

- VMT applies to road widening. Builders can mitigate maybe between 5-10% for a project. A number of members asked questions about how developers are encouraged to build according to these new guidelines.
- Ms. Norwood asked if there was discussion about the cost of gasoline. Mr. Hutchison asked about how the County can continue to widen roads when they currently rely on developers widening a road through development.
- Mrs. Bothof asked if low-income housing developments were exempt from developer VMT requirements. Mr. David said yes.

Lithium Battery Facility – Jerry Silva, Energy Advisor & Strategist

- Chair Harmes shared that she was originally going to have Jerry Silva present tonight, but he was unable to do so. She will invite him to speak at a future meeting.

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

1. Terra-Gen: Request for representative to address Planning Group.

- Chair Harmes invited a representative from Terra-Gen to speak to the Planning Group multiple times. She has sent emails and text messages to Amy Roth, Vice President, Environment Health & Safety.
- Chair Harmes received a voicemail from Whitney Goller on September 26, 2023. Ms. Rattray asked a question about what funds that the community of Valley Center has received from Terra-Gen.

2. Park Land Dedication Ordinance 2024-2025: (Norwood) Review items to submit for 2024-2025 (Vote)

- **Motion: To approve the Park Land Dedication Ordinance (PLDO) 2024-2025.**
- **Maker/Second:** Norwood/Hutchison
- **Motion Carries 14-1-0 (Y-N-Ab). Ms. Adams voted nay because she feels it is inappropriate to spend money on parks when Valley Center currently has inadequate fire services.**
- **Motion: To approve the additional five items for the Park Land Dedication Ordinance (PLDO) 2024-2025.**
- **Maker/Second:** Norwood/
- **Motion Carries 11-4-0 (Y-N-Ab). Mr. Hutchison, Mr. Ciupitu, Ms. Adams, and Ms. Fajardo voted nay.**
- Ms. Norwood read a Park Land Dedication Ordinance List.
- Mr. Barber would like to include building a RC Auto Track. Ms. Rattray would like the County to make improvements to the Audio Video systems at the Community Center. She

also would like the County to improve the WiFi connectivity. A request to add a Spanish/English welcome class was added.

- **Motion: To approve the additional five items for the Park Land Dedication Ordinance (PLDO) 2024-2025.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 11-4-0 (Y-N-Ab). Mr. Hutchison, Mr. Ciupitu, Ms. Adams, and Ms. Fajardo voted nay.**

3. Lake Wohlford Road Speed Certification: (Adams) Establish 45 mph radar enforced speed limit from Lake Wohlford Rd. to Guejito Rd Certification. (Vote to ratify TAC)

Topic:

- **Motion: To establish a 45 MPH radar enforced speed limit from Lake Wohlford Rd. to Guejito Rd Certification.**
- **Maker/Second:** Harmes/Bothof
- **Motion Carries 13-2-0 (Y-N-Ab). Mr. Smith and Mr. Garritson voted nay.**

4. City Gate Report: Report by third party, City Gate, open for public review. (Update)

- There will be a meeting held sometime this month.

5. Green Valley Storage Expansion PDS2023-STP-03-026W1TE: (Harmes) Time extension request. (Vote)

- **Motion: To approve a time extension for the Green Valley Storage Expansion PDS2023-STP-03-026W1TE.**
- **Maker/Second:** Smith/Barber
- **Motion Carries 15-0-0 (Y-N-Ab)**
- The County has delayed the processing of the application for the Green Valley Storage Expansion.

6. South Village Self-Storage PDS2023-STP-23-023: (Ratray) Site Plan B designator design review. Site is currently used for outdoor storage and has an existing gas station and convenience store. Convenience stores will not be touched or modified. Outdoor storage will be replaced with indoor storage facility. (Vote) [APPENDIX]

- **Motion: To approve the South Village Self-Storage PDS2023-STP-23-023**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 15-0-0 (Y-N-Ab)**
- Ms. Ratray introduced the applicant, Dave Bohorquez, and the self-storage project. The applicant has one EDU and that is all he needs, as the project will only have one restroom.
- He plans on removing all of the rocks that currently sit on the property. He will use all of the crushed rock directly on the project. Numerous Planning Group Members shared positive comments about the beautiful western designs.

**7. 2025-2029 Capital Improvement Plan: Recap of DPW Oct.19th 6:30pm VC library.
(Informational)**

- Chair Harmes shared that this presentation was not informative. Ms. Rattray shared that the meeting was more of an open house.

F. Subcommittee Reports:

1) Emergency Evacuation (Harmes):

- There was discussion about migrants who have started fires on residential properties.

2) Cannabis Subcommittee (Matthews):

- The public comments phase ended. Dr. Matthews shared that there are environmental impacts related to growing cannabis. The report will probably take a year to produce.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood Shared that the router in the Community Center was replaced. She shared that the County did purchase Butterfield Trails Ranch, and that public outreach will start soon.
- The Harvest Park developer and DPR will do inspections before it is handed to the County. The developer will have to complete everything as per the original park development plan. It is anticipated in early 2024.

4) Mobility (Adams):

- Ms. Adams requested that all Planning Group Members review all County documents prior to attending the November 29 meeting.

5) Tribal Liaison (Harmes):

- Chair Harmes read a letter dealing with emergency services. She will forward this letter to the Planning Group and allow members to decide whether they want to take a position on this issue. Mr. Hutchison and Ms. Rattray discussed options that people in Valley Center have. Cal Fire continues to want a monopoly on everything and provides Valley Center with less and less resources.

6) Design Review Board (Smith/Adams):

- No additional comments.

7) CPU (Cipiuto):

- No additional comments.

8) Revitalization Subcommittee (Rattray):

- Ms. Rattray shared an update about getting trash cleaned up along community roads.

9) Website (Garritson):

- No update.

10) 411 (Fajardo):

- Ms. Fajardo shared that a lot of fires have been started by homeless people.

11) Nominations & Board (Fajardo/Bothof): DRB application interviews (Vote)

- **Motion: To nominate the applicant Catherine Radcliffe to the DRB.**
- **Maker/Second:** Smith/Farrier

- **Motion Carries 14-1-0 (Y-N-Ab)Norwood voted nay.**
- The applicant applied for a senior living advisor position instead of the DRB.
- Kathleen McCabe, a former member of the Planning Group, attempted to attend the meeting via Zoom, but was unable to connect. Ms. Norwood and Chair Harmes shared that Kathleen made a lot of contributions to the Planning Group when she was a member.
- Catherine Radcliffe shared that she moved to Valley Center three years ago from Chula Vista. She has worked as a graphic designer for over twenty years. She worked at Alliant International University. She shared her experience of growing up in Chula Vista. The County receives a lot of tax revenue from Valley Center, but is not providing enough infrastructure.
- There was discussion about Catherine Radcliffe's background working in Chula Vista. Chair Harmes shared that Catherine Radcliffe is now the representative to the DRB for the VCCPG.

G. Adjournment

- Next regular meeting of VCCPG: ~~December 11, 2023 at 7 p.m.~~ **(postponed until January 8, 2024 at 7 p.m.**
- **The meeting adjourned at 9:07 p.m.**
- **Minutes were approved on January 8, 2024**

James Garritson, Secretary

Appendix VCCPG November 13, 2023 Minutes

South Village Self-Storage Facility

