

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **January 11, 2021** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **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. Join Zoom Meeting: <https://us02web.zoom.us/j/82219796900>, Meeting ID: **822 1979 6900**
Passcode: **VCCPG-Jan**

B. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **13 members present**. Riley Fraas* arrived a few minutes after the meeting began.
 - Lisa Adams - **P**
 - Michelle Bothof - **P**
 - Susan Fajardo - **P**
 - Julia Feliciano - **P**
 - Riley Fraas - **P***
 - James Garritson - **P**
 - Delores ChavezHarmes-**P**
 - Steve Hutchison - **P**
 - ~~Matt Matthews~~ - **A**
 - Kathleen McCabe - **P**
 - LaVonne Norwood - **P**
 - James Radden - **P**
 - Dori Rattray- **P**
 - Kevin Smith - **P**
 - Renee Wolf - **P**
- Guests:**
- Don Barletti
 - Jim Davidson
 - Audrey Lorden
 - Joe Napier
 - Rouya Rasoulzadeh
 - Pat Downing
 - Audrey Hamilton
 - David Ross
 - Bunny and Roland Horakh and Lynne Leichfuss
 - Tara Lieberman
 - Camila Easland
 - Carie AT&T
 - Sydney Circle
 - William Del Pilar
 - Chief Napier

C. Pledge of Allegiance - Ms. McCabe

D. Approval of December 14, 2020 Minutes

- **Motion: To approve the December 14, 2020 Minutes.**
- **Maker/Second:** Norwood/McCabe
- **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.

- **William Del Pilar** (former VCCPG member) shared some of the positive changes that were implemented by Chair ChavezHarmes throughout 2020. He hopes the Planning Group will re-elect Delores ChavezHarmes as the chair at tonight's meeting. Mr. Garritson shared that Chair ChavezHarmes is hardworking and did a great job of leading productive and efficient meetings.

1) Rami Talleh – SD County PDS: Safety/Housing/Environmental Justice Updates [ATTACHMENT]

- Tara Lieberman shared a presentation about the San Diego County General Plan. This plan is shared with the public, planning commission, and the board of supervisors.
- State Law requires that these eight topics are part of the plan: Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice (New).

- Camila Easland shared information about the Housing Element of the plan. This element is updated every eight years.
- Rouya Rasoulzadeh presented information about the Environmental Justice Element.
- Audrey Hamilton shared information about Proposed Environmental Justice Communities. This is the contact information for the update: PDS.advanceplanning@sdcounty.ca.gov or Phone 858-505-6677.
- This link provides information about **Updating the General Plan's Housing & Safety Elements & creating an Environmental Justice Element**
- <https://www.sandiegocounty.gov/content/sdc/pds/GPUpdate2021.htm>. This link provides a **County of San Diego Housing Survey**
- <https://www.surveymonkey.com/r/SanDiegoHousingSurvey>.
- The safety and housing elements are updated in tandem.
- Mr. Hutchison asked if the presentation slides are available to the public. The County officials will send the slide presentation to Chair Harmes.

2) Jim Davidson – VCFPD: Cell Towers

- Chief Davidson shared information about streamlining the cell tower permitting process. Back in November 2020, the County proposed updating this policy. Several fire departments are working together to create a plan that all fire districts can support. This plan is still in development. Representatives from the cell phone industry will also be included in the development of this plan.

New Planning Group Members

- Chair ChavezHarmes introduced Dori Rattray, Michelle Bothof, and Riley Fraas. Riley Fraas introduced himself to the Planning Group.

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

1) Boundary Adjustment PDS2020-BC-20-0079 (Feliciano): Discretionary permit for boundary adjustment with certificate of compliance. VCFPD station 3. (Vote) [APPENDIX]

- Ms. Feliciano shared information about the 42 acre property that the Valley Center Fire District is in the process of purchasing. There are currently two parcels that each have approximately 20 acres. The Fire District hopes to purchase ten acres of one of the parcels and then the property owners will combine the remaining 10 acres with the other 20 acre parcel. The boundary adjustment will create a 10 acre property for Fire Station 3 and also an adjacent 30 acre parcel.
- Ms. Feliciano and the Fire District have been unable to contact most neighboring property owners. A large sign is posted along Cole Grade Road with this message: FUTURE HOME Valley Center Fire Station.
- Ms. Adams asked about the 300 foot noticing. Senior Planner Nick Gustafson informed Lisa that the noticing is 300 feet or 20 properties.
- Mr. Smith asked about what will happen to the 22 acres. He also wanted information about sewer access and the drilling of a well. The County requires this information for compliance.
- The parcel next to it will be combined into one property. The potential well would primarily be used for irrigation.
- Ms. Norwood asked about responses from the neighboring property owners. Jim Davidson stated that the property owner of both parcels are in favor of having a fire station built.

- The fire district would like to only purchase ten acres of the property. The existing property owners would then keep the 32 acres.
- Mr. Garritson asked about the cost of the property. Chief Napier shared that the property will cost about \$330,000.
- **Motion: To approve the discretionary permit for the VCFPD boundary adjustment.**
- **Maker/Second:** Feliciano/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab).**

2) ATT Rice Ranch PDS2020-MUP-20-014 (Fajardo): Modification to existing AT&T cell site located on Couser Way. (Vote)

- Ms. Fajardo shared a picture of the existing AT&T cell site. Olive Rice, the owner of the property, is 91 years old.
- AT&T wants to upgrade all 12 antennas located on the tower. Ms. Rice has been diagnosed with cancer and has concerns about the EMFs transmitted by the tower. Large equipment trucks from AT&T have damaged their road. The family received quotes that it will cost nearly 20,000 dollars to resurface the road and AT&T has only offered 5000 dollars for road repairs.
- Don Barletti, son-in-law of Olive Rice, shared some of the concerns the family has about changes to the existing tower. Sydney Circle, daughter of Olive Rice, wanted more time to learn more about the project.
- Audrey Lorden introduced herself and shared her concerns about the project.
- Carie, representing AT&T, shared that no work would take place on the existing structure.
- Sydney Circle and Don Barletti shared that Ms. Rice was confused when she signed a document that AT&T placed under her fence. The family believes that the property value is diminishing because of upgrades proposed by AT&T. They asked the Planning Group to delay the project until they have time to further review it.
- Ms. Norwood asked Ms. Fajardo for her recommendation to the Planning Group. Ms. Fajardo recommended that the Planning Group postpone the vote tonight until more information is made available to the family.
- Carie shared that the County will only allow one project at a time.
- Sydney Circle said that a scaffolding was built around the tower. Ms. McCabe wanted to know if any of the antennas would be replaced with 5G antennas. Carie said that six would be replaced with 5G and the other six would be replaced with regular antennas.
- Don Barletti and the Rice family requested that the Planning Group postpone the project so that they can better understand it.
- **Motion: To table modification to existing AT&T cell site on Couser Way.**
- **Maker/Second:** ChavezHarmes/Fajardo
- **Motion Carries 14-0-0 (Y-N-Ab).**

3) Soccer Field PDS2020-MUP-20-009 (Wolf): Update (No Action)

- Ms. Wolf shared that ten letters from the community were sent to the Planning Group in opposition to this project. One letter stated that the family misrepresented the project because it once operated a wedding business called The Grove on the property.
- Ms. Norwood wanted to know why the Planning Group is not voting on the project tonight. Chair Harmes explained that the group is waiting for further information from the County on the scoping letter.

- Mr. Radden asked if there were any soccer tournaments in the past. Mr. Garritson asked if there were any grass fields on the property. Ms. Wolf did not observe any soccer field and is unaware if the property was ever used for soccer.
- Roland Horakh shared his concerns about potential accidents along Valley Center Road if this project is approved. He also stated that there were a number of weddings already hosted on the property.

4) Valley Center Professionals PDS2020-STP-20-008 (McCabe): Update. (No Action)

- Ms. McCabe did not have new information to share about this project.

G. Subcommittee Reports

1) Member Updates (Harmes, Chair): CPG Training, election of officers & subcommittee chairs.

- All members must complete training and submit the annual Form 700 by April 1st, 2021 to the County and Chair Harmes. Mr. Garritson asked if current members of the Planning Group can complete online training without attending the Microsoft Teams presentation. Chair Harmes asked Mr. Garritson to contact Jessica Turner to see if there were additional options.
- **Motion: To approve Dee Chavez Harmes as VCCPG chair.**
- **Maker/Second:** Garritson/Norwood
- **Motion Carries 13-0-1 (Y-N-Ab). Riley Fraas abstained.**
- **Motion: To approve Kevin Smith as VCCPG vice-chair.**
- **Maker/Second:** Garritson/Norwood
- **Motion Carries 13-0-1 (Y-N-Ab). Riley Fraas abstained.**
- **Motion: To approve the current secretary and slate of subcommittee chairs to serve again in 2021.**
- **Maker/Second:** Garritson/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab). Riley Fraas abstained.**

2) Emergency Evacuation (Harmes, Chair): Update

- Chair Harmes stated that she would like to chair this subcommittee again. She was reelected as chair of this subcommittee.

3) Parks & Rec (Norwood, Chair): No Report

4) Mobility (Adams, Chair): No Report

5) Tribal Liaison (Kevin Smith, Chair)

- Chair Harmes nominated Kevin Smith to chair this subcommittee. Mr. Smith agreed to chair this subcommittee.
- **Motion: To approve Kevin Smith as chair of the Tribal Liaison subcommittee.**
- **Maker/Second:** Harmes/Ratray
- **Motion Carries 13-0-1 (Y-N-Ab). Riley Fraas abstained.**

6) Website (Wolf, Chair)

- Ms. Wolf added a page to the site for Latest News. She will update the members' page with new members and contact information.

7) Community Plan (Hutchinson, Chair):

- Mr. Hutchinson shared that the subcommittee might complete the plan by January 20.
- 8) Nominations (Fajardo, Chair)

I. Adjournment

- Next regular meeting of VCCPG: **February 8, 2021 7 p.m.**
- **The meeting adjourned at 9:05 p.m.**
- **Minutes were approved on February 8, 2021.**

James Garritson, Secretary

Appendix VCCPG January 11, 2020 Minutes

The image displays two side-by-side elements. On the left is a graphic titled "General Plan Overview" for the "San Diego County General Plan: A Plan for Growth, Conservation and Sustainability". It features a collage of images including a cityscape, a street scene with a car, and a person on a bicycle. The text "Adopted August 3, 2011" and the county seal are visible at the bottom right of the graphic. On the right is a screenshot of the Board of Supervisors website. The website header includes the "Board of Supervisors" name and a search bar. Below the header, there are five portraits of the board members with their names and district numbers: Maria Victoria (District 1, Vice Chair), Joel Anderson (District 2), Tara Lorenz-Raines (District 3), Nathan Fricson (District 4, Chair), and Jim DeLeonard (District 5). A map of San Diego County is shown below the portraits, divided into five districts. To the right of the map are social media icons and a language selection dropdown menu. At the bottom of the screenshot, there is a URL: "For more information, please visit: <https://www.sandiegocounty.gov/general/bos.html>".

General Plan Elements

State Law requires 8 topics to be addressed in the General Plan:

1. Land Use
2. Circulation (Mobility)
3. Housing
4. Conservation
5. Open Space
6. Noise
7. Safety
8. Environmental Justice (New)

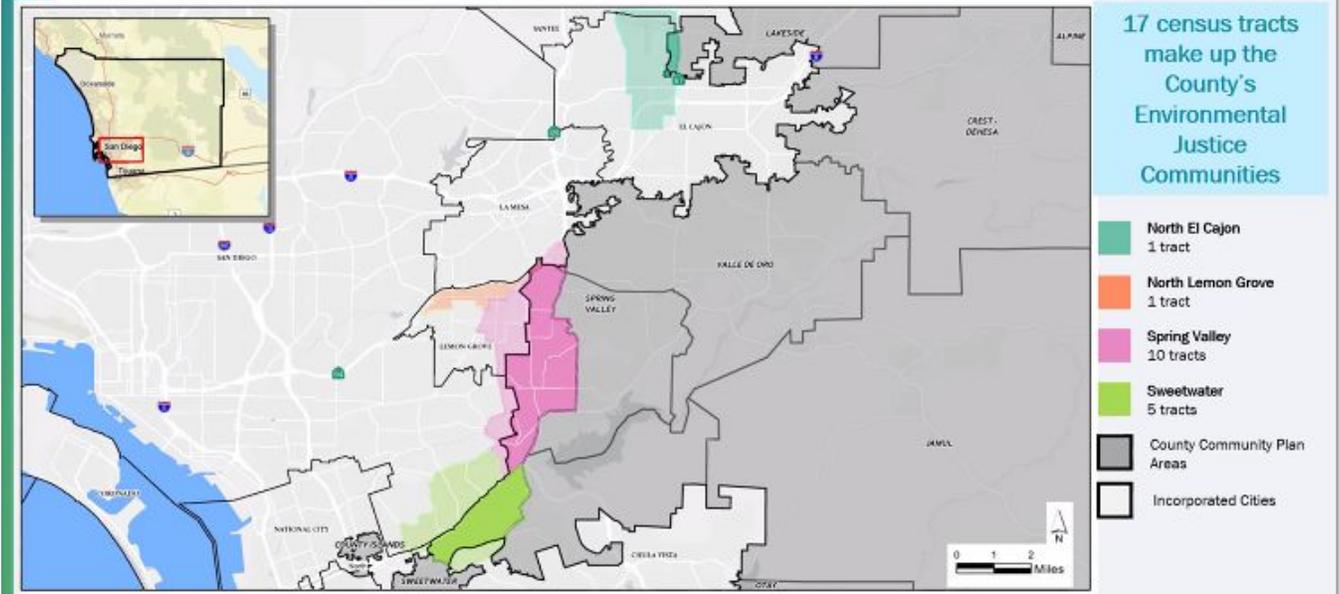
The screenshot shows a webpage titled "Updating the General Plan's Housing & Safety Elements & creating an Environmental Justice Element". It features a "Background" section with text about the county's commitment to environmental justice. Below this is a table titled "San Diego County General Plan Elements" with columns for "Land Use", "Housing", "Circulation & Open Space", "Safety", and "Implementation Plan". The table lists various elements like "Land Use", "Housing", "Circulation & Open Space", "Safety", and "Implementation Plan" with checkboxes indicating their status. At the bottom, there are three colored boxes labeled "Housing Element", "Safety Element", and "Environmental Justice Element".

For more information, please visit: <https://www.sandiegocounty.gov/content/sdc/pds/GPUpdate2021.html>

Environmental Justice Element: Background

- State passed Senate Bill 1000 in 2016 requiring cities and counties with any **“disadvantaged communities”** to incorporate Environmental Justice related goals, policies, and objectives into their general plans.
- CalEPA identifies disadvantaged communities as:
 - Uses definition in Section 39711 of the Health and Safety Code, or
 - Low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure or environmental degradation
- Must happen upon adoption or revision of two or more elements on or after January 1, 2018

Proposed Environmental Justice Communities (EJCs)



Photos - FS#1.jpg

See all photos + Add to

Search, Delete, Favorite, Rotate, Crop, Edit & Create, Share, Print, More options

