

**Valley Center Community Planning Group**

**Minutes for a regular meeting held on August 12, 2019 at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.**

**CHAIR: Oliver Smith**

**VICE-CHAIR: Jeana Boulos**

**SECRETARY: Kathy MacKenzie**

A=Absent; Ab=Abstention; BOS=Board of Supervisors; PDS=Department of Planning & Development Services; DPW=Department of Public Works; DRB=Valley Center Design Review Board; GP= County General Plan; N=Nay; P=Present; PC=County Planning Commission; PSR=Property Specific Requests; R=Recused; SC=Subcommittee; TBD=To Be Determined; VCCPG=Valley Center Community Planning Group; VC= Valley Center; VCPRD=Valley Center Parks & Recreation District; Y=Yea

---

**A. Roll Call**

- Meeting was called to order at 7:00 p.m. and a Quorum was established with 13 members present, 1 absence and 1 seat vacancy.
- Lisa Adams - P
- Jeana Boulos - P
- William Del Pilar - P
- Susan Fajardo - P
- Dina Gharmalkar - P
- James Garritson - P
- Delores Chavez Harmes-P
- Steve Hutchison - P
- Susan Janisch - P
- Kathy MacKenzie - A
- LaVonne Norwood-P
- Oliver Smith - P
- Kevin Smith - P
- Renee Wolf - P
- Vacant

**B. Pledge of Allegiance - Susan Janisch**

**C. Approval of Minutes from Regular Meeting of June 10, 2019**

**1. Approval of Minutes from Regular Meeting of June 10, 2019**

- Motion: To approve the June 10, 2019 Minutes.
- Maker/Second: Boulos/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab).**

**2. Approval of Minutes from Regular Meeting of July 8, 2019**

- Motion: To approve the July 8, 2019 Minutes. Ms. Chavez Harmes suggested a small revision to the July minutes located at the third bullet point on page 3.
- Maker/Second: Boulos/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab).**

**D. Public Communication/Open Forum - Members of the public may address the Planning Group on any topic not on the agenda.**

- James Garritson introduced Amit Kashi and her father to the Planning Group and the audience. Amit has a 9.69 acre property that is located approximately where Lilac Road intersects with Valley Center Road. In order to build on the site, they must install either an elaborate septic system or hook into the Valley Center sewer system. Mr. Garritson will work with Amit to bring this project to a vote before the Planning Group next month.

## **E. Action items**

### **1. Discussion only update on the Small Cell Wireless Ordinance approval process by the county (O Smith)**

- The County approved this ordinance.
- Octavio Alvarado (audience) shared that the community is not receiving the full information from companies such as Verizon. He has searched for months trying to get more information from the FCC about these new proposals. He believes that these new proposals are very harmful to the health of all community members.
- Mick Jagers (audience) shared that the Planning Group has a lot of influence in working with the Board of Supervisors to establish community guidelines.

### **2. Discussion and possible recommendation vote on Cole Grade Road Improvement Project response to VCCPG letter of Feb 2018 and announcement of public meeting on the project sometime in September 2019 by County DPW Manager Ryan Lau (O Smith)**

- This was an EIR circulation report presented by Ryan Lau and Thomas Duffy, San Diego County project managers.
- The North right of way phase will take between 12-15 months to complete. The South will be ready for construction at the completion of the North side.
- Thomas Duffy is working on getting grants to fully fund the project. The pathway is a Type D Special, which is consistent to both County and Valley Center guidelines.
- The County has chosen 16 areas to plant oak trees with large 5x5 containers. The County does not recommend planting more than this number of large trees. There will be a future meeting to discuss trees with the community, as well as property owners impacted by the project.
- Property owners will receive letters explaining information about their driveways, mailboxes, and trees. This construction project will go out to bid with three conditions: 1) the builders must have experience planting large oak trees, 2) the nursery must have experience with planting oak trees, and 3) all plant material must come from Valley Center.
- Split rail fencing is no longer allowed in Valley Center. Ms. Fajardo also asked to see a diagram showing the 354 new trees that will replace 177 standing oak trees that have 5 inch or wider trunks. A mixture of one gallon, five gallon, and 24 inch oak trees will replace the 177 existing trees.
- The County will water all newly planted trees for a minimum of five years.
- Mick Jagers does not have any property interest along Cole Grade Road, as he lives on Pauma Vista Rd. He has great concern that widening the road will invite drag racing. He observed only 7 cars along the road at 6:30 a.m.
- Jim Wold gave his time to Jon Vick (audience), which gave Mr. Vick six minutes to speak.
- Mr. Vick shared concerns about the three fatalities due to traffic accidents in Valley Center.

The project will cost between \$23-25 million dollars. He believes that this money would be better spent on other projects. He shared a list explaining six reasons to oppose the widening of Cole Grade Road. Safety, existing conditions, accidents, cost, trees, and needed now were reasons for Mr. Vick opposing the expansion of Cole Grade Road.

- Rich Rudolf (audience) stated that he supported everything that Jon Vick shared during his presentation.
- Mr. Hutchison asked Chief Napier whether the County would use Cole Grade Road funds to fund a fire station. Chief Napier does not believe the County would use this money to fund a Valley Center fire station. The Chief sees some benefits to burying power and utility lines, as well as regrading and resurfacing roads.
- Ms. Chavez Harmes shared that Valley Center is at the top of the list, according to our Supervisor Jim Desmond, in trying to create more evacuation routes.
- Cindy Wright (audience) asked how the road will affect the two trees located on her property. The County will no longer need to remove her trees.
- Elizabeth Kramp (audience), a property owner, asked about the present traffic noise and whether the County discussed the creation of a sound wall. Thomas Duffy stated that the road expansion's average noise level will not increase more than one decibel.
- Mr. Gharmalkar feels that traffic will increase once the road is expanded.
- Mick Jagers (audience) believes that the traffic data is flawed. He is concerned about more motorcycle traffic once this road is expanded.
- Cindy Wright commented that developers are not paying fees for future fire stations.
- The County hired an arborist and will continue to work with the Valley Center community throughout the Cole Grade Road widening project.
- Mr. Vick was given three additional minutes to ask questions. He asked Thomas Duffy questions about eminent domain and what other types of trees will be removed. County officials said that eminent domain might be necessary and would have to review the project to find out the exact number of other types of trees that will be removed.

**Motion 1: Move to accept the County's response to our letter.**

**Maker/Second: Smith/Boulos**

**Motion 1 was withdrawn by Chair Smith.**

- Mr. Hutchison asked that we postpone the vote until the Planning Group receives an official response from the County.
- Ms. Norwood asked for further clarification about what the Planning Group is voting for tonight.
- Mr. Garritson shared that he believed the Planning Group had already approved this project. He also asked Mr. Lau how much taxpayers will pay if the Planning Group postpones a vote on this project tonight. Mr. Lau said that County project costs increase 5% annually.

**Motion 2: Move to postpone this item until September pending the release of the County responses in order to make an endorsement.**

- |                         |                       |                     |
|-------------------------|-----------------------|---------------------|
| ● Lisa Adams - N        | ● James Garritson - N | ● LaVonne           |
| ● Jeana Boulos - N      | ● Delores             | ● Norwood-N         |
| ● William Del Pilar - Y | ● ChavezHarmes-N      | ● Oliver Smith - N  |
| ● Susan Fajardo - Y     | ● Steve Hutchison - Y | ● Kevin Smith - Ab. |
| ● Dina Gharmalkar - N   | ● Susan Janisch - Y   | ● Renee Wolf - Y    |
|                         | ● Kathy MacKenzie     | ● Vacant            |

- **Motion 2 Fails 5-7-1 (Y-N-Ab). Mr. K Smith abstains on this vote because his property is located on Cole Grade Road.**
- Mr. Hutchison called the question. There was discussion about the new motion proposed by Ms. Boulos.

**Motion 3: Move to accept the County’s response to our letter.**

**Maker/Second: Chavez Harmes/Garritson**

**Motion 3 Fails 7-5-1 (Y-N-Ab).**

- |                         |                          |                     |
|-------------------------|--------------------------|---------------------|
| ● Lisa Adams - Y        | ● James Garritson - Y    | ● LaVonne Norwood-Y |
| ● Jeana Boulos - Y      | ● Delores ChavezHarmes-Y | ● Oliver Smith - Y  |
| ● William Del Pilar - N | ● Steve Hutchison - N    | ● Kevin Smith - Ab. |
| ● Susan Fajardo - N     | ● Susan Janisch - N      | ● Renee Wolf - N    |
| ● Dina Gharmalkar - Y   | ● Kathy MacKenzie        | ● Vacant            |

**Motion 4: Move to accept the County’s response to consult with an arborist, local and experienced nursery, and locally required materials of existing vegetation as presented tonight and as was requested in the VCCPG letter from February 2018.**

**Maker/Second: Boulos/Garritson**

**Motion 4 Carries 10-3-0 (Y-N-Ab).**

- |                         |                          |                     |
|-------------------------|--------------------------|---------------------|
| ● Lisa Adams - Y        | ● James Garritson - Y    | ● LaVonne Norwood-Y |
| ● Jeana Boulos - Y      | ● Delores ChavezHarmes-Y | ● Oliver Smith - Y  |
| ● William Del Pilar - Y | ● Steve Hutchison - N    | ● Kevin Smith - N   |
| ● Susan Fajardo - Y     | ● Susan Janisch - Y      | ● Renee Wolf - N    |
| ● Dina Gharmalkar - Y   | ● Kathy MacKenzie        | ● Vacant            |

**3. Discussion and possible recommendation vote on Special Events Ordinance response to letter from VCCPG Chair (letter attached) by DPW representatives. (O Smith)**

- Kenton Jones spoke on behalf of Jenny Talana, both representatives from the County Department of Public Works.
- Mr. Jones repeatedly stated that the original ordinance goes back to 1965 and has had very little change since that year.
- The County has attempted to better define special events. Mr. Jones explained that the County spends about \$250 dollars an hour when they review events. He would like the Planning Group to consider County proposals tonight. The County visualized a 30-60-90 day proposal.
- Chair Smith wrote a letter to the County explaining that the Western Days organization has put on this parade for decades. The County is adding another layer of bureaucracy to organizations. Mr. Jones would like the Planning Group to consider its position about road engineering and other factors.
- Ms. Chavez Harmes shared her experiences working with Western Days. She questioned the high fees and could not understand how they could cost more than \$300.
- Mr. Garritson commented that the taxpayer is fully paying the County in the form of property, sales, and state income taxes. Mr. Jones added that the taxpayer also pays the new gas taxes. He also shared that the County has never charged fees for events.
- Mr. K Smith wanted further clarification. He asked Kenton Jones to explain proposed fees using the example of a future bicycle race.
- Jenny Talana shared what this example might look like under the new Special Events

Ordinance.

- The County officials stated that all events would require private traffic engineers after Ms. Adams asked whether events would require private or County traffic engineers.
- Cindy Wright (audience) asked for clarification about whether the Planning Group can deny a project or event. Chair Smith shared that the Planning Group is an advisory group.
- Chris Kenek (audience) asked if the regulation has any effect on businesses or private parties. A planned event would have to go through these new proposals. Chris asked for the County to explain how Bates Nut Farm would now acquire a Special Events permit.
- Mick Jagers (audience) wanted the County to explain how it has functioned since 1965 without these fees.
- Chair Smith asked that a member write another letter to the County. Ms. Adams and Ms. Fajardo volunteered to work with Mr. Jagers to draft another letter.

***4. Discussion update on latest General Plan Cleanup items. County owns all the properties and is adding them all as open space. This is a courtesy update on addition to the GPA (General Plan Amendment) cleanup that is tidying land use designations that were overlooked before, 3 parcels. (Hutchison)***

- Mr. Hutchison shared a brief update about cleanup proposals.

***5. Discussion Only - Update on Village Station regarding timeline and process for project. (Del Pilar/ Boulos)***

- Ms. Boulos shared information about a brewery that has an interest in leasing a space. This will require a North Village Subcommittee meeting. Mr. Del Pilar explained that the plans for a strip mall are moving forward now that all boulders are finally removed and the economy is in good shape.

## **F. Group Business**

***1. Discussion and nomination vote of candidate for VCCPG empty Seat # 8 formerly held by Jon Vick. (Fajardo)***

1. Kathleen McCabe and James Radden submitted all paperwork and introduced themselves to the Planning Group last month.
2. Kathleen McCabe shared information about her background. She is a writer and has a lot of experience. She grew up in Valley Center and has lived here for three years.
  - James Radden has worked with many large corporations. He likes to see data and use it to make decisions. He has lived in Valley Center for 1.5 years.
  - Mr. Del Pilar asked if either candidate was willing to lead a subcommittee. Both candidates stated that they would chair a subcommittee if asked.
  - Two roll call votes were taken to select the final candidate.
  - **M** represents **McCabe** and **R** represents **Radden**.

**Seat #8 Vote 1: McCabe had 6 votes and Radden had 7 votes.**

- Lisa Adams - **M**
- Jeana Boulos - **M**
- William Del Pilar - **M**
- Susan Fajardo - **R**
- James Garritson - **R**
- Dina Gharmalkar - **R**
- Delores Chavez Harmes-**M**
- Steve Hutchison - **R**
- Susan Janisch - **R**
- Kathy MacKenzie
- LaVonne Norwood - **R**
- Kevin Smith - **M**
- Oliver Smith - **R**
- Renee Wolf - **M**
- ~~Vacant~~

**Seat #8 Vote 2: McCabe had 5 votes and Radden had 8 votes.**

- Lisa Adams - **R**
- Jeana Boulos - **R**
- William Del Pilar - **M**
- Susan Fajardo - **R**
- James Garritson - **R**
- Dina Gharmalkar - **R**
- Delores Chavez Harmes-**M**
- Steve Hutchison - **R**
- Susan Janisch - **R**
- Kathy MacKenzie
- LaVonne Norwood - **M**
- Kevin Smith - **M**
- Oliver Smith - **R**
- Renee Wolf - **M**
- ~~Vacant~~

**The VCCPG voted to nominate James Radden to fill vacant seat #8.**

**2. Discussion and possible vote on assigning a VCCPG member to monitor Supervisor Desmond's plan for streamlining the permit process for housing (O Smith)**

- Ms. Adams volunteered to take on Desmond's plan for streamlining.

**Motion: Move to approve Ms. Adams to review Desmond's plan.**

**Maker/Second:** O Smith/Norwood

**Motion Carries 13-0-0 (Y-N-Ab).**

**3. 1st vote on final VCCPG Standing Rules (final version of standing rules attached) Rules become effective after 2nd vote on the rules in September (O Smith)**

- *Chair Smith shared a final version of the proposed revisions to the standing rules.*
- **Motion: Move to approve the VCCPG Standing Rules.**
- **Maker/Second:** O Smith/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab).**

**4. Discussion and possible vote for Community Plan Update Subcommittee member roster changes (Hutchison)**

- Mr. Hutchison asked to add Lisa Adams and Kevin Smith to this subcommittee.
- **Motion Carries 13-0-0 (Y-N-Ab).**

**5. Meeting Updates: Next Regular Monthly VCCPG meeting: September 10, 2019.**

**G. Reports of VCCPG Subcommittees**

**g. Parks & Rec. - (LaVonne Norwood, Chair)**

- Ms. Norwood shared that Valley Center Parks will need to replace 19 stadium lights

at a cost of \$3500 for each bulb.

#### ***H. Correspondence Received for the August 12, 2019 Meeting***

1. 2019 General Plan Cleanup- Josh Menvielle, Land Use/Environmental Planner, County of San Diego, 858-495-5451. Staff presented on May 18, 2019, at the CPG Chair Meeting, that as part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan “Clean-Up” every two years in the form of a General Plan Amendment (GPA). The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the Plan’s implementation. General Plan Clean-Up items have been historically limited to mapping errors, ownership changes, errors and omissions, internal clarifications, and inconsistencies since these items can be accommodated with an addendum to the approved General Plan Update Environmental Impact Report. The 2019 General Plan Clean-Up is open for public comments until September 1st and the full document can be found at the following link:  
<https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html>
2. 2020 Community Grant- American Society of Landscape Architects, San Diego- National Organization founded in 1899 representing landscape architects in private, public and academic practice. The ASLA mission is to lead, to educate, and to participate in the careful stewardship, wise planning, and artful design of our cultural and natural environment. The Grant is intended to educate and enhance community awareness of the profession of landscape architecture as well as to provide a benefit to the community or environment. The grant may cover or contribute toward the cost of practical work, capital investment, or professional services. Application deadline is August 17, 2019. ASLA- 1050 Rosecrans St, #B, San Diego, CA 92106. 619-283-8818, [aslasd@sbcglobal.net](mailto:aslasd@sbcglobal.net), [www.asla-sandiego.org](http://www.asla-sandiego.org).
3. San Pasqual Canal Underground Project Open Space Easement Vacation. PDS2019-VAC-19-002, Project Manager Denise Russell, 858-694-2019. Located at Sunenergy Rd. Valley Center, CA nearest cross street - N. Lake Wohlford Rd.(APN 189-060-42) The City of Escondido and the Vista Irrigation District jointly operate the San Pasqual Raw Water Canal which conveys water 12 miles from the San Luis Rey River to Lake Wohlford. This project will relocate and underground a portion of the canal that crosses the San Pasqual Indian Reservation. The proposed alignment has been accepted by the San Pasqual Indian tribe and the Department of Interior as the preferred alternative. The City of Escondido has secured a 30' wide easement for the pipeline through the subject parcel.

#### ***I. Adjournment***

- Motion: Motion to adjourn.
- Maker/Second: Chavez Harmes/Del Pilar
- **Motion Carries 13-0-0 (Y-N-Ab).**

The meeting adjourned at 9:58 p.m.

Minutes were approved on September 9, 2019.

**Kathy MacKenzie, Secretary**

---