

From: [Christopher Pearson](#)
To: [FGG, Public Comment](#)
Cc: [Christopher Pierce](#); [MontgomerySteppe, Monica](#); [Paloma Aguirre](#); [Supervisor Joel Anderson District 2](#)
Subject: [External] Housing Forward Nov. 19, 2025 Item 1 9am
Date: Saturday, November 15, 2025 1:50:54 PM

November 19, 2025

Location: County Administration Center, 1600 Pacific Highway, San Diego, CA 92101

Agenda Item #1: HOUSING FORWARD: DISCUSSING HOUSING AND LAND USE POLICIES IN THE UNINCORPORATED COUNTY, DEVELOPMENT FEASIBILITY ANALYSIS FINDINGS, AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)

"The Housing Forward item will provide an opportunity for the Board of Supervisors and the public to discuss housing production and availability across the region while focusing on policy considerations for housing across the unincorporated areas of San Diego County. Staff will present key findings from the Development Feasibility Analysis, highlighting opportunities and challenges for building housing in the unincorporated area. The discussion will also review the 2011 General Plan's Community Development Model, examine how State housing laws are reshaping development patterns, and outline upcoming policy decisions that will guide the County's housing future.

The presentation will preview policy topics expected to return to the Board in the coming year or two, including:

- Inclusionary Housing
- Vehicle Miles Traveled (VMT) Mitigation
- Grading and By-Right Housing
- Sustainable Land Use Framework

In addition, staff will share updates from Housing and Community Development Services about the County's regional impact to support affordable housing development."

Dear Supervisors;

The DFA Study addresses density upgrades in four villages focusing on infrastructure improvements and installation of public amenities. I have experience with the Spring Valley area and agree with the DFA findings. Density is coming to Spring Valley. Rather than repeat the DFA findings, here are my suggestions to reduce affordable housing building time & costs based on being a SFH owner-builder and elected member of the local Planning Group:

Zoning.

Rezone. Please eliminate the industrial zoning classifications in at least the Spring Valley DFA area, or maybe all DFA areas, and modify the commercial zoning to **prohibit** more used tire shops; recycling shops; small used car lots; small auto repair shops; and industrial compounds surrounded by 6' chain link fences with barbed wire on top. Mixed-use commercial is fine.

Replacing old blight with new blight is short sighted, wrong, and unfortunately, very common in the Spring Valley DFA Village.

PDS.

Streamline Planning, Permitting, and Inspections at PDS:

- Assign one plan checker from start to finish for each project.
- Eliminate different planners asking the same questions over & over at each phase of plan check needlessly assessing more architectural and engineering costs & delays.
- Give Inspectors authority to implement and approve minor plan amendments in the field.
 - Eliminate Special Inspectors.
 - Fold Fire District Plan Check & Inspections into County Plan Check & Inspection.
 - Fold Title 24 requirements into the inspection card list to be initialed by an inspector instead of making it a separate report.

Change the culture at PDS to cooperative instead of confrontational.

These comments are based on my completion as an owner-builder of two SFHs in unincorporated Spring Valley for our kids in 2022 going through a year of plan check and three years of construction with multiple delays. Assistance from BOS offices Anderson (permit) and Vargas (construction) was requested and delivered. Juxtapose this with my building the house my wife & I still live in as an owner-builder in 1986. Just one visit to the old PDS office on Ruffin Rd. to obtain the permit/inspection card over the counter with a plan checker writing on our stock 84 Lumber rolled-out plans with a blue pencil and then giving him a check for \$565.00. Took me a year working part-time doing most of the work myself implementing a few suggestions from inspectors that were very helpful. I also currently serve as an elected member of the Spring Vally Community Planning Group where we routinely review plans for new blight replacing old blight with car shops; recycling shops; and small industrial shops as per current zoning instead of mixed-use developments using the foresight of the DFA. Thank you.

Chris Pearson

Elected member SVCPG
Appointed member CSA 128
Owner-Builder



Twin Oaks Valley Community Sponsor Group

November 19, 2025
San Diego County Board of Supervisors
Submitted via email to Agenda Item 1

Re: Board hearing, Item 1. Housing Forward: Discussing Housing and Land Use Policies in the unincorporated County, Development Feasibility Analysis Findings, and related CEQA exemption.

Dear Honorable Supervisors,

The Twin Oaks Valley Community Sponsor Group commends County Staff for all their hard work on the Development Feasibility Analysis. We support Staffs recommendation for a Specific Plan and Village concept around the Sprinter Station. It is desperately needed to entice the kind of development that will create needed housing and build a vibrant village community in the Buena area.

There is a large area of underutilized land between Estrellita and Buena Creek Road that is flat and already designated in the General Plan as VR-30. However, most of it is currently a jumble of land uses on residential property including equipment storage, nursery stock, and silk plant manufacturing. The alternatives 1-3, provided by Staff in the report, show great residential growth potential along with commercial, office professional and mixed use. These are needed to support residential growth. A specific plan clarifies land uses and creates a vision that will attract developers.

We commend earlier action by this Board in the adoption of the Fire Safe and VMT-Efficient Smart Growth Alternative in the County Climate Action Plan. It concentrates growth in walkable neighborhoods, close to public transportation while restricting development in high fire risk and rural areas. That is Smart Growth, and we think the Buena area as identified by staff, meets Smart Growth objectives. The alternatives identified in the report show a variety of land uses needed to create a village core near the Sprinter and along South Santa Fe that will support a walkable community.

A specific plan is critical. The area lacks cohesive planning. There are twelve existing multistory apartment buildings, some new, within walking distance to the Sprinter that were built without adequate open space or parking, connecting sidewalks or safe paths of travel to public transportation or the nearby shopping center. In addition, it is currently difficult to access the Sprinter Station by car or walk to it from Buena Creek Road due to current road design and lack of safe accessible pedestrian pathways. Although the “Trade Ring” noted in the report shows a couple of small parks and other amenities within three miles of the Sprinter Station, without sidewalks, none of them are walkable for people live in the Buena Area due to distance or lack of sidewalks in the County portion of the area.

In addition, it is important to complete the full widening of South Santa Fe Road from two to four lanes, per the early 2000s EIR. During peak traffic times, traffic is backed up from Vista to San Marcos making access to business along South Santa Fe difficult during peak traffic times. This has a negative impact on all development in the area and should be addressed. A Specific Plan would help create solutions to these problems.

Thank you very much for your consideration on this matter.

Sincerely,

Sandra Farrell, Vice Chair
Twin Oaks Valley Community Sponsor Group