



P.O. Box 1637, Spring Valley, CA 91979

MEETING MINUTES

Tuesday, June 9th, 2026 at 6:00 PM

A. ROLL CALL: Meeting called to order at 6:02 pm PRESENT (13): Chavez, Lowes, Robles, Pierce, Wallace, Harding, Lawson, Ramsis (7:14pm), Gibbons, Pearson, Amaral, Woodruff, Smith.

EXCUSED (2): Gettmann, Christie

ABSENT (0):

B. PLEDGE OF ALLEGIANCE: Led by Cathy Smith

C. PUBLIC COMMUNICATION: No public comments outside of respective action items.

D. AGENCY & GROUP UPDATES:

1. **Robin Todd with State Assembly District 79 Dr. Sharp-Collins's office gave the following update:**

- a. Provided a 2026 Bill Package Summary briefly explaining the various bills the assemblymember is advocating for.
- b. SVCPG requests Dr. Sharp-Collins's office reach out to CALTRANS for an update on the status of phase II of the 94/125 interchange infrastructure enhancement.

2. **Danny Avitia with County Supervisor Aguirre's office gave the following updates:**

- a. A Residential Cleanup Event will be held at Faith Chapel in Spring Valley (9400 Camp Road) on Saturday June 27th from 8am - 12pm. Large bulky items as well as electronics will be accepted.
- b. Requests for County funds will be open for solicitation, starting in July for local groups and activities.
- c. Spring Valley Town Hall meeting at the Spring Valley Rec Center is being proposed for August.

3. **Group Updates & Announcements:**

- a. Spring Valley Community Alliance has "Slow Your Roll" signs available for residents to take home and post in their yards. The Spring Valley Library will be the point of distribution, starting next week.
- b. Street clean-up event will be held at Grand Ave & Apple St this Saturday (6/13), starting at 8am.
- c. Highway clean-up event will be held the following Saturday (6/20) at Bancroft Dr & Helix St, starting at 8am.

E. INFORMATION ITEMS

1. **Request for Exemption from Site Plan Permit Processing Requirement for "B" Special Area Regulation "B Waiver" 633 Grand Ave. APN #s 584-410-81 and 584-410-82. Proponent: David Monigold.**

- a. Chris Pearson volunteered as lead. Ed Woodruff, Gilbert Chavez, Angelica Wallace, and Lora Lowes joined the review group.

F. ACTION ITEMS

1. **Approval of 5/12/2026 Meeting Minutes:** Chris Pearson motioned, Andrew Lawson seconded.

VOTE: 12 YES / 0 NO / 0 ABSTAIN. MOTION PASSES.

2. **Site Plan Review: 9061 Avocado St. Tentative Map. PDS2025-TM-5662. Proposal is for a 20-lot subdivision.** Chris Pearson motioned site layout plan approval, Andrew Lawson seconded.

VOTE: 8 YES / 4 NO (Lowes, Robles, Wallace, Woodruff). MOTION PASSES.

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Purpose of Planning and Sponsor Groups: Advise 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.

Spring Valley Community Planning Group

MEETING MINUTES (cont)

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- a. Project was previously presented in June 2025 as a 14 lot subdivision with ADUs. Since then, owner has acquired an additional, connected parcel and expanded the project to 20 lots with allowances for ADUs on 18 of the 20 lots (1 lot set aside for drainage). For a total of 18 new manufactured homes, 1 existing home, and 18 potential ADUs, a total of 37 dwellings.
- b. Several SVCPG members expressed misgivings regarding potential septic issues from an adjoining property and density concerns with the additional ADUs.
3. **Undergrounding Waiver Request. 9061 Avocado St.** PDS2025-TM-5662. Utility undergrounding for proposed 20-lot subdivision. Andrew Lawson motioned, Chris Pearson seconded.
VOTE: 3 YES (Harding, Lawson, Pearson) / 9 NO / 1 ABSTAIN (Ramsis) MOTION FAILS
 - a. With undergrounding already occurring for utilities being installed to service the subdivided lots, SVCPG would like county review on if undergrounding should be extended to Avocado Street.
4. **Vote to approve local community residents to join various Subcommittees.** Jesse Robles motioned, Chris Pierce seconded.
VOTE: 13 YES / 0 NO / 0 ABSTAIN. MOTION PASSES.
 - a. Alley Equity & Restoration Ad-Hoc Subcommittee: Maria Camara, Cicely Suarez, Carlos Solorio joined.
 - b. Neighborhood Traffic Solutions Ad-Hoc Subcommittee: Jim Gusteau joined.
 - c. Homelessness Triage & Response Ad-Hoc Subcommittee: Pat Sexton joined.

G. GROUP BUSINESS

1. Reports:

- a. Chair: Request the Leads for ongoing projects email status updates to the chair.
- b. CSA 128: Meeting minutes for 5/5/2026 shared via email.
- c. TAC: Mike Clowers (TAC and Bonita CPG member) informed us TAC is requesting the county adjust traffic signals on Jamacha Blvd to synchronize and improve traffic flow towards Hwy 125 and along Jamacha Blvd.
- d. Highway Cleanup & Street Stewards:
 - Spring Valley Community Alliance (SVCA) will hold a Street clean-up event at Grand Ave & Apple St this Saturday 6/13 @ 8am.
 - Spring Valley Community Alliance (SVCA) will hold a highway cleanup on Saturday 6/20 @ 8am. Meet at Helix & Bancroft (Near Jack In-the Box)
- e. APG: Meeting held on 6/6. A copy of meeting minutes has been requested.
- f. Subcommittees
 - Alley Equity & Restoration: Cicely Suarez created a Facebook group for the community to join and voice opinions and support regarding alley cleanup and potential solutions. 'Spring Valley Alley Cleanup'
 - Traffic Safety: Angelica Wallace is collecting a list of street signs that need replacement around Spring Valley. Let her know of any missing or faded/unreadable signs, along with their location.
- g. Other: NA
2. **Next scheduled SVCPG Meeting:** June 23rd, 2026 @ 6pm at San Miguel Fire District Headquarters: 2850 Via Orange Way, Spring Valley, CA 91978.

H. ADJOURNMENT: Meeting adjourned at 8:12 pm.

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