

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **April 12, 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/86807827801?pwd=alAvZmNocWJhUjlyTEc3dHpEMVg2dz09>

Meeting ID: 868 0782 7801; **Passcode:** VCCPG-APR

B. Roll Call

- Meeting was called to order at **7:01 p.m.** and a Quorum was established with **13 members present.**
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- Riley Fraas - **A**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **A**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray- **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

Guests:

- Becky Rapp
- Erik Jockinsen
- Jim Chagala
- Scot Sandstrom
- Sadie Gropen
- Tania Tuluie
- Kathleen Lippitt
- Kerry Garza
- Nina Pisano
- Robb Efird
- Lorrie B.
- Gina - Austin Legal
- William Del Pilar
- David Ross
- Kelly McCormick

C. Pledge of Allegiance - Chair Harmes

D. Approval of March 8, 2021 Minutes

- **Motion: To approve the March 8, 2021 Minutes.**
- **Maker/Second:** Adams/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab).**

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

- An email was sent by Jon Vick to Mr. Smith. Mr. Vick shared his concerns that the County might once again seek to widen Valley Center Road. No one at the meeting was aware of such a proposal.

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

1) Duffwood Lane TM5478, PDS2014-LDMJIP-00001 (Harmes): Request for waiver to not require undergrounding of several SDG&E Utility Poles in connection with a 7 residential lots Single Family Detached Homes community on Duffwood Lane. The County staff has

asked this waiver request application to be presented to VCCPG. Project was approved by VCCPG & County June 2015 with extension granted March 2019. [APPENDIX]

- Chair Harmes shared pictures of the poles that SDG&E has recently replaced.
- Scot Sandstrom shared that the property is 19 acres and is divided into 7 lots, with most lots each averaging 3 acres. He believes that the Preliminary Dry Utilities Cost Estimate document provides accurate estimates.
- Mr. Hutchison shared some of his thoughts about SDG&E requiring underground utilities by making the developer incur the costs.
- Mr. Smith has concerns about SDG&E requiring the developer to underground utilities when it is a public utility.
- Mr. Garritson commented that SDG&E should incur the costs of undergrounding utilities and not force this expense on small developments like this 19 acre project.
- Chair Harmes believes that since the original development did not require undergrounding the utilities, it does not seem reasonable to expect the developer to now pay for these expenses.

Motion: To approve the request for waiver to not require undergrounding of several SDG&E Utility Poles for the Duffwood Lane TM5478, PDS2014-LDMJIP-00001 project.

- Lisa Adams - Y
- Michelle Bothof - Y
- Susan Fajardo - **Ab**
- Julia Feliciano - Y
- Riley Fraas - A
- James Garritson - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - N
- Matt Matthews - N
- Kathleen McCabe - A
- LaVonne Norwood - Y
- James Radden - Y
- Dori Rattray- Y
- Kevin Smith - Y
- Renee Wolf - Y
- **Motion Carries 10-2-1 (Y-N-Ab)**

2) Valley Center Storage Project PDS2020-STP-20-011(Matthews): Update.

- Dr. Matthews shared that the County and CHP are working together to enforce code violations. When a project is presented before the Planning Group, it is important for each member to follow up with the project developers when there are clear violations of the original agreements.

3) Chairs Quarterly Meeting (Smith/Harmes): Update from county & board member review.

- Mr. Smith shared information about the Climate Action Plan and Organic Materials Ordinance. The County is encouraging composting to reduce landfill. There was discussion about internal staff trying to approve permits within 30 days. Many chairs were very concerned about cannabis dispensaries. Environmental justice was another element that could potentially become a seventh component of the General Plan.

4) Valley Center Community Plan Update (Johnston/Hutchinson):

- Community Plan Update CPG & Community Workshop Valley Center Community Plan Update April 12, 2021
- Sadie Gropen (PDS) shared the matrix and once again introduced the purpose of this Plan

Update.

Item 31:

- Kevin Johnston elaborated on the County Staff recommendations to remove the wording because it is not clear. Ms. Feliciano asked Mr. Johnston for additional information. Mr. Hutchison asked a question about. Ms. Norwood asked if the subcommittee had alternative wording to this item.
- **Motion: To remove Item 31 from the community plan.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 11-0-2 (Y-N-Ab) Ms. Tattray and Ms. Fajardo abstained.**

Item 573:

- **Motion: To accept the County Staff Recommendation.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**

Item 192:

- Ms. Norwood made the recommendation to clarify the term “village green” because it is vague. Kevin Johnston shared that the Weston project is still in development and that would provide a half acre green. This might be one component of the PDO fees.
- **Motion: To accept the County Staff Recommendation.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab)**

Item 463:

- Ms. Adams made the recommendation to keep the original text. Mr. Smith also agreed with keeping the text. Mr. Johnston shared that pocket parks are more expensive to maintain. Ms. Fajardo, Ms. Bothof, and Ms. Feliciano all recommended keeping the pocket park language.
- **Motion: To accept the County Staff Recommendation.**
- **Maker/Second:** Hutchison/Garritson
- **Motion Fails 4-8-0 (Y-N-Ab) Ms. Wolf, Mr. Smith, Ms. Fajardo, Ms. Bothof, Ms. Feliciano, Ms. Adams and Dr. Matthews all voted nay.**
- **Motion: To revise the policy to encourage new residential pocket parks.**
- **Maker/Second:** Hutchison/Garritson
- **Motion Carries 10-3-0 (Y-N-Ab) Mr. Garritson, Ms. Norwood, and Mr. Hutchison voted nay.**

Item 407:

- The County recommended that this policy is removed because it often manages open space. Kevin Johnston introduced Lorrie B. and she then shared information about managing open spaces. Private entities often are not “trail friendly” when creating preserves.
- Mr. Smith would like to follow the County Staff Recommendation. He understands the good intention of the community policy. Mr. Hutchison shared thoughts about this policy. He is hopeful that Valley Center will create a private conservancy.

- Ms. Adams does not believe the community will be able to create and sustain private conservancies.
- **Motion: To keep the original text of the policy.**
- **Maker/Second:** Hutchison/Matthews
- **Motion Fails 3-10-0 (Y-N-Ab) Mr. Hutchison, Ms. Fajardo and Dr. Matthews voted yay.**
- **Motion: To accept the County Staff Recommendation and remove the policy.**
- **Maker/Second:** Garritson/Adams
- **Motion Carries 10-3-0 (Y-N-Ab) Mr. Hutchison, Ms. Fajardo and Dr. Matthews voted nay.**

Items 88/93/163/167/413:

- Kevin Johnston shared information that certain types of trees have a 3 to 1 mitigation ratio per acre. The County guidelines are already very specific and provide numerous mitigation protections. Oak woodlands are highly protected. Mr. Hutchison shared information about the subcommittee meeting with County officials.
- Kevin Johnston shared that most biological resource guidelines are applicable to most projects. Mr. Johnston also stated that the County has more teeth in terms of enforcing this policy when compared to the community plan policies.
- **Motion: To keep the first four sentences of the current policy and also add engelmann oaks.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 11-2-0 (Y-N-Ab) Mr. Garritson and Ms. Fajardo voted nay.**

Item 566:

- Chair Harmes and Mr. Smith commented that this Item was not highlighted in the County Staff Recommendation matrix.
- Kevin Johnston said that staff proposed this revision to prioritize public trail systems. Chair Harmes shared some of her concerns about this policy because it could encroach upon private property owners and Homeowner Associations.
- Mr. Hutchison also thought that the language of the proposal was too strong.
- Kerry Garza shared thoughts about the maintenance of public trails. Private trail systems can be shut down at any time. Lorrie B. shared that there are no guarantees that private trails will remain in perpetuity.
- There was a lot of discussion between members about the wording of this policy.
- **Motion: To adopt a revised language for the Proposed Revision. New Housing developments should prioritize public trail systems over private trail systems. Encourage private trail systems that provide access and connectivity to the County's public trail system.**
- **Maker/Second:** Hutchison/Smith
- **Motion Fails 3-10-0 (Y-N-Ab) Mr. Hutchison, Ms. Wolf, Ms. Fajardo, and Mr. Smith voted nay.**
- **Motion: To adopt this revised language for the Proposed Revision: "New housing developments should prioritize public trails systems."**

- **Maker/Second:** Adams/Norwood
- **Motion Carries 12-1-0 (Y-N-Ab) Mr. Hutchison voted nay.**

Item 572:

- **Motion: To accept the County Staff Recommendation.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 12-0-1 (Y-N-Ab)**

Item 250:

- Mr. Hutchison shared his thoughts that the Community Plan should leave this policy because it emphasizes hazardous wildfire areas. Robb Efird shared information about how the General Plan policies will access potential risks. Ms. Rattray asked the County a question about the wildfire zones that insurance companies use. Robb Efird clarified information about how insurance companies review the hazardous wildfire area zones.
- **Motion: To accept the County Staff Recommendation.**
- **Maker/Second:** Adams/Garritson
- **Motion Fails 6-7-0 (Y-N-Ab) Ms. Fajardo, Ms. Wolf, Mr. Hutchison, Ms. Rattray, Ms. Bothof, Ms. Feliciano, and Mr. Smith voted nay.**
- **Motion: To keep the Planning Group policy with a revision to the text.**
- **Maker/Second:** Hutchison/Smith
- **Motion Carries 9-4-0 (Y-N-Ab) Ms. Norwood, Ms. Adams, Mr. Garritson, and Ms. Harmes voted nay.**
- Kevin Johnston encouraged the Planning Group and community members to subscribe to the County updates and sign up for future workshops.

G. Subcommittee Reports

- Chair Harmes stated that Riley Fraas has now missed four meetings in a row and this violates County policies. He has made no effort to discuss these absences with the Chair.
- **Motion: To remove Riley Fraas from the Valley Center Community Planning Group.**
- **Maker/Second:** Harmes/Hutchison
- **Motion Carries 13-0-0 (Y-N-Ab)**

1) Emergency Evacuation (Harmes, Chair):

2) Parks & Rec (Norwood, Chair):

3) Mobility (Adams, Chair):

4) Tribal Liaison (Smith, Chair)

5) Design Review Board (Smith/Adams):

6) Community Plan (Hutchinson, Chair):

7) Website (Wolf, Chair):

8) Nominations (Fajardo, Chair):

9) Trails Subcommittee: (Norwood, Chair)

10) Cannabis Subcommittee (Need for one?):

- Ms. Norwood shared some points about cannabis dispensaries. She feels that the Planning Group needs to place more of its focus on potential cannabis locations, as the County and State have already legally approved cannabis. Dr. Matthews shared his thoughts about cannabis legislation. Mr. Garritson commented that it appears very likely that cannabis will be legalized on a federal level sometime in the near future.
- Kelly McCormick (audience) shared social justice details about the cannabis industry. She would like Planning Group members to continue to voice their concerns about this issue.
- Kathleen Lippitt (audience) shared that the current cannabis plan seems more like a sketch than a well-thought-out plan.
- Gina - Austin Legal Group (audience) asked Dr. Matthews to consider having her join the cannabis subcommittee.
- Becky Rapp shared that the County still has jurisdiction over how cannabis regulation moves forward. She believes that the County is not allowing for social equity when cannabis dispensaries are mostly proposed in rural areas.
- **Motion: To create a Cannabis Subcommittee.**
- **Maker/Second:** Harmes/Hutchison
- **Motion Carries (Y-N-Ab) Mr. Smith and Mr. Garritson voted nay.**

- **Motion: To appoint Dr. Matthews as the chair of the cannabis subcommittee.**
- **Maker/Second:** Hutchison/Harmes
- **Motion Carries (Y-N-Ab) Mr. Smith and Mr. Garritson voted nay.**

I. Adjournment

- Next regular meeting of VCCPG: **May 10, 2021 7 p.m.**
- **The meeting adjourned at 9:31 p.m.**
- **Minutes were approved on May 10, 2021.**

James Garritson, Secretary

**PRELIMINARY DRY UTILITIES COST ESTIMATE
DUFFWOOD LANE
February 26, 2021**

I. POLE LINE CONVERSION

1. SDGE Pole Line Conversion	1,300	LF	400	\$520,000	\$0
2. Valley Center Cable	1,300	LF	50	\$65,000	\$0
3. AT&T Conversion	1,300	LF	50	\$65,000	\$0
5. Contractor Charges	1,300	LF	100	\$130,000	\$0

SUBTOTAL CONVSERSION AND REARRANGEMENTS **\$780,000** **\$0**

TOTAL **\$780,000** **\$0**

NET TOTAL PER LOT 7 **\$111,428**

**includes 24% income tax component charges*

