

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

**Regular Meeting Minutes
TUESDAY, April 12, 2022, 7:00 P.M.**

Join Meeting on-line:

<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWEEd1ZWJYdUNDdEhKUT09>

Meeting ID: 851 0732 6350

Passcode: 242768

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

Chair: Tim Snyder E-mail: tsnydersvcpg@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez Secretary		9	Rod Gibbons	
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau	
4	Chris Pierce		12	Victoria Abrenica Vice-Chair	
5	Hoger "Roger" Saleh	X	13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	X
7	Scott Harris	X	15	Tim Snyder Chair	
8	Scott Shaffer				

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

B. Public Comment:

Braulio Sanabria announced an event on April 19th regarding planning the future in Spring Valley with a guest speaker. Details for the event will be posted on the Spring Valley Community Alliance Facebook page.

Kathleen Lippitt spoke on attending the Fallbrook CPG meeting and a presentation on issues with hemp and marijuana farming.

Chris Pierce brought up the issue of speeding on Bancroft south of Troy Street.

Victoria Abrenica announced an event at Lamar Park to commemorate Earth Day, 4/23, including tree plantings and raptors on display.

C. Action Items:

Tiffany Gonzalez entered meeting at 7:19pm.

1. Eira Whitty, Land Use/Environmental Planner, County of San Diego, Parks and Recreation, will provide a presentation on the process of land acquisition for Parks and Recreation.

Goal for acquisition is 500 acres per year of a combination of developed parks and centers and preserve land. Whitty covered the basic criteria for land consideration such as less than 25% steep slope, access by road, and a vacant parcel. The property is then valued by an independent appraiser. Preserve land, such as the MSCP, must have community connectivity, accessibility, and value. If anyone knows of potential land to consider, email Whitty.

Pearson commented on the density of the Spring Valley population and that the area is “park deficient”. He asked if Calavo Park is still a go and Whitty commented that it is.

Abrenica commented on property possibly available on Kempton Street for maybe a community garden. Pierce asked if school water district lands are considered, but this has proven to be difficult to acquire. Kathleen Lippitt suggested using only local plants in park settings.

Chris Pearson exited the meeting at 7:30pm.

2. “B” Waiver Request, APN 505-640-01-00, 10225 Austin Drive, Spring Valley, CA 91978. Monument Sign and Wall Sign(s). Presenter is Lowes, proponent is Genie Jackson, Integrated Signs.

Lowes presented on the area for proposed signage and where prior landscaping and greenery have been pulled up to accommodate potential signs. Proposed sign is V-shaped versus the traditional single monument with a front and back.

Proponent Genie Jackson spoke about the property line and why the design of the monument sign is as it is. They have given Sharp rights to the monument sign and have necessitated a larger sign because of the shape of the hill and allowance for all tenants to have visibility on the sign.

Planning group members expressed that they would be in favor of the signage as-is but would like to see the full sign package as proposed, including current signs that are to be removed. Proponent was advised to relay information about concerns with approving signage at this time with the property now out of compliance with the major use permit.

Motion: Deny request for signage until proponent can provide landscaping plan in accordance with Spring Valley Design Review Guidelines to bring the location back into compliance with the Major Use Permit.

M/S: (Lowes/Shaffer)

Vote: Aye (11); No (0); Abstain (0); Absent (4); Vacant (0)

Motion: Passes

3. PDS2019-ZAP-19-003, Party Time Market, 8565 Paradise Valley Road, Spring Valley, CA 91977, APN: 584-160-52. Sign Package for the property. Presenter is Eble, Proponents are Joseph Brikho and Eddy Brikho.

Custeau reviewed how the project failed to pass when last presented due to concerns. The proponent addressed these concerns and have submitted a revised proposal.

Motion: Approve signage as presented.

M/S: (Custeau/Gonzalez)

Vote: Aye (10); No (Lowes-1); Abstain (0); Absent (4); Vacant (0)

Motion: Passes

4. 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: Snyder

Motion: Continue teleconferencing meeting option for the next 30 days.

M/S: (Lowes/Eugenio)

Vote: Aye (11); No (0); Abstain (0); Absent (4); Vacant (0)

Motion: Passes

D. Approval of Minutes of March 8, 2022 meeting.

Motion: Approve the minutes of March 8, 2022 meeting

M/S: (Shaffer/Pierce)

Vote: Aye (11); No (0); Abstain (0); Absent (4); Vacant (0)

Motion: Passes

E. GROUP BUSINESS

1. Announcements.

- a. As part of the County Adopt-a-Road program, the Spring Valley Community Alliance has officially adopted Bancroft Drive from Campo Road, south to Sweetwater Road and Tyler Street.

2. Reports:

- a. Chair: Snyder spoke that members should finish Ethics training and Form 700. Custeau emphasized the importance of completing these for liability purposes. Chair Snyder has a request for interview from a San Diego State University master's program student.
- b. CSA 128: Abrenica updated that Ildica Park is near completion for opening sometime in May. Spring Valley Earth Day is at Lamar County Park on April 23rd. San Diego County Parks will have a large bird of prey on site for event.
- c. TAC: Custeau is still representative to council for District 2. A meeting will be set soon with the County and CalTrans to coordinate improvement of traffic lights at Jamacha Road and 125 on ramps. There are plans to look at potential solutions for exit/entrance of Terrace Estates. Next meeting of TAC will take place April 22, 2022.
- d. Highway Cleanup: Eugenio updated on pending and recent cleanups. Members interested in participating in upcoming cleanups on April 23rd and April 30th can reach out to John to volunteer.

3. Assign projects: No new projects as of today. All current projects are assigned.

4. Next meeting: April 26, 2022

F. ADJOURNMENT: 9:48 PM