

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

**Regular Meeting Minutes
TUESDAY, July 27, 2021, 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/93364118351?pwd=aVVLMjk5UDJONkgvWlVHZjdKSllZdz09>

Meeting ID: 933 6411 8351; Passcode: 418620

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

E-mail: 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		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		15	Tim Snyder Vice-Chair	
8	Scott Shaffer Secretary	X			

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

B. Public Comment:

Chris Pearson spoke on the lack of intelligent zoning in Spring Valley, in that heavy industrial next to residential and that our group should ask the county to take a look at zoning issues. Victoria Abrenica is participating in a school supplies drive and she will send out a list of locations where donations can be dropped off. John Eugenio spoke about Victoria Abrenica being on TV for the recent Tijuana River clean-up and she announced that the next clean-up will be August 8th. Kathleen Lippett spoke on the issue of the County issuing a request for proposal for the social equity portion of the new general plan which is premature since the plan is not yet established. Thomas Krecji asked about his street getting resurfaced, Lemon Street off of Bancroft. He was advised about getting his street on the potential list for next year. Custeau will see what he can do about getting the street on the current list.

C. Action Items:

1. PDS2021-STP-21-019, PDS2021-ER-21-19-004; Sweetwater Triangle Land Site Plan, 2500 Sweetwater Springs Blvd. Discretionary Permit Application.

This item is postponed by Chair – waiting for updated landscaping plans from proponent.

2. PDS2021-COMALT-000228; Site Plan Exemption – Bank of America ATM, 495 Sweetwater Rd, replacement of exterior lighting for existing ATM Kiosk, with addition of one new light pole. Presenter: Custeau; Proponent: Cameron Stallybrass. Custeau displayed the existing ATM kiosk and the current lighting in photos, these lights are being converted to LED lighting on the light poles around the kiosk. These are 24' high poles. He reviewed the photometrics chart for the area of the parking lot and this project is in response to the new lighting requirements for night safety use of ATMs. The lights will be on all night. Lowes asked if the poles would be lowered and do they need to be shining on the road. Cameron said there is little light coming from the kiosk, most of the light on the street comes from the street lights. It would be too much work to lower all the lights around the kiosks in that area. Pearson asked about who owns the project and Cameron responded that he has many projects involving ATM lighting. BofA owns the kiosk and the lighting.

Motion: Approve site plan exemption as presented for replacement of lighting fixtures on three existing light poles and the installation of one new 24' tall pole and lighting fixture.

M/S (Custeau/Pearson)

Vote: Aye (12); No (0) Abstain (1) Absent (2) Vacant (0)

Motion Passes

3. Request from Jacumba Design Review Board for support in their opposition to a proposed large scale solar farm next to their town. Custeau spoke about the details of this solar farm and that the planning commission had already voted in favor. This is a large facility, using a good deal of water during construction to keep down dust during grading and then 11 acre feet of water per year to keep down dust and clean the solar panels. All the water comes from the local water aquifer. Cherry Diefenbach, chair of the Jacumba Community Sponsor Group states this is a small community, and that the project would be close to the community, wrap around the local airport and reach all the way to Interstate 8. The project would take away the community's ability to grow and the project is not scheduled to end until 2058, so Jacumba will not grow any further at all. A lot of the area is flood plain, so the project would be on raised ground, creating a further visual blight to the community. Airport users, such as gliders, will have issues with the proximity of the project. She is trying to build a consensus. Snyder said the entire area around Jacumba seems encumbered by alternative energy projects. Eble asked if the developer is the owner of the property. Cherry states that the deal for the power was done before the planning commission voted on the project and felt that the project was not reviewed thoroughly enough. Wilkinson said that such projects seem to go through quickly and that we need to be vigilant in allowing these projects to happen. Pearson asked about the land ownership and Cherry listed the possible owner as an absentee. Eugenio asked if there was a farm there and that an organic farm had existed there and he is in opposition to the project. Community member, Jim Comeau said he would support the opposition.

Community Member, Kathleen Lippett says the planning groups should support each other out in the rural area. Cherry also said that the historic dairy farm there would be torn down and it is considered

significant. She said that she has reached out to many CPG/CSGs and that there is also animal and plant life issues with the project.

Motion: To send a letter to the Board of Supervisors expressing our support of the Jacumba Sponsor Group's opposition to the 600 acre Jacumba Valley Ranch Solar project and the request for the equity alternative for the Jacumba project.

M/S:(Gonzalez/Eugenio)

Vote: Aye (12); No (1, Pearson); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

D. Approval of Minutes of July 13, 2021 meeting.

Motion: Approve the minutes of July 13, 2021 meeting

M/S:(Robles/Pearson)

Vote: Aye (10); No (0); Abstain (3); Absent (2); Vacant (0)

Motion: Passes

E. GROUP BUSINESS

1. Announcements: Chris Pierce said the San Miguel Fire District has reported that there is a battery facility being built on Lamar Street by SDG&E and that we should be aware and that there should be input from our group on the capital improvements top ten list. Custeau said we could do an ad hoc committee including interested member of the public. Rod Gibbons has volunteered to head this committee and asks that Snyder send him information on the Capital Improvements material.

2. Reports: There was no CSA 128 meeting this month. Eugenio and Comeau did another freeway clean-up and said that trash bags need to be picked up quickly as they are opened and strewn around. Custeau said the Traffic Advisory Committee (TAC) reviewed the radar study of Austin Drive from S. Barcelona to Sweetwater Springs Blvd and the 40 MPH limit has been recertified. Austin Drive from Montemar Dr. to S. Barcelona recertification was withdrawn from consideration as County Traffic Engineering looks more closely at the Montemar Dr./Austin. Two stop signs will be installed on St. George; one three-way stop at St. George and Kempton, and one four-way stop at St George and Gillespie. Custeau reviewed the history of our votes and meeting minutes on the Chick-fil-A signage. Robles said we should agendize such a discussion on a meeting agenda, but Custeau said he is just sharing the history of votes on this signage and asking the group if they feel we need to take any further action on this signage. Past minutes and votes showed that we approved building signage with an unlit south sign on June 9, 2020. In January of 2021 the signage came back to us but was tabled. The complete sign package was reviewed on July 13 with the full signage approved except removal of the south facing building sign. Group consensus is that we do nothing further and that the group's last decision should be accepted.

3. New projects: None.

4. Next meeting: August 10, 2021

F. ADJOURNMENT: 9:40 PM