

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

**Regular Meeting Minutes
TUESDAY, January 11, 2022, 7:00 P.M.**

Join Meeting on-line:

<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWEt1ZWJYdUNDdEhKUT09>

Meeting ID: 851 0732 6350

Passcode: 242768

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	X
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau Chair	
4	Chris Pierce		12	Victoria Abrenica	
5	Hoger "Roger" Saleh		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, cited the cost of a lot split discussed last week where the fees were listed as \$18,000. The Planning Group asked for a rationale for the high expense and were not given a reason. Pearson advocated for the county to look at reducing fees as government fees continue to contribute to rising home costs.

Ms. Judi Strang spoke against Supervisor Fletcher as being re-elected Chair of the Board of Supervisors.

Ms. Becky Rapp spoke against cannabis licensing.

C. Action Items:

1. Continued from December 14, 2021, meeting - Discretionary Permit Application PDS-2021-TPM-21294; 9341 Montemar Drive. Subdivide one residential lot into two lots. Proponent: Stephen Babbitt, Presenter: Snyder. The applicant is requesting approval to subdivide their residential lot into two lots.

Lowes mentioned this was originally part of the original Rancho San Diego planning effort. Shaffer spoke in favor of lots splits as a solution to affordable housing, but expressed interest in hearing concerns.

Micah and Melinda Sambrano, neighbors, spoke against the proposed lot split due to the close proximity to their property.

Motion: To approve the lot split

M/S: (Snyder / Eugenio)

Vote: Aye (8); No (5 – Lowes, Robles, Abrenica, Woodruff, Snyder); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

2. B-Waiver; 103 Worthington St.; APN:586-271-31-00; 7-11 store, gas pricing signage replacement – convert pricing to digital display on existing pole sign

Motion: To approve B-waiver on Agenda items #2 through #6 without debate.

M/S: (Pearson / Eugenio)

Vote: Aye (10); No (3 – Lowes, Robles, Woodruff); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

3. B- Waiver; 10777 Jamacha Blvd; APN: 506-050-03-00; 7-11 store, gas pricing signage replacement – convert pricing to digital display on existing pole sign

Motion: To approve B-waiver on Agenda items #2 through #6 without debate.

M/S: (Pearson / Eugenio)

Vote: Aye (10); No (3 – Lowes, Robles, Woodruff); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

4. B- Waiver; 9365 Jamacha Blvd; APN: 548-450-51-00; 7-11 store, gas pricing signage replacement

Motion: To approve B-waiver on Agenda items #2 through #6 without debate.

M/S: (Pearson / Eugenio)

Vote: Aye (10); No (3 – Lowes, Robles, Woodruff); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

5. B- Waiver; 948 Grand Ave.; APN: 584-290-43-00; 7-11 store, gas pricing signage replacement –

Motion: To approve B-waiver on Agenda items #2 through #6 without debate.

M/S: (Pearson / Eugenio)

Vote: Aye (10); No (3 – Lowes, Robles, Woodruff); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

6. B- Waiver; 1075 Elkelton Blvd.; APN: 583-460-07-00; 7-11 store, gas pricing signage replacement – convert pricing to digital display on existing pole sign

Motion: To approve B-waiver on Agenda items #2 through #6 without debate.

M/S: (Pearson / Eugenio)

Vote: Aye (10); No (3 – Lowes, Robles, Woodruff); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

7. Tree removal request from County; 1412 Gowin St.; Presenter: Eugenio

Eugenio provided overview and safety concerns. Abrenica cited other options besides tree removal and that a repair was already provided to the sidewalk.

Motion: To approve tree removal

M/S: (Eugenio / Eble)

Vote: Aye (9); No (4 – Lowes, Saleh, Shaffer, Abrenica); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

8. Continuance of Teleconferencing Meeting Option Pursuant to Government Code

Section 54953(e). The group will vote to continue meeting on-line for the next 30 days.

Motion: Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing. [This motion is intended to apply to all the legislative body subcommittees this legislative body has created.]

Presenter: Custeau

Motion: To approve teleconferencing for another 30 days

M/S: (Custeau / Shaffer)

Vote: Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

9. Ryan Trabuco, *Community Representative* - Office of Vice Chair Nora Vargas | County Supervisor,

First District; 1600 Pacific Highway, Suite 335, San Diego, CA 92101; Direct: 619.531.5669

Mobile: 858.276.8808 | Office: 619.531.5511; Website: www.SupervisorNoraVargas.com

E-Mail: Ryan.Trabuco@sdcounty.ca.gov

As a result of the recent IRC (Independent Redistricting Commission) final map, the Spring Valley Community Planning area is no longer within Supervisorial District 2. The planning area is now split between Supervisorial District 1 (southwestern area) and District 2 (Eastern area). Mr. Trabuco will

introduce himself and is requesting our planning group members and the members of the community to share with him the pressing issues within our community.

Trabuco provided overview of issues he is tracking for Spring Valley to include the Quarry Rd bridge. Abrenica cited a list of community challenges for Spring Valley to include our food desert, impacts of climate change, lack of trees, lack of community gardens, park planning, and impacts of COVID with limiting testing options. Snyder and Custeau inquired about the feasibility of access to Sweetwater Lake as a recreation area for the community. Pearson emphasized the traffic challenges with the CA-94W and CA-125N traffic merge. Gonzalez offered to provide Trabuco a walkthrough of the Quarry Road area and assistance going forward with the ad hoc committee.

10. An environmental Impact study has just been completed on the proposed Cottonwood Sand Mining Operation adjacent to Willow Glen Drive in the Valley De Oro Planning Group area. There will be a discussion of the proposed project, potentially leading to our planning group taking a position on the project. There is the potential for increased traffic congestion on Jamacha Blvd and State Route 94 caused by frequent sand truck trips throughout the week. Go here to find details of the project: <https://www.sandiegocounty.gov/pds/ceqa/MUP-18-023.html> ; Presenter: Shaffer

Shaffer cited a number of issues to include increased traffic from hauling trucks, environmental impact to wildlife, erosion, noise, and a number of other environmental concerns. Pierce raised concern over air quality issues. Eugenio asked about if the hole will be repurposed and where will the water drain too. The board unanimously opposed this project.

Motion: To draft a letter to PDS and the Board of Supervisors raising opposition to the proposed sand mine.

M/S: (Shaffer / Pierce)

Vote: Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

11. Election of officers for 2022 (Chair, Vice-Chair & Secretary Presenter: Woodruff - By Laws SECTION 3, The Chair shall appoint a nominating committee subject to the confirmation of the Group. The duty of the committee shall be to contact each member of the Group to determine those willing to serve during the following year. All names of such candidates shall be placed in nomination. Additional Group names may be placed in nomination by a member of the Group with the concurrence of the nominee prior to actual balloting. SECTION 4, Elections shall be by separate, open ballot for each office by a majority of the authorized membership.

Secretary – Tiffany Gonzalez Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)

Vice Chair – Victoria Abrenica Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)

Chair – Tim Snyder Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)

Snyder, Abrenica, and Gonzalez all elected as officers for 2022

D. Approval of Minutes of December 14, 2021 meeting.

Motion: Approve the minutes of November 23, 2021 meeting

M/S:(Custeau/Eugenio)

Vote: Aye (13); No (0); Abstain (0); Absent (2); Vacant (0)
Motion: Passes

E. GROUP BUSINESS

1. Announcements.
 - a. Eugenio announced a temporary stop to the highway cleanup due to health reasons
 - b. Pierce announced Spring Valley Community Alliance will be changing their community cleanups to monthly.

2. Reports:
 - a. CSA-128: Abrenica highlighted that there will be student representatives added to the committee.

3. Assign projects:
 - a. Automotive repair project – Eble

4. Next meeting: January 25, 2022

F. ADJOURNMENT: 9:10 PM