

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

**Regular Meeting Minutes  
TUESDAY, June 8, 2021, 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/99163730397?pwd=S0dhNzVUMzFhUzIzWklVWGVPQWtyQT09>

Meeting ID: 991 6373 0397

Passcode: 513210

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

**E-mail: [JIMCUSTEAUSVCPG@COX.NET](mailto:JIMCUSTEAUSVCPG@COX.NET); Facebook: [Spring Valley Planning Group](#)**

**A. Members**

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez		9	Rod Gibbons	
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles	Left at 8:30 pm	11	James "Jim" Custeau Chair	
4	Mark Kalsho	X	12	Victoria Abrenica	
5	Marilyn Wilkinson		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris	X	15	Tim Snyder Vice-Chair	
8	Scott Shaffer Secretary				

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

**B. Public Comment:** Mr. Chris Pearson asked for an update on the Grand Avenue project, which was removed from the agenda. Mr. Chris Pierce advocated for the need for an underground utility district in Spring Valley. Ms. Marilyn Wilkinson announced about a community grant that is available for nonprofits for community beautification. Ms. Judy Strang and Ms. Becky Rapp spoke in regards to the licensing of Cannabis in San Diego County.

**C. Presentation:**

94/125 interchange design and construction update: Manual Rivas from Caltrans will update the group on the status of this long planned and urgently needed project. 15 minutes.

Lowes asked for an update on the California Highway 94 West to California Highway 125 North, which is currently and will continue to be the biggest challenge for our area. CALTRANS representatives stated there is a survey being conducted on that connection. Snyder asked for additional sound walls to reduce noise for the community. Shaffer expressed his concern over the speed of this project and the need to improve timing as this project will not break ground until 2025. Wilkinson and Woodruff expressed the

importance of finding a timely solution to the California Highway 94 West to California Highway 125 North, which the planning group has been advocating for many years.

#### **D. Action Items:**

**1. 1598 Grand Avenue Subdivision; PDS2019-TM-5636 & PDS2021-AD-21-011;** The project includes two discretionary permit applications. The Tentative Map (TM) is for seven lots. The Admin Permit (AD) was just submitted in April 2021 along with the revisions to the original Tentative Map documents. The Administrative Permit is for lot area averaging. As described at Section 4230 of the Zoning Ordinance. These parcels are currently zoned for 1 acre lots. The Administrative permit would allow smaller lots (7 lots between .5 and .8 acres) using the “lot area averaging” process. Presenter: Eble; Proponent(s): Mark Khouli – owner, Larry Walsh – engineer.

**Project removed from the agenda. No action taken.**

**2. Discount Tire – 491 Sweetwater Rd. PDS-2021-STP-21-005,** This project includes the demolition of an existing building (previously Title Max) on the site and the construction of a new Tire sales and service bays facility. This action item will only be for approval of the Site Plan. The signage will be submitted for approval at a subsequent meeting. Presenter: Lowes; Proponent: Candyce Burnett.

Lowes provided project overview. Eugenio asked about areas for servicing of large vehicles and trailers.

**Motion:** Approve the site plan with concern about the proximity of the site to the Valvoline site.

**M/S:(Lowes / Eugenio)**

**Vote: Aye (12); No (0); Abstain (0); Absent (3); Vacant (0)**

**Motion: Passes**

#### **E. Approval of Minutes of May 25, 2021 meeting.**

**Motion:** Approve the minutes of May 25, 2021 meeting as amended

**M/S:(Snyder / Woodruff)**

**Vote: Aye (12); No (0); Abstain (0); Absent (3); Vacant (0)**

**Motion: Passes**

#### **F. GROUP BUSINESS**

1. Announcement: None

2. Reports: Lowes reported out of CSA-128 that the group met in person and the budget for Calavo Park. At Estrella Park, they are trying to designate an area for handicap parking. Abrenica reported that she intends to brief a plan to prioritize the installation of rubber ground at Lamar Park due to the broken glass and needles under woodchips that currently exist. Custeau reported he has an upcoming Planning Group Chairs meeting where they will be discussing the return to in person

meetings.

3. New projects: Abrenica and Lowes assigned new project for Small School Sparrow Academy Charter School.

4. Next meeting: June 22, 2021

**G. ADJOURNMENT: 8:58 PM**