

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **June 12, 2023** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Delores Chavez Harmes, **Chair**; Dori Rattray, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Roll Call

- The Meeting was called to order at **7:05 p.m.** and a Quorum was established with **13 members present**. Mr. Ciupitu also had to leave the meeting early at 8:00 p.m.

● Lisa Adams - P	● Susan Fajardo - P	● LaVonne Norwood - P
● Chris Barber - A	● Julia Feliciano - P	● Dori Rattray - P
● Michelle Bothof - P	● James Garritson - P	● Roya Sabeti - A
● Delores ChavezHarmes- P	● Steve Hutchison - P	● Larry Schmidt - P
● Vlad Ciupitu - P*	● Matt Matthews - P	● Kevin Smith - P

B. Pledge of Allegiance - Chair Harmes

C. Approval of April 10, 2023 and May 8, 2023 Minutes

- **Motion: To approve the April 10, 2023 Minutes with a review of the appendix comments made by Mr. Hutchison.**
- **Ms. Norwood brought up that the vote count was not correct on the April 2023 Minutes.**
- **Maker/Second:** Adams/Bothof
- **Motion Carries 10-1-1 (Y-N-Ab).** Mr. Smith abstained.

- **Motion: To approve the May 8, 2023 Minutes.**
- **Maker/Second:** Smith/Schmidt
- **Motion Carries 11-0-1 (Y-N-Ab).** Mr. Hutchison abstained.

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

1. SDGE Electric Transmission Line & Natural Gas Pipeline – Kevin O’Beirne, Rob Knudsen

- Kevin provided an update about the 1949 high-pressure pipeline. SDG&E is replacing a majority of this original line. Portions of this pipeline have been constructed over the last three and a half years. There are two sections in Valley Center along Lilac Road that are nearly complete. One section should be completed in July and the other section sometime in August.
- Chair Harmes requested that the striping is carefully striped. Kevin will make a note of this and work with the County

- Phase 2 of the electrical transmission line is expected to be completed by the end of June. The project will transition to the final stages with no major traffic control impact to the community.
- Mr. Schmidt shared that the shoofly at Cole Grade and Cool Valley Roads has worked out very well. It is likely that the County will complete road work sometime in 2024.

2. County Equitable Cannabis Program Presentation - Jessica Norton

- **Draft Motion for the July meeting: To oppose any cannabis facility in Valley Center.**
- **Maker/Second:** No Vote. The community and members need to send comments to the Board of Supervisors.
- Audrey Hamilton, Mike Condon, and Lynette Sauter made a presentation about conducting an outreach to the community about developing design guidelines. They will develop a definition for cannabis events.
- A cannabis event cannot go past four days. There was discussion about how some people were charged with a crime related to the war on drugs. Ms. Bothof shared comments about social equity. Chair Harmes shared that the California Legislature has implemented these proposals. Dr. Matthews made the recommendation that the County create a personal injury reserve account for the potential injuries that might arise once these ordinances are implemented.
- Linda Mher (audience) shared that one of her friends got in a huge accident in Mission Valley where a cannabis dispensary is located.
- Ms. Rattray asked if cannabis still remains a federal offense. Dr. Matthews shared that a lot of people will be harmed by violating this law.
- Ms. Bothof shared that the cartels are threatening dispensaries. March and Ash is one dispensary that has shared that they are constantly threatened by cartels.
- Mr. Schmidt shared comments about Prop 64. He understands that cannabis has some medicinal purposes, but he does not want dispensaries in Valley Center.
- Mr. Garritson made the suggestion to have all dispensaries located at the County offices for cannabis events.
- Mr. Hutchison made a comment related to the 2021 and 2022 Board Directions. There were originally 600 foot setbacks from schools, daycares and youth centers. In 2022 there were 1000 foot setbacks from additional sensitive uses.
- Dr. Matthews asked a question about how the citizens of San Diego County are having their voices and concerns addressed. Dr. Matthews would like the County to filter out the interests of representatives from big cannabis companies who often are not located in San Diego County.
- Mike Ferrier (audience) shared that he appreciates the County representatives coming and answering questions.
- Lynette Sauter shared that the Planning Group can make suggestions and share them with the County.
- Tracy Ellis (audience) shared comments about her concerns.

- Mr. Smith recommended that the Planning Group allow individual members of the Planning Group to share comments directly with the County. Ms. Feliciano shared information about her experience obtaining CBD/THC tablets in the City of San Diego. She felt the entire experience was very dangerous.
- Mr. Ciupitu asked for further information about the office of equity and social justice.
- Ms. Fajardo read some written comments about concerns she had about statements that were made by William Del Pilar at the May 8, 2023 meeting.
- Adrienne Cisneros-Selekman shared information from the office of Supervisor Jim Desmond.
- Ms. Norwood stated that this topic is one that the Cannabis Subcommittee hears and reports back to the Planning Group.

3. Equitable/Inclusionary Housing Ordinance Presentation – County did not accept the request.

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E. Action items (VCCPG advisory vote may be taken on the following items)

1. Miller Road AT&T Monopine Cell Tower PDS2023-MUP-23-007 - Major Use Permit: (Sabeti) 75ft. monopine cell tower at 29811 Miller Road with a generator within a leased area along with associated equipment. (Vote)

- **Motion: To oppose the Major Use Permit PDS2023-MUP-23-007 for the AT&T Monopine Cell Tower at Miller Road.**
- **Maker/Second:** Matthews/Norwood
- **Motion Carries 8-5-0 (Y-N-Ab)**

- **Motion: To postpone a vote about the Major Use Permit PDS2023-MUP-23-007 for the AT&T Monopine Cell Tower at Miller Road.**
- **Maker/Second:** Matthews
- **Motion Fails 6-7-0 (Y-N-Ab)**

- Chair Harmes shared that the WiFi at the Community Center has a very weak and unreliable signal. The representative from AT&T was unable to attend the meeting tonight because of the weak signal. Chair Harmes made the recommendation that the members agreed to postpone until the July meeting.
- Terry Craychee(audience) shared that a lot of people in her neighborhood near the AT&T Monopine Cell Tower are concerned about the safety of these 5G cell towers.
- Peter Clay (audience) shared his concerns about the AT&T Monopine Cell Tower.
- Ms. Norwood shared the role of the person who is assigned to a project is to go to the neighbors and talk to them about it. Planning Group members need to inform the neighbors about proposed projects.

2. Maldonado Project – 28063 Valley Center Road: Sewer connection request (Vote)

- The County issues the overall permit for the sewer connections. The County sent a Required Agency Clearances Building Division form.
- A vote on this item was postponed until the July 10, 2023 meeting.

3. Lilac & Betsworth Corner: Complaints of unsafe corner. Lilac traffic lanes heading east do not line up with the westbound center lane turning left onto Betsworth. Accident potential is great. Stop on Betsworth to Lilac is too far back and the berm blocks the view of oncoming eastbound Lilac traffic. Reported to TAC for review.

- Chair Harmes shared information about these community complaints.

4. Homeless Shelters & Mixed Use Residential/Commercials Zones by Right: (Harmes) Zone clean up to align with State Law. Potential negative effect on unincorporated area businesses who have major requirements for permit processing. (Informational)

- Chair Harmes shared information about these proposed ordinances in unincorporated areas. The County has spent 157 million to purchase hotels. This breaks down to 478,000 thousand dollars per unit without any programs to reduce drug addictions.
- Chair Harmes shared that the County can fast track these homeless shelters, but businesses must continue to go through a lengthy process to build. This is not an example of equity.
- The Office of Supervisor Jim Desmond will closely look at the official position made by the Valley Center Community Planning Group.
- Ms. Norwood brought up that there is a property owner with a 40-acre ranch on Vesper Road who intends to open a homeless shelter that is run like a co-op.
- It was suggested by Chair Harmes that all members add their comments and concerns to a link that the secretary will send out, so she can send a letter to Supervisor Desmond voicing our concerns from the Planning Group as a whole. This unified voice will hold much more weight.

5. SANDAG: (Harmes) BOS vote to approve representation from unincorporated communities. (Update)

- Chair Harmes shared that a number of chairs have met related to the creation of an advisory seat to sit on this SANDAG committee.
- The Board of Supervisors approved the creation of this advisory seat.

6. Butterfield Trails Ranch: County in negotiations to purchase land. (Update).

- An outside funding source has agreed to make a sizable contribution to the purchase of this property. The County has put the potential purchase of Butterfield Trails Ranch into the 2024 and 2025 budget.

7. San Diego County Local Agency Formation Commission (LAFCO): Amendments to policies governing the conduction of meetings – Rule No. 2 change the threshold to a majority of the quorum present, not a 2/3rds majority of the number of board members.

- Chair Harmes shared that LAFCO voted in May to change this threshold at meetings. Fallbrook, Ramona, Pine Valley, Borrego Springs, Jamul, and Valley Center planning groups have proposed to change the threshold to a simple majority of the quorum present at a meeting.

8. Liberty Bell Grocery Store: (Harmes) Timeline and why no movement to date. (Update)

- Chair Harmes shared that Covid-19 caused a big delay. Kroger is in discussion to purchase the merger of Vons, Safeway, and Albertsons.

F. Member Comments: Ms. Fajardo read some written comments about concerns she had about statements that were made by William Del Pilar at the May 8, 2023, meeting that Mr. Del Pilars option of a board member through association with someone else is not appropriate and not true.

F. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- Chipping Day June 17th 8am. Davey Tree Service will provide services. Contact Jim Courter for chips. Construction lumber, weeds & palm fronds will not be accepted. Chipping site is VC water district property across from community hall on Lilac Road.
- Subcommittee members (vote)
- **Motion: To approve the Emergency Evacuation Subcommittee members.**
- **Maker/Second:** Harmes/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Chair Harmes, Dr. Matthews, Chief Napier, Ms. Adams, Ms. F, Chip Duncan, Adam Getman (CalFire), Tyler , James Gordon, Bob Reynolds

2) Cannabis Subcommittee (Mathews):

- Information about cannabis was thoroughly discussed during the Public Comments 2. County Equitable Cannabis Program Presentation.

3) Parks & Rec/Trails (Norwood): Trails on Cole Grade Road update

- As of May 15, 2023, the CSA138 had 2 million in reserves. The Valley Center Community Hall and Park ballfield and playground areas are getting all new shading and all new equipment. Adams County Park will also have a new playground built.

4) Mobility (Adams):

- **Motion: To approve the Mobility Subcommittee members.**
- **Maker/Second:** Harmes/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Ms. Adams, Mr. Hutchison, Ms. Rattray,

5) Tribal Liaison (Chair):

- No update.

6) Design Review Board (Smith/Adams):

- No meeting has been held for the last year. Circle K is in discussion with the DRB subcommittee about the height and lighting of signage. Michael Farrier spoke with Supervisor Jim Desmond to serve on the DRB.
- Mr. Smith explained how the Design Review Board selects members. Ms. Adams explained how she was selected to serve on the DRB. Ms. Rattray asked about how other representatives from the community can serve on this subcommittee.

7) CPU (Cipiuto):

- **Motion: To approve the Community Plan Update Subcommittee members.**
- **Maker/Second:** Harmes/Schmidt
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Chair Harmes shared information about the numerous businesses that are being built on Valley Center Road. It is important for the County to address traffic concerns on this road.
- Valley Center Road as a Business District does not comply with the criteria.
- All Way Stop Lilac & Old Castle TBD
- Chair Harmes shared information about a number of Capital Improvement proposals.
- A proposed project will install bike lanes on both sides of Old Castle Road. Mr. Ciupitu shared concerns about focusing on bike lanes instead of sidewalks along Old Castle Road.
- Mr. Ciupitu left the meeting early due to job responsibilities.
- Pedestrian Crossing Enhancements Projects will improve traffic safety by replacing and upgrading the existing pedestrian countdown signal heads.
- Mr. Smith shared that these items were not part of CPU and would have been better shared by the Mobility subcommittee. Chair Harmes explained that Ms. Adams was out of town and agreed to have a CPU report since the subcommittees held a joint meeting.
- Members of the CPU subcommittee who submitted for their approval of the Community Plan Update include Ms. Lisa Adams, Dr. Matt Matthews, Mr. Kevin Smith, Mrs. Dori Rattray, Mr. Vlad Ciupito and Dr. Michael Farrier.

8) Revitalization Subcommittee (Rattray): Graffiti Tracker & Removal

- Ms. Rattray shared information about the County's application, **SD County Tell Us Now**. <https://www.sandiegocounty.gov/content/sdc/dmpr/gfx/appcenter/index.html>
- The community can Report non-emergency problems to the County of San Diego and track the progress of a reported problem. A member of the community can "report problems related to pricing and scales (e.g. gas pumps, grocery stores), mosquitoes (e.g. green pools, dead birds, mosquito breeding), air quality (region wide), and code compliance (e.g. graffiti, abandoned vehicles) within the unincorporated area."

9) Website (Sabeti):

- Mr. Garritson is working with Ms. Sabeti to get the vccpg.com domain working as a Google Site.

10) CAN/411 (Fajardo):

- Ms. Fajardo shared that the CAN meetings are now held the Chambers new offices
- There is a new swim program that will start on June 17.

11) Nominations & Board (Harmes/Fajardo):

- **Motion: To approve Chair Harmes to continue serving on the I-15 DRB.**
- **Maker/Second:** Garritson/Adams
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Some Planning Group members need to submit their Ethics Training certificate to the County.

G. Adjournment

- Next regular meeting of VCCPG: **July 10, 2023 at 7 p.m.**
- **The meeting adjourned at 9:50 p.m.**
- **Minutes were approved on July 10, 2023**

James Garritson, Secretary