

- Phil Bell (audience) spoke about the proposed revision to the medical trailer ordinance. Phil is a disabled firefighter and was injured on the job. He shared background about his specific conditions. Phil stated that he has had very good relations with all County officials, but implored the VCCPG to not allow any changes to **Item 9 - Section 6118 - Healthcare Trailers (Attachment B, Pages 5-6)**.
- The Clean-Up proposed to implement a maximum duration of use for a temporary health care trailer to five years. Phil shared his concerns about having a re-evaluation every five years for temporary health care trailers.
- Planner Noah Alvey shared that a doctor must sign off on a medical need that requires a healthcare trailer on a property.
- Mr. Hutchison shared concerns about how code enforcement currently operates. He also wanted to know why the temporary healthcare trailers are limited to five years.
- Ms. Chavez Harmes asked about the newly passed granny flat provision. Mr. Alvey stated that a granny flat is taxable, while a trailer is not. Mr. Del Pilar also asked for more information about why certain types of property are taxable, while others are not.
- Mr. Hutchison stated the County should consider having some sort of long term provision for individuals with certain medical conditions.
- Ms. Norwood asked about the reason behind the changes to code enforcement.
- Mr. Garritson wanted to know about the cost of the annual permits. Planner Alvey did not know the current permit fees.
- Ms. Norwood asked about **Section 1006 - Applicability of the Zoning Ordinance**. Parks and Recreation will need \$60,000 to meet CEQA (California Environmental Quality Act) <http://resources.ca.gov/ceqa/> requirements.
- Ms. MacKenzie, Ms. Lindley, and Ms. Boulos all agreed with the position of Phil Bell. Ms. Boulos asked for clarification about junior accessory units. She also wanted to know about accessory dwelling units.
- Mr. Del Pilar stated that the County should consider possible permit exemptions with certain types of conditions or circumstances.
- Ms. Chavez Harmes wanted clarification about Farm Worker Housing, Accessory Dwelling Units, and Junior Accessory Dwellings. Planner Alvey shared the differences between these types of dwellings. A Junior unit is under 500 sq. ft. She stated that it appears that some of these requirements appear like County overreach.
- Mr. Garritson would like to see all County fees in writing. He has concerns that it always seems the County is seeking additional fees.
- Mr. Hutchison shared concerns about the County distributing a four-page handout one hour before the meeting. He has concerns that granny flats might become permanent rentals. He asked for more clarification about the residential use permit. Planner Alvey explained that the zoning ordinance does allow this type of housing because the County sees a demand for more senior housing.
- Rossanna Upano (audience) would like a rewrite of the whole plan because it violates property rights.
- Mr. Dina (audience) asked for clarification about the Farm House permit. Planner Alvey was not familiar with all of the requirements.
- Kevin Smith (audience) asked about **Item 14 - Section 6910 - Wholesale Limited, Boutique and Small Wineries**. Planner Alvey explained that wineries must meet fire emergency response time requirements to receive permits.
- Mr. Vick shared that a medical condition that uses a healthcare trailer should not have a time specification. Mr. Vick also asked about how the tribes are able to violate light

ordinances. Planner Alvey explained that tribal government does not need to follow the same ordinances because they are independent nations.

- Ms. Fajardo asked about the number of healthcare trailers on properties. Planner Alvey stated that there are 81 units for the entire County. She wanted to know how the Planning Group can help Phil Bell's healthcare trailer. Planner Alvey shared some thoughts that the Planning Group might consider if making a motion about healthcare trailers.
- Chair Smith shared his concern that properties of 7.5 acres could potentially be divided into four lots. He stated that this is in violation of the general plan. He has concerns that a developer could take bigger lots and split these into more units than the current general plan guidelines.
- Chair Smith stated that the North and South Villages have areas that are zoned to provide more density. These areas will potentially have townhomes, apartments, and certain types of offices built by developers. The County cannot say that there are no apartments in Valley Center.
- Ms. Norwood would like to make a motion to help Phil Bell's healthcare trailer. Planner Alvey shared that a solution to the healthcare trailer ordinance is to not change the present rule, with the exception of removing the annual permit requirement. Mr. Vick requested that the five-year permit renewal be changed to every ten years. Mr. Garritson liked the idea of replacing annual permits with ten-year permits.
- Mr. Hutchison asked the Chair how the Planning Group can resolve a lot of the issues with the County Code Clean-Up Summary Table with one motion. The Chair suggested that the Planning Group vote on multiple motions.
- **Motion: *The VCCPG is against any changes to Item 9 - Section 6118 with the exception of doing away with the annual recertification rule.***
- **Maker/Second:** Norwood/Garritson
- **Motion Carries 12-0-0 (Y-N-Ab).**
- **Motion: *The Planning Group is concerned about the inadequate time that we have had to thoroughly evaluate these proposed changes.***
- **Maker/Second:** Smith/Chavez Harmes
- **Motion Carries 12-0-0 (Y-N-Ab).**
- **Motion: *Move that in reference to Zoning Ordinance and County Code Clean-Up Summary Table and Reference Guide that Items 3, 7, and 12 remain in their current form until more time for review and consideration can be granted.***
- **Maker/Second:** Smith/Chavez Harmes
- **Motion Carries 12-0-0 (Y-N-Ab).**

2) Summary of actions taken from the last meeting regarding a proposed agreement, approved December 12, 2018, that has the County entering with the San Pasqual to mitigate off-reservation impacts associated with the Valley View Casino expansion. (Smith)

- Chair Smith reiterated what was stated in the letter sent (**Appendix Attachment**) to County Supervisors. They stated that the Planning Group was trying to take tribal revenue.

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: February 11, 2019.

2) Annual VCCPG Chair, Vice Chair, and Secretary Officers election (Smith)

- Ms. MacKenzie recommended that Oliver Smith remain as the Chair for another year. Mr. Vick shared that while Chair Smith has done an excellent job, he would like other members of the group to also have an opportunity to serve. Mr. Vick nominated Mr. Hutchison to serve as Chair.
- Valley Center Community Planning Group members took the following vote for their Chair:

<ul style="list-style-type: none"> ● Jeana Boulos - Smith ● William Del Pilar - Smith ● Susan Fajardo - Smith ● James Garritson - Smith ● Delores Chavez Harmes - Hutchison ● Steve Hutchison - Hutchison 	<ul style="list-style-type: none"> ● Susan Janisch - Smith ● Jennifer Lindley - Hutchison ● Kathy MacKenzie - Smith ● LaVonne Norwood - Smith ● Oliver Smith - Smith ● Jon Vick - Hutchison
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- **Chair Smith received 8 votes and Mr. Hutchison received 4 votes. Chair Smith was again elected as Chairman of the VCCPG.**
- Ms. Boulos was nominated for the Vice-Chair position.
- **Ms. Boulos was unanimously elected as Vice-Chair of the VCCPG.**
- Ms. Lindley nominated Ms. MacKenzie for the Secretary position. Mr. Garritson said he would consider another year as Secretary.
- Valley Center Community Planning Group members took the following vote for their Secretary:

<ul style="list-style-type: none"> ● Jeana Boulos - MacKenzie ● William Del Pilar - MacKenzie ● Susan Fajardo - MacKenzie ● James Garritson - MacKenzie ● Delores Chavez Harmes - MacKenzie ● Steve Hutchison - MacKenzie 	<ul style="list-style-type: none"> ● Susan Janisch - MacKenzie ● Jennifer Lindley - MacKenzie ● Kathy MacKenzie - MacKenzie ● LaVonne Norwood - MacKenzie ● Oliver Smith - MacKenzie ● Jon Vick - MacKenzie
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- **Ms. MacKezie received 12 votes and was unanimously elected as Secretary of the VCCPG.**

3) Annual reconstitution of VCCPG Subcommittees and Chairs (Smith)

- The Chair discussed present subcommittees and thoughts about making some changes to subcommittees. There was discussion among Planning Group members about who will Chair various subcommittees. .
- **Motion: To appoint the Chairs to the Subcommittees as indicated below.**
- **Maker/Second:** Smith/Boulos
- **Motion Carries 12-0-0 (Y-N-Ab).**
- The Chair requested that a member consider taking the assignment of reviewing an upcoming project.
- **a. Mobility – (Jon Vick, Chair)**
- **b. Community Plan Update - (Steve Hutchison, Chair)**
- **c. Emergency Evacuation Subcommittee – (Delores Chavez Harmes, Chair)**
- **d. Member Training - (Oliver Smith, Chair)**
- **e. Nominations – (Susan Fajardo, Chair)**

- **f. North Village – (William Del Pilar, Chair)**
- **g. Parks & Rec. – (LaVonne Norwood, Chair)**
- **h. South Village – (Jon Vick, Chair)**
- **i. Tribal Liaison – (Jeana Boulos, Chair)**
- **j. Website – (Kathleen MacKenzie, Chair)**
- **k. Lilac Hills Ranch – (Steve Hutchinson, Chair)**

4) All members need to complete annual county training, update Form 700s, complete biannual Ethics training. (Smith)

- The Chair requested that all members complete Form 700s and annual training. Members need to send the Chair notification once both are completed.

5) Discussion and nomination vote on Kevin Smith and Lisa Adams as candidates for VCCPG vacant seat #7 (2 year term) for appointment by the Board of Supervisors. (Fajardo)

- Kevin Smith recommended that the Planning Group vote for Lisa Adams because of all of the experience she has working with the County. Ms. Adams asked questions about what her expectations are as a member of the Planning Group. The Chair explained some of the contributions that Planning Group members make. Mr. Hutchison shared that joining a subcommittee is also an important consideration.
- Valley Center Community Planning Group members voted in two rounds between the candidates Lisa Adams and Kevin Smith.

Vacant Seat #7 Round 1 Vote

- | | |
|---------------------------------------|-----------------------------------|
| ● Jeana Boulos - Adams | ● Susan Janisch - Smith |
| ● William Del Pilar - Adams | ● Jennifer Lindley - Adams |
| ● Susan Fajardo - Smith | ● Kathy MacKenzie - Smith |
| ● James Garritson - Smith | ● LaVonne Norwood - Smith |
| ● Delores Chavez Harmes- Adams | ● Oliver Smith - Adams |
| ● Steve Hutchinson - Adams | ● Jon Vick - Adams |
- **In the Round 1 Vote, Adams received 7 votes and Smith received 5 votes. The Chair called for another vote.**

Vacant Seat #7 Round 2 Vote

- | | |
|---------------------------------------|-----------------------------------|
| ● Jeana Boulos - Adams | ● Susan Janisch - Smith |
| ● William Del Pilar - Smith | ● Jennifer Lindley - Adams |
| ● Susan Fajardo - Smith | ● Kathy MacKenzie - Smith |
| ● James Garritson - Smith | ● LaVonne Norwood - Smith |
| ● Delores Chavez Harmes- Adams | ● Oliver Smith - Adams |
| ● Steve Hutchinson - Adams | ● Jon Vick - Adams |
- **In the Round 2 Vote, Adams and Smith both tied with 6 votes each.**
- There was a short discussion between Planning Group members about both candidates for Vacant Seat #7. Mr. Del Pilar shared that Kevin Smith has attended numerous meetings and has become an asset to the community. Mr. Vick and Mr. Hutchison both shared that the expertise and knowledge Lisa Adams has to offer the Planning Group is an important asset to strongly consider.
 - **After the Planning Group voted in two rounds, Lisa Adams withdrew her nomination for the VCCPG vacant seat #7.**

- Ms. Adams will consider serving on subcommittees and has an interest in the Design and Review Board.
- Ms. Boulos explained how the nomination process works when the Chamber of Commerce considers candidates for the DRB. She recommended that Lisa Adams show up to the next Chamber meeting so that she can introduce herself to the members.
- **Kevin Smith was unanimously nominated by the Planning Group.**

6) Discussion and nomination vote of Dee Chavez Harmes as candidate for VCCPG nominated vacant seat #4 on I15 DRB (2 year term) for appointment by the Board of Supervisors. (Fajardo)

- The Chair explained that this group meets usually once every three months.
 - **Motion: To approve the nomination of Dee Chavez Harmes as a candidate for vacant seat #4.**
 - **Maker/Second:** Fajardo
 - **Motion Carries 12-0-0 (Y-N-Ab).**
- | | | |
|-------------------------|------------------------|-----------------------|
| ● Jeana Boulos - Y | ● Harmes-Y | ● LaVonne Norwood - Y |
| ● William Del Pilar - Y | ● Steve Hutchison - Y | ● Oliver Smith - Y |
| ● Susan Fajardo - Y | ● Susan Janisch - Y | ● Jon Vick - Y |
| ● James Garritson - Y | ● Jennifer Lindley - Y | |
| ● Delores Chavez | ● Kathy MacKenzie - Y | |

G. Reports of subcommittees of the VCCPG

- **The following subcommittees were reorganized by item F-3 Group Business.**
 - a. Mobility – (tbd, Chair)
 - b. Community Plan Update - (Steve Hutchison, Chair)
 - c. Member Training - (Oliver Smith, Chair)
 - d. Nominations – (Susan Fajardo, Chair)
 - e. North Village – (tbd, Chair)
 - f. Parks & Rec. – (LaVonne Norwood, Chair)
 - g. South Village - (Jon Vick, Chair)
 - h. Tribal Liaison – (Jeana Boulos, Chair)
 - i. Website – (William Del Pilar, Chair)
 - j. Lilac Plaza - (LaVonne Norwood, Chair)
 - k. Lilac Hills Ranch – (Steve Hutchinson, Chair)

I. Adjournment

- **The meeting adjourned at 10:01 p.m.**
- **Minutes were approved on February 11, 2019**

James Garritson, Secretary

Appendix VCCPG January 14, 2019 Minutes
Zoning Ordinance Amendments Summary

#	Section/Title	Change	Purpose
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1	<u>1006 - Applicability of the Zoning Ordinance</u>	Add Zoning Ordinance exemptions for County libraries, Sheriff Stations, Fire Stations, and state-owned public lands	Expedite development of County facilities
2a	<u>1100 - Definitions</u>	Update definition of Public Passive Park/ Recreation Area	Expand definition to allow for additional DPR facilities and trails and trail staging areas
2b	<u>1100 - Definitions</u>	Update definition of Trailer Coach	Distinguish between trailer coach and mobilehome definitions
3	<u>1265 – Group Residential</u>	Allow separate kitchens for Group Residential (group quarters) that are authorized by permit, or restricted to seniors	Enable group residential units to have separate kitchens to facilitate independent living
4	<u>3125 – Racing Pigeons</u>	Add nuisance regulations for racing pigeons	Provide additional administrative authority to follow up with code complaints
5	<u>4010 – Specific Plans</u>	Update regulations to make specific plans applicable to properties that are covered by an adopted and currently valid specific plan	Correct inconsistencies with the development regulations to allow all adopted and not expired specific plans to prevail over the zoning ordinance
6	<u>4011 & 6903 – Legal Lots with Split Zoning</u>	Add parking requirements for commercial and residential split zoned properties	Allow for parking on split-zone property without processing a rezone or GPA
7	<u>4115 – Computation of Permitted Number of Dwelling Units</u>	Allow for rounding up of residential units in Village areas	Encourage development of maximum allowed densities in village areas
8	<u>4315 – Exemptions for Building Type Schedules</u>	Update building type designator to allow all types of residential buildings in Village areas, not just single family dwellings	Correct building type designator to allow condominium projects to be processed without a rezone
9	<u>6118 – Health Care Trailers</u>	Clarify intent of health care trailer ordinance, add specificity to permit requirements and health care trailer approval requirements, and allow for second opinions	Add specificity to ensure health care trailers are temporary and for the provision of health services for mentally or physically impaired persons

10a	<u>6156 – Accessory Dwelling Unit Regulation</u>	Update ADU regulations to be consistent with new state laws	Streamline regulations and approval process for ADUs to encourage development
10b	<u>6156 – Junior Accessory Dwelling Unit Regulations</u>	Adopt new Junior Accessory Dwelling Unit regulations	Provide greater flexibility and lower cost option
10c	<u>6156 – Residential and Agricultural Uses (Guest Living Quarters)</u>	Update Guest Living quarters regulations	Provide greater flexibility and lower cost option
10d	<u>6156 – Residential and Agricultural Uses (Ministerial Permits)</u>	Update requirements to allow for ministerial approval of guest living quarters, and additional height/story	Streamline approval process for certain Administrative permits
11	<u>6157 – Farm Employee Housing</u>	Remove Administrative Permit requirements for Farm Employee Housing	Comply with the California Employee Housing Act (EHA) which does not allow County to require discretionary permits for farm employee housing
12	<u>6350, 6360 & 7400 – Density Bonus</u>	Density Bonus – Incentive increases	Encourage use of existing density bonus program
13	<u>6787 – Location of Parking</u>	Edit spelling error	Edit spelling error
14	<u>6910 – Wholesale Limited, Boutique and Small Wineries</u>	Update provisions related to Alcohol and Tobacco tax and Trade Bureau bonds, and emergency response standard requirements	Only require bonds if required by Federal law; Clarify applicable emergency response standards
15	<u>6980 - Federal Communications Commission (FCC) Small Wireless Facilities</u>	Update regulations to establish process and regulations for small scale wireless facilities	Update to be in compliance with new FCC Small Cell Wireless Regulations
16	<u>N/A</u>	183-074-04-00 – Update inconsistent zoning on specific property	Current General Plan designation (VR-7) and zoning (RR) are inconsistent; minimum lot size is inconsistent with adjacent properties

County Code Amendments Summary

#	Section/Title	Change	Purpose
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1	<u>Light Pollution (Title 5, Chapter 2, Section 51.210)</u>	Expand the Dark Skies Community to include the Julian Community Plan area	Reduce lighting impacts within the Julian Community Plan area
2	<u>Ex Parte Communications (Section 375)</u>	Update filing requirements for County staff and other members	Update requirements to be consistent with recent case law

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

December 11, 2018



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To: Director Mark Wardlaw
San Diego County Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: Proposed BOS and San Pasqual Band Intergovernmental Agreement for Valley View Casino Expansion

Director Wardlaw:

The Valley Center Community Planning Group reviewed the attached summary of a proposed Intergovernmental Agreement between the San Diego Board of Supervisors and the San Pasqual Band regarding off reservation mitigations supporting the in-process Valley View Casino Expansion project. It is our understanding that this is an item on the BOS agenda for December 12, 2018.

VCCPG would like to recommend PDS and the Board of Supervisors please consider required additional mitigation for any projects whose applicants have impacted the premature degradation of Lilac Road / Old Castle Road that has occurred in recent years. The county has previously acknowledged, through unplanned road repairs earlier this year, that the road degradation has been accelerated, in major part by the large buses using Lilac Road and Old Castle Road in Valley Center. This usage is brought about because the buses are excluded from using SR76 due to their length. These buses primarily support the casinos near Valley Center, including Harrah's Rincon, Pala, Valley View, and Pauma.

This recommendation was approved by the group members present at the regular meeting of the Valley Center Community Planning Group on December 10, 2018. The vote was 12 for, 1 against, 0 abstaining, and two not present.

If you have further questions, I can be reached at (760) 703-1455.

Respectfully,

Oliver Smith, Chair
Valley Center Community Planning Group

cc: PDS Advance Planning
Camila Eastland
Eric Lardy
Noah Alvey

San Diego County Board of Supervisors:

Kristin Gaspar, Chair
Jason Paguio
Dianne Jacob, Vice Chair
Adam Wilson
Robert Spanbauer
Bill Horn
Darren Gretler
Ron Roberts
Salvatore Giametta
Adrian Granda
Greg Cox
Marshall Anderson
Victor Avina

**Valley View Casino Expansion – Intergovernmental Agreement
November 29, 2018**

1. Project

- a. During the December 12, 2018 meeting, the Board of Supervisors (BOS) will consider the approval of an Intergovernmental Agreement between the County and the San Pasqual Band of Mission Indians to mitigate potential off-reservation impacts associated with the Valley View Casino Expansion.
- b. The proposed Casino expansion project consisting of 40,000 sq. ft. of additional gaming area and the renovation of the existing Casino to accommodate a 2,550 sq. ft. buffet expansion and a 1,130 sq. ft. players club.
- c. The San Pasqual Band is also proposing the development of a fuel station and convenience store.
- d. Construction of a welcome sign
 - i. The Tribe agreed to comply with the dark skies ordinance and reduce the size.
 1. Agreement from 2010 (page 4).
 2. Page 1-1 of the Environmental – Reduce the size.
 3. Page 1-4 of the Environmental Evaluation – The tribe is consulting with representatives from the Palomar Observatory to redesign the sign to minimize any impacts on the operations of the Observatory.

2. Obligations under the compact

- a. The tribal-state gaming compact (Compact) permits the San Pasqual Band to conduct Class III gaming activities on their lands held in federal trust.
- b. In order to conduct Class III gaming, the Compact [Section 10.8.2(b)(2)] requires the San Pasqual Band to make good faith efforts to mitigate any and all significant adverse off-reservation environmental impacts associated with the conduction of Class III gaming.
- c. The Compact requires the San Pasqual Band to consult with the Board of Supervisors to discuss mitigation of significant adverse off-reservation environmental impacts for a project [Section 10.8.2(a)(4)]. Additionally, pursuant to Section 10.8 of the Compact, the Tribe is required to prepare an Environmental Evaluation (EE) before commencement of any project.

3. Environmental Evaluation

- a. Pursuant to the Compact, the San Pasqual Band is required to prepare a Tribal Environmental Evaluation to analyze potential significant off-reservation impacts of the casino expansion.
- b. In January 2018, the San Pasqual Band completed a Draft Environmental Evaluation (EE) to review impacts associated with the proposed expansion.
- c. The EE also evaluated the potential adverse off-reservation environmental impacts associated with the construction of a new welcome sign on land owned by the San Pasqual Band near the intersection of Valley Center Road and North Lake Wohlford Road.

**Valley View Casino Expansion – Intergovernmental Agreement
November 29, 2018**

- d. The Draft EE was circulated for a 30-day comment period, from January 8, 2018, to February 7, 2018.
- e. The final EE for the Casino expansion was approved by the San Pasqual Band on March 19, 2018.
- f. The EE evaluated the potential impacts of this project on aesthetics, air quality (construction and operation), water resources (surface water quality), public service (demolition/construction waste, and water supply), and transportation/traffic.
- g. Findings:
 - i. Sign: The Tribe is working with the Palomar Observatory to reduce the size of the sign and to comply with the County's Light Pollution Code (sometimes referred as the Dark Skies Ordinance).
 - ii. Traffic Impact Analysis (TIA): identified that the proposed project would have a direct impact on Valley Center Road, between Cole Grade Road and North Lake Wohlford Road.

4. Intergovernmental Agreement

- a. San Pasqual Band Obligations:
 - i. The Tribe has agreed to construct a right turn lane on west bound Valley Center Road, at the intersection of Cole Grade Road.
 - ii. Improvements will be completed no later than two years after the contract is executed.
- b. County's Obligations:
 - i. County will accept control of and maintain these improvements lying within the County's road right-of-way.