

Spring Valley Community Planning Group

County of San Diego
P.O. Box 1637, Spring Valley, CA 91979

MINUTES

Tuesday, April 11, 2023
6:00 P.M.

Attend meeting in-person at:

San Miguel Fire District Headquarters: 2850 Via Orange Way, Spring Valley, CA 91978

Use the headquarters entrance and proceed to the second floor boardroom

There is no virtual portion of this meeting. An elevator is available

Chairperson: Christopher Pierce; email: svcp4@gmail.com

- **ROLL CALL – QUORUM**
- **Members**

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez	X	9	Rod Gibbons	
2	Lora Lowes	X	10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau	
4	Chris Pierce		12	Victoria Abrenica	
5	Angelica Wallace		13	Edward Woodruff	
6	John Eugenio		14	Heaven Morgan	
7	Vacant		15	Tim Snyder Chair	
8	Scott Shaffer	X			

- **PUBLIC COMMUNICATION** – Opportunity for the public to speak to the Planning Group on any subject matter within our jurisdiction that is not on the posted agenda.
- **ACTION ITEMS** with designation as to whether there will be vote or not on the item:
 - **Approval of Minutes:** 03/28/2023. Vote on this item.
 - **San Diego Community Power:** Presentation how community choice aggregation works, the enrollment process, their rates, and support for net energy metered customers. Questions from the public are encouraged.
 - **No action was taken. Informational only.**
 - This item was postponed until 7:37PM. Lee Friedman - Senior Manager of Strategic Partnerships presented
 - SDCP is a joint-powers authority made up of several local municipalities with the purpose to serve as a community choice aggregator (CCA, a result of Assembly Bill 17)
 - Solar Customers will not be rolled in to SDCP until the individual customer reaches the "true up" phase of solar ownership.
 - An SDCP rep shared a presentation highlighting how the JPA was formed & what customers will experience as part of the change. There are many benefits to joining the SDCP and there are very few changes the customer will notice compared to SDGE.
 - Customers should know rates are equal to, if not lower, than SDGE. Customers can use several tools to review their existing bills. There are also tools available for customers to determine what the best option is for their unique households based off their energy use.

- The SDCP reinvests its “profit” or revenue over expense into the community through incentives for its customers.
 - CUSTEAU asked about how low income residents can receive benefits from the program. DACGT, or community solar, is a new type of program to encourage solar inclusion in new developments. There are also CARE and FERA discounts available to all customers of all utilities.
 - SDCP is committed to reaching 100% renewable energy; it is currently around 55%. It is also tasked with ensuring it always has reliable sources for its energy.
- **Pre-intake Review: 1157 Sweetwater Rd, APN: 5781724100, 5781723400, 5781724500, 5781724600, 5781724700, 5781724800, 5781725000.** Presenter is Gibbons/Wallace, proponent is Cody Burke. Vote if necessary.
- **No formal action was taken, the Proponent will incorporate CPG feedback and return at a later date.**
 - GIBBONS introduced the project and its proponents. GIBBONS explained the project is in the very early stages and that the proponent is working with the County and the CPG to ensure compliance with all parties—including the CPG.
 - CUSTEAU raised concerns about traffic that would be generated by the project, especially with existing traffic problems.
 - WALLACE asked about the property’s ownership and for details about who is involved with presenting the project.
 - PIERCE asked about a portion of the parcel that has been granted to CalTRANS. The proponent responded that the project management is still in talks with the state agency.
 - CUSTEAU asked about where visitors would enter the buildings from. The proponent suggested foot traffic will be coming from the interior of the parcel (parking lot). CUSTEAU suggested the developers learn from the Santee In-n-Out. CUSTEAU asked the group to condition its recommendation of this project by asking the proponent to work with the landowner to ensure it is well kept in the meantime.
 - WALLACE asked about different orientation combinations and why the proponent is presenting this particular.
 - MORGAN asked about outdoor dining and whether it would be available. MORGAN shared the benefits of outdoor dining and better food options for residents.
 - ABRENICA asked about carbon offsets and if the property would
 - ROBLES thanked the proponents for being proactive in bridging the communications and standards gaps between the County and the CPG. ROBLES asked for the proponent to consider optimizing the project’s design to allow for safe pedestrian traffic within the campus. ROBLES asked for the proponent to please consider unique tenants for the remaining spaces that would help draw attention to the community. ROBLES added that healthful options would also be welcome and appreciated in a community that is considered to be a “health food desert”
 - SNYDER asked about traffic calming measures used at other developments. CUSTEAU offered some recommendations including traffic lights to help safen the corridor.
 - EUGENIO: Asked about future tenants and reminded the proponents that the CPG also has
 - Proponent will be submitting to the County within the next month.
 - A member of the public asked for the project to include EV parking.
 - GIBBONS shared with the group that the proponent is only asking for a conceptual review of the footprint and t
 - Proponent recorded the following as points of interest for the community:
 - Traffic analysis
 - Pedestrian Connections on Jamacha
 - Results from Traffic Analysis
 - Various Recommendations for Traffic mitigation
 - Compliance with design/architecture
 - Specific signage plans
 - Landscape improvements
 - Healthy food options
 - Outdoor dining
 - EV charging
 - Optimized pedestrian traffic
- **New Life Church sign permit, minor deviation, PDS2022-MUP-061W2M6, 9255 Lamar Street.** Presenter is Pierce, proponent is George Tockstein. Vote on this item.
- **No action was taken, GIBBONS to help proponent and neighbors get together to review guidelines. The project will come back to the CPG at a later date.**

- The Proponent has established the sign is dimmable.
- Pierce shared and reviewed photos with the group.
- The Group discussed why the project failed the first time. There was discussion about how the CPG can standardize the process.
- GIBBONS asked the proponent to consult with his sign developer to include lumen information for the proposed signs.
- A neighbor expressed his appreciation for the church's presence in the neighborhood, but also raised his concern for the size of the sign and the distracting nature of the sign.
- The Proponent was asked why the sign was where it was being proposed, and he stated the County told him it was approved for only that spot.
- GIBBONS reminded the group there are large variances between County guidelines and CPG guidelines and that the CPG should exercise a review of the County's guidelines.

● GROUP BUSINESS

- Announcements:
- Reports:
 - Chair
 - Spring Valley Day is April 29th and the CPG booth could use more volunteers.
 - CSA 128 -
 - ABRENICA shared that the County has approved the resurfacing of Lamar Park and addition of new structures.
 - TAC
 - Nothing to report.
 - ROBLES asked about St. George and the request for no parking.
 - Pierce asked about updates to the request for a raised median in front of Sweetwater Vistas
 - Highway cleanup
 - EUGENIO is organizing a clean up for April 22nd. The group will be meeting at Sweetwater Springs
 - Other
- Assign Projects:
 - New project (setback variance review) picked up by GIBBONS / ABRENICA
- Next meeting: **April 25, 2023 (Location TBD)**

● ADJOURNMENT

PUBLIC DISCLOSURE

We strive to protect personally identifiable information, by collecting only information necessary to deliver our services. All information collected becomes public record, subject to inspection and copying by the public, unless an exemption in law exists. In the event of conflict, governing the County's disclosure of records, the County ordinance or other law will control. You can review any personal information collected about you. You may recommend changes to your personal information, which you believe is in error, by submitting a written request that shows, credibly, the error. If you believe your personal information is being used for purposes other than those intended, you may contact us. In all cases, we will take reasonable steps to verify your identity, before granting access or making corrections.

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.