Chairperson Lora Lowes called the meeting to order at 7:00 p.m. with a quorum of 10 members present.

B. Approval of Minutes:

1. Motion (Comeau/Custeau) to approve corrected January 12, 2016 minutes.

   Vote: Aye: 9   No: 0   Abstain: 1 (Herrera)   Absent: 4 (Hansen, Cunningham, Woodruff & Motten)   Vacant: 1

Motion Passed.

C. Public Communication:

1. No comments from public.

D. Action Items:


   Tabled to February 9, 2016 meeting.

2. PDS-2015-3500-STP-12-016. Todorov. 2922 Bancroft Drive. Continued from meeting 8 December 2015. Approval sought for used car sales lot; prefabricated office building; two metal containers; 15 total cars for sale; three customer parking spaces and one ADA parking space; two pieces of lot to be leased, separated from sales lot by fence. Presenter: Custeau. Proponent: Alec Zier.

   Landscaping appears to be satisfactory, landscaping will depend on the line of site due to curve in street. LED lighting will be on building facing downward.

   County is not allowing asphalt, but approves decomposed granite to capture any fluids that may be left by automobiles.

   Pole signs are not allowed per Spring Valley Guidelines, proponent will place business sign on front of building.

   Chairperson will prepare a letter addressed to Planning and Development Services (PDS) outlining SVCPG concerns, and advise PDS to include those concerns in proponent plans currently in PDS review.

   Proponent will present updated plans at a future SVCPG meeting for review and that they meet SVCPG guidelines.

SVCPG discussed the various areas where sidewalks are needed. At the SVCPG meeting on February 9, 2016, Comeau will present the list of Capital Improvements Projects that will be recommended by the SVCPG.


Item tabled until information from County council is received.


Unverzagt presented a written synopsis of the Water Conservation in Landscaping Ordinance (POD 15-003). Following are his findings regarding the ordinance: 1. No action is necessary by the SVCPG. 2. This is a state mandate, thus, the County is required to do what is necessary to bring its ordinances and regulations into compliance. 2. For our mostly built-out CPG area, this has limited applicability for existing residential and businesses - for existing development, this ordinance would only apply if the aggregate landscaped area is over 2,500 square feet. 3. The majority of the onus is on new development. Considering any new development requiring a discretionary permit would already have to retain professional landscape architects to prepare detailed landscaping plan, the burden is not substantively increased to include a water budget within the landscape documentation package. 4. Many of the additions are common sense in our current era of perpetual drought, e.g., stormwater/rainwater capture, reduced turf, drought tolerant landscaping, efficient irrigation.

E. Group Business: Announcements, Meetings, Correspondence, Projects and Discussion Items.

1. Announcements:

a. A proposal is being considered to make SR-125 south bound from Interstate 8 to SR-94 a thorough fare vice exiting to surface streets (Spring Street) to access SR-94 east bound.

b. Marcus Lubic will be on February 9, 2016, agenda to discuss Park Land Dedication Ordinance (PLDO).

2. Projects: None Assigned.

3. Meetings:

a. Next SVCPG meeting February 9, 2016, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.

b. Board of Supervisors will meet March 1 - 2, 2016.

c. Planning Commission will meet February 18, 2016.

F. Adjournment: 9:11 p.m.

Disclaimer Language:

Purpose of Planning and Sponsor Groups
Advising 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.

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