Jamacha Blvd, Request for Exemption from Site Plan permit processing requirements For "B" Special Area Regulation Designator, APN: 580-020-10-00. Lamplighter Village proposes solar carports/canopies and roof mount system on existing structure within a mobile home park. Vote on this item.

Presented by Pearson. A very clean facility, all private streets. Eugenio asks if the solar installers get the permits, not the property owners. County staff advised to request a B waiver. Custeau asks why solar panels are coming to the CPG review. Snyder says that the car ports are nothing more than tall ground mounted solar arrays. The group wonders why we are see a waiver request for this work. Shaffer says a B waiver's details, if approved, means the property is up to code and does not require a site plan. Facility was originally built before site plans were required. No panels are planned on private residences. The space where the carports will be is now used for tenet storage, like vehicles, boats, etc. Taking advantage of all their open land for solar. Gibbons says maybe because of installing footings for the ground mounts, a permit waiver is required. Custeau asks about sunlight being reflected from the panels to residences. A discussion on mount height and orientation of the panels. The residents were advised about the project. Wallace questions why this is a B waiver at all. Approving a B waiver means the site is up to the CPG's standards at the point. Group consensus is that we send this back to the county planner, saying this is not a B waiver and we need clarification.

5. 8798 Leigh Avenue, Discretionary permit request to split the lot under SB9, APN: 586-190-53-00. No vote on this item.

Snyder is the presenter. First time our group has seen anything under SB9. Located on Arran Ave. A large lot with a residence on the south end. From an overhead view, looks to be 3 lots, but is one APN. 2 empty pieces will become the new lot. Neither the planner nor the proponent would be in attendance with us. Absolutely ministerial. Provided in the presentation is 2 websites on SB9 facts and stats. Custeau says that, although SB9 hasn't gained traction yet, it will eventually change our communities.

6. 9070 Jamacha Road, Request for exemption from site plan, APN: 578-250-13-00. Vote on this item.

Snyder is the presenter. Originally an auto repair facility, there has been no site plan and this is a B waiver request. There was an illegal pot shop, the county raided and pulled the electrical meter, and currently there is no usage defined for the property. The B waiver allows the property to go back to their original purpose. Custeau points out there are no modifications being proposed under the waiver request. Snyder says a B waiver allows us to look for property issues, such as a large pole sign or chain link fencing that would require a site plan. The thing that really needs to be done is to replace the electrical meter. Proponent says the county stressed it is not a change of use and the approval is forthcoming to install a new meter. Property has had the same owner since 2018. Custeau says this situation is a perfect time to not allow a B waiver and to require a site plan. Proponent says that, in his opinion, the use never changed and the county plan checker concurs. Since the B waiver is before us, we have to consider it. Public member Jim Comeau asked if a meter is just needed, or also an electrical panel; just a meter being replaced. Comeau says that this should not be a B waiver. Custeau made the motion that we deny the B waiver, Shaffer seconded. Vote is 8 yes, 1 no (Gibbons), 4 absent, 2 vacant. Motion passes.

7. Discussion: Sweetwater Authority Solar Project. Decide to take a position on project and write a letter Vote on the item.

Last meeting we had a presentation on the floating solar panels on the reservoir. Custeau says there is no urgency to decide on this and it would be better if we had a larger group to discuss. Item is tabled until the next meeting.

8. Discussion: Review proposed changes to the Objective Design Standards. No Vote on this item.

Our proposed changes have been sent to the PDS contact for review. No other discussion at this time.

D. GROUP BUSINESS

1. Announcements:

Wallace commented about group members that are often not here. Without their commitment, it hampers discussion and voting when just one member can change an outcome because we barely make quorum. There are bylaws regarding absences, and we need to follow them. Custeau read the by-law regarding absence. We also need more effort to recruit to fill vacancies. We will discuss at our next meeting.

CPG/SG Chair meeting. Davia Lynch is temporarily filling another role in the county, so Vince Nicoletti is the acting PDS director. Climate Action Plan will have an update and adoption this fall by the Board of Supervisors and the Planning Commission. 21 measures and 70 actions in the plan. Such as water conservation, increasing tree canopies and reducing GHG. They will also cap VMT. Streamlining affordable housing ideas such as smaller lots, subdivisions, and senior living. Working on by-right programs as long as standards are covered. Regional butterflies conservation program is still collecting data and setting up interactive workshops this spring. Sustainable land use is just identifying goals and objectives to send to the board by summer, doing workshops, planning infrastructure changes like reducing undergrounding of utilities. An initiative from some one like PUC would be needed to start up undergrounding again as it is very expensive. We have learned that an undergrounding district needs to be established first. County is working on fire guidelines. Most major initiatives are up for review or collecting data. County is working on the general plan to be updated every 8 years for the housing element for homeless, seniors, vets and disabled. Snyder asked PDS why they don't help the groups recruiting to fill vacancies. Why not during PDS community meetings, advertise the CP/SGs and that there are opportunities. We have had nibbles by candidates, but no takers. Also get the supervisors to promote the groups.

Working to get volunteers to man our booth at Spring Valley Day on April 27th from 10 to 3pm.

2. Reports:

Chair: Spring Valley Community Alliance (SVCA) are having a mixer, with various groups, on 3.14 at the old Spring Valley Elementary on Bancroft. This is a kick-off meeting and a networking event regarding the grant that SVCA has. SVCA will also be at Spring Valley community church to distribute flood donations this Sunday. March 26, the Sweetwater Authority is going to have another discussion on recreation on or around the reservoir. This will be at their desal plant at highway 54 and the 5. An example is completing the loop trail around the north shore. Reminder on doing your training, 700 submission, and ethics class.

CSA 128: Still working on having Pearson confirmed as a member.

TAC: Working on traffic light issue on Jamacha Road and the 125. Pressure is on, just working to get Caltrans to have the lights coordinated and freeway access easier.

Highway cleanup: Eugenio and Comeau cleaned up Sweetwater Springs last Saturday and the 6 month schedule has been published.

APG: nothing going on until the next meeting in June.

Other: cancelling the meeting on March 26, next meeting is April 9th.

3. Assign Projects: Gibbons has 2 new projects. One is a storage building and one is a code violation and Gibbons will do this one. Addresses are 545 Grand Ave and has been reviewed before in 2018 and the permit may have expired. The other is at 3421 Hatsfield Dr, a garage that is encroaching on the street setback. Wallace and Snyder will do the setback encroachment.

4. Next meeting: March 26, 2024 meeting is cancelled, with no agenda items at this time.

E. ADJOURNMENT Meeting adjourned at 8:24pm.

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.