

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **September 9, 2024** 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

Zoom Link:

<https://us02web.zoom.us/j/88949827302?pwd=cIkxDCBoEA8TE8QSoNboaSj1UMgP6r.1>

A. Roll Call

- The Meeting was called to order at **7:07 p.m.** and a Quorum was established with **13 members present**. Chair Harmes* attended the meeting tonight via Zoom. Dr. Matthews arrived at 7:51 p.m.
- | | | |
|-----------------------------------|------------------------------|-------------------------------------|
| ● Lisa Adams - P | ● Susan Fajardo - P | ● Matt Matthews - P* |
| ● Chris Barber - P | ● Michael Farrier - P | ● LaVonne Norwood - P |
| ● Michelle Bothof - P | ● Julia Feliciano - P | ● Dori Rattray - P |
| ● Delores ChavezHarmes- P* | ● James Garritson - P | ● Vacant Seat - A |
| ● Vlad Ciupitu - P | ● Steve Hutchison - P | ● Kevin Smith - P |

B. Pledge of Allegiance - Ms. Rattray

C. Approval of July 8, 2024 Minutes. There was no August 2024 meeting.

- **Motion: To approve the July 8, 2024 Minutes.**
- **Maker/Second:** Feliciano/Farrier
- **Motion Carries 13-0-0 (Y-N-Ab).**

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

1. Save Palomar Mountain Task Force: Jim Hamerly

- Jim Hamerly shared that he owns 20 acres on Palomar Mountain. He chairs the Save Palomar Mountain Task Force and he is trying to fight the installation of transmission lines going through the mountain. SDG&E was expecting to win the bid, but lost the bid to Western Power. The power company would not respond and could not be reached.
- This powerline will not provide power to any region of San Diego County. Jim shared a website for his organization: SavePalomarMountain.org

2. Lilac Road Speeds: Hector Garcia

- Hector Garcia shared that he really loves living in Valley Center. He shared concerns that semi trucks are driving 60 mph on Lilac Road. .
- Hector shared personal stories about what has happened near his business on Lilac Road. He would like the County to do something to slow traffic down at this location.

- Dori Rattray made the recommendation that we contact the Highway Patrol.
- It is believed that when Lilac Foods was built it paid to have a traffic light installed at this shopping center, but the County has never installed a light after a decade.

3. Vaqueros/Rodeo: Equestrian presentation

- Jay West made a presentation sharing information about the Vaqueros organization. It is an all-volunteer organization that has existed for 22 years. Western Days was renamed Valley Center Stampede Rodeo & Memorial Festival in 2016.
- The organization has 14 board members, 12 committee chairs, and 26 functional events.
- There were 9,000 attendees and 7,000 tickets sold at the 2024 rodeo. Supervisor Jim Desmond presented a NRP Grant of \$11,500 to the rodeo. All money raised for the Western Heritage event goes back to reinvestment and local scholarships.
- Their primary concern is a lack of a permanent home. Their secondary concern is financial.
- Valley Center Stampede Rodeo believes that Star Valley Park can be developed as a robust equestrian location. Star Valley Park is a large animal evacuation site as listed by the County. Valley Center will lose an equestrian facility if it loses Star Valley Park. Many residents of Valley Center feel it is very important to protect the western heritage of the community.
- The Vaqueros are one of the oldest clubs in the County. All of the horse shows are very affordable. A lot of young riders aspire to be a rodeo queen. A lot of local girls from Valley Center promote the community through the Vaqueros.
- Ms. Norwood shared a poll she conducted about the intergenerational center. She believes that Butterfield Ranch is a better option for an intergenerational center. The Community Poll showed that 57% of the respondents voted that Butterfield Ranch would make a better location for an intergenerational center when compared to the location of Star Valley Park.
- Ms. Bothof asked if the Vaqueros had a map proposal with a layout for an equestrian center. Jay West suggested that we look at the design of the equestrian park in Norco.

4. Daley Ranch Resort: Notice to Valley View HOA

- This property is on the hill between the grade and Daily Ranch Park
- Patrick Mullen shared that he does not favor Daley Ranch Resort. There was information shared that the developer was bulldozing on the preserve without permission from Escondido or the County. Escondido City put a stop order on this project.
- Ms. Rattray shared her concerns about this project. Emergency services are not available at this location. Valley Center already lacks numerous resources. Chief Napier stated that they would need to true-up the emergency services.

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

1. Variance to 15947 Woods Valley Road PDS2023-VAR-23-062: Norwood - Variance application to reduce setbacks on a single-family home lot. (VOTE)

- **Motion: To approve the Variance to 15947 Woods Valley Road PDS2023-VAR-23-062 with the condition that the applicant makes an appointment to get official approval from either Chief Joe Napier or Chief Justin.**
- **Maker/Second:** Norwood/Barber
- **Motion Carries 10-4-0 (Y-N-Ab) Dr. Matthews, Ms. Fajardo, Mr. Hutchison, and Mr. Smith voted nay.**
- Ms. Norwood introduced Jeffrey. This lot is directly across from Bates Nut Farm. There are 60 foot setbacks required for this lot. The County has already approved the septic plan and supports a variance for this property.
- The fire marshall will approve this plan if the Valley Center Community Planning Group approves it. The DRB has approved the variance for this property.

2. Vehicle Miles Travel CEQA 15183 Exemption: Damon Davis, Planning/Land Development/Transportation

- This item was postponed until the October meeting, as Damon Davis was not at the meeting.

3. Specialist County of San Diego (Informational)

- **No update.**

4. County of San Diego Cannabis Program: Mike Condon, MPH Land Use/Environmental Planner III Update on licensing and enforcement. (Update)

- Mike Condon presented information about the cannabis industry. Dual licensing is done through State/Local control. The County would like to use the current Chapter 25 standard and current Chapter 1 standard. They will use the Department of Cannabis Control standard. The County is evaluating the various standards. It will focus most of its enforcement attention towards people with violent felonies. This is for the five existing permit holders. No new permits at this time.
- Ms. Bothof shared concerns that the County appears to provide preferential treatment to convicted criminals and low income individuals by not requiring these individuals to pay County fees to open Cannabis shops.
- License transfers in other jurisdictions have no time limit in the following cities: La Mesa, Oceanside, Vista, Lemon Grove, and San Diego. The City of San Francisco prohibits transfers for five years. The County is considering 1 year transfers. Several PG members want to see a five waiting period for any permit transfers that include rescreening of new permit holders.
- Dr. Matthews shared that he is concerned that individuals may acquire these licenses and then try to transfer these.
- Ms. Feliciano supports the most conservative recommendations. The annual licensing fees are about \$19,000 a year.

- The Department of Cannabis Control, County of San Diego, and San Diego County Sheriff's Department will enforce cannabis programs.
- The County will address the illicit market by increasing penalties to \$1,000. Industry Standard Guidelines will address consumption lounges, cannabis events, cultivation, and delivery standards. The County is aiming to have this program in operation by 2025.
- Mr. Barber asked if the County is looking at what is working or not working in other States.
- Ms. Adams and Mr. Hutchison shared that they would like to consider following the five-year licenses that San Francisco provides for cannabis dispensaries.
- There was discussion about the social equity program.
- Mrs. Rattray asked if they could share information about the current revenue projections of the new plans. The County did not have information. When asked about the current 5 locations, the County could not provide revenue information.

5. VC Trails Association: Nick Gustafson of DPW received an inquiry from the public regarding the installation of dog waste dispensers and trash cans along Heritage Trail. Who installed dog waste stations? (Informational)

- The VC Trails Association works with private businesses to provide 5 trash cans and 5 waste bag dispensers. The existing cans are not located next to bag dispensers, which has caused a need for more cans.
- The VC Trails Association would like the County to add and maintain additional containers. Dr. Deb Hofler donates doggie bags for the dispensers. Board members refill the dispensers. The Trails Association would like the County maintenance crew to empty the trash can bags whenever they are maintaining the grounds.

6. Bus Stop Request: Public request for need of covered bus stop shelter at Valley Center Library. Request Made to Supervisor's staff. (Vote)

- **Motion: To approve a covered bus stop at the Valley Center Library.**
- **Maker/Second:** Harmes/Rattray
- **Motion Carries 14-0-0- (Y-N-Ab)**
- Mr. Smith and other PG members pointed out that there is not currently a bus line that runs along Cole Grade Road.

7. Tree Removal: Robert Phillips-Oak tree is scheduled for removal at 14730 Cool Valley due to diseased and dying (Vote)

- **Motion: To approve the oak tree removal at 14730 Cool Valley Road.**
- **Maker/Second:** Garritson/Bothof
- **Motion Carries 14-0-0- (Y-N-Ab)**

F. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- Chair Harmes shared information on Genasys and other apps that can be used during emergency situations.

2) Cannabis Subcommittee (Mathews):

- No further information was discussed.

3) Parks & Rec/Trails (Norwood):

- The County would like to update the community . There was \$4 million of capital improvements made to County parks.
- The high school needs six playable courts in order to offer tennis as an elective. Ms. Norwood would like to add two pickleball courts at Adams Park to the 2024-2025 PLDO List.

4) CPU (Ciupitu):

- The County will send out a notice as an email in the coming months with updates about the Corridor Concept Plan or CPU.

5) Mobility (Adams):

- No TAC meeting items for VC

6) Revitalization Subcommittee (Rattray):

- There is a meeting on September 25 from 6 to 7 p.m at the Valley Center Library that will discuss infrastructure upgrades. There was discussion about reporting graffiti. There was a conversation about signs and noise pollution.

F. Related Reports

1) Design Review Board (Smith/Adams):

- Ms. Adams reported that the DRB saw a new proposal for the Park Circle commercial area, and the DRB did not like the proposed plans. The proposal was not in compliance with the previously approved layout for the property. They recommended that the applicant reduce building sizes and expand public spaces to be more consistent with the previously approved plans.

2) Tribal Liaison (Harmes):

- Chair Harmes has not heard anything new about the Liberty Plaza project.

3) Association of Planning Groups (Hutchison):

- Mr. Hutchison provided information about SANDAG.

4) Website (Garritson):

- Chair Harmes would like to post the Final Agenda on the website once it's available.

5) Nominations & Board (Fajardo/Bothof):

Board Appointment:

- **Motion: Does the Planning Group approve the nomination of Mary Hodson or Tom Stinson for the vacant Seat 9.**
- **Maker/Second:** Harmes/Garritson
- **Mary Hodson** received **7 votes** and **Tom Stinson** received **6 votes**.
- A Candidate was not chosen at the September 9, 2024 meeting, as no nominee received enough votes.

- Lisa Adams - **H**
- Chris Barber - **S**
- Michelle Bothof - **S**
- Delores ChavezHarmes-**S**
- Vlad Ciupitu - **S**
- Susan Fajardo - **H**
- Michael Farrier - **H**
- ~~Julia Feliciano~~
- James Garritson - **S**
- Steve Hutchison - **H**
- Matt Matthews - **H**
- LaVonne Norwood - **H**
- Dori Rattray - **S**
- ~~Vacant~~
- Kevin Smith - **H**

- **Motion: To postpone the nomination of Tom Stinson and Mary Hodson until the November 5, 2024 election.**
- **Maker/Second: Rattray/Harmes**
- **Motion Fails 5-9-0 (Y-N-Ab)**

a. Resignation of **Lawrence Schmidt**

b. Application Interviews for **Mary Hodson** and **Tom Stinson**

- There was discussion about the upcoming election on **November 5, 2024** and whether the Planning Group should nominate a candidate for such a short amount of time.
- **Mary Hodson** introduced herself to the Planning Group. She answered questions from Mr. Hutchison about the purpose of the Planning Group.
- Ms. Rattray asked about the number of years that Mary has lived in Valley Center. Mary has lived in the community for three years. Chair Harmes asked a question about the boundaries of the Community Plan.
- Mr. Farrier asked a question about how the Planning Group can influence young families and people to move to Valley Center. Ms. Rattray asked if Mary is in favor of additional developments similar to Park Circle coming into Valley Center.
- There was discussion about growth within Valley Center.
- **Tom Stinson** has lived in Valley Center for forty years. His son would like to remain in Valley Center. He likes the General Plan and the two-acre plot requirements. He would like Valley Center to continue to grow the way it has grown. He would like to see open space, trails, and greenbelts within Valley Center. Mr. Hutchison asked a question about the purpose of the Planning Group. Tom would like to see most of the density growth contained along Valley Center Road.
- Ms. Adams asked a question about whether Tom Stinson would have a conflict of interest because of his connections with the offices of Marie Waldron and other elected officials. Tom did not feel there was any conflict. A number of Planning Group members also did not believe there was any conflict.
- Mr. Farrier stated that the planning group needs a member from Park Circle as Park Circle is part of the community.
- There was discussion about the two candidates.

6) Chamber/VCBA (Fajardo):

- No update.

G. Adjournment

1. County of San Diego Battery Energy Storage Systems
2. Grand Jury Report Cannabis in San Diego

- Next regular meeting of VCCPG: **October 14, 2024 at 7 p.m.**
- **The meeting adjourned at 10:17 p.m.**
- **Minutes were approved on October 14, 2024.**

James Garritson, Secretary