

## Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **June 14, 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**

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### A. Join Zoom Meeting:

<https://us02web.zoom.us/j/88546316410?pwd=bnZRenk1NmhCU2p1eWQ4eldNVUVFZz09;>

**Meeting ID:** 885 4631 6410; **Passcode:** VCCPG-June

### B. Roll Call

- Meeting was called to order at **7:03 p.m.** and a Quorum was established with **14 members present.**
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- ~~Susan Fajardo~~ - **A**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

#### Guests:

- Beverly Karno
- David Ross
- Claire Coleman
- Donna Hein
- Cheri Crane
- Kristen Bazata
- Karen Bales
- Becky Rapp
- Erica S.
- Tracy W.
- Harold
- Will Rogers
- Gary
- Larry Taylor
- Brie
- CJs
- Judi Strang
- Kathleen Lippitt
- Cindy Wright
- Michael Davis
- Crystal
- Alysha
- Eric & Kim

### C. Pledge of Allegiance - Chair Harmes

### D. Approval of May 10, 2021 Minutes

- **Motion: To approve the May 10, 2021 Minutes.**
- **Maker/Second:** Smith/McCabe
- **Motion Carries 13-0-1 (Y-N-Ab). Ms. Wolf abstained.**

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

- Judy Strang and Kathleen Lippitt wanted to share their concerns about cannabis, but agreed to address the Planning Group about this issue later in the meeting.

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

**1) Chevron Lighting Violation (Harmes): Update-compliance demand sent.**

- Chevron has agreed to comply with the lighting requirements. There was discussion about the proposed lighting by Mr. Hutchison and Mr. Smith.
- **Motion: Approve the goose-neck lighting that will replace the current internal lighting.**
- **Maker/Second:** Adams/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

## 2) Senior Center (Norwood): Intergenerational center. (Informational)

- Ms. Norwood shared that Supervisor Jim Desmond proposed an Intergenerational Center and the supervisors voted unanimously to approve this project.
- Mr. Garritson asked about the location of the senior center. Ms. McCabe asked about when this project would be built. At the moment, Ms. Norwood does not have detailed information about the location or how long the center will take to plan and construct.
- Ms. Norwood shared how it is a very exciting time for Valley Center. She has spoken to Shaina Richards from Supervisor Desmond's office. Shaina stated that the Valley Center Revitalization Committee is the perfect vehicle for this to come alive. Ms. Norwood is currently waiting for direction from the County on what are the next steps in the process.

## 3) General Plan Housing, Safety & Environmental Justice: Rescheduled to June 11, 2021

- No Planning Group Members were able to attend this meeting.

## 4) Dunckel PDS2021-TPM-21283 (Rattray): Split lot request. (Vote) [APPENDIX]

- Of the eight neighboring property owners, seven neighboring property owners were in favor of this lot split.
- **Motion: To approve the Dunckel PDS2021-TPM-21283 lot split.**
- **Maker/Second:** Garritson/Radden
- **Motion Carries 14-0-0 (Y-N-Ab)**

## 5) Valley Center Professional PDS2020-STP-20-008 (McCabe): Will Rogers update - 10min. [APPENDIX]

- Ms. McCabe introduced Will Rogers. Mr. Rogers presented a detailed slideshow presentation that showed the site plan, site photos, landscape concepts, the dental floor plan, dental elevations, dental pads, veterinarian floor plans.
- The County has approved the project plans. The Fire district approved this project. The DRB also approved this project on June 7, 2021.
- **Motion: To approve the Valley Center Professional PDS2020-STP-20-008 project.**
- **Maker/Second:** Garritson/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

## 6) Sandy Puccio Bridge Naming (Fajardo): (Vote)

- Mr. Garritson reviewed some of the information that Ms. Fajardo provided and shared with the Planning Group at the May 2021 meeting.

- Mr. Hutchison and Ms. Norwood would like any bridge that is considered for renaming be located within Valley Center. The Planning Group tabled this vote, as Ms. Fajardo was unable to attend tonight's meeting and provide specific information about which bridge she would like to rename.

## **7. SDG&E Water Issue and Oak Trees – Cole Grade and Cool Valley Roads Correspondence**

### **Received for June 14, 2021 Meeting:**

- Mr. Schmidt was appointed by Chair Harmes to report back to the Planning Group details about this SDG&E project. SDG&E has currently suspended this project until they can create a viable solution. From what Mr. Schmidt was able to find out, SDG&E did conduct environmental studies about undergrounding their utility lines prior to drilling.
- After SDG&E began undergrounding utilities at the creek, they discovered that the aquifer was much bigger than original expectations. SDG&E began removing large amounts of water that was pumped out of the aquifer. According to California Environmental Quality Act (CEQA) guidelines, SDG&E was unable to place any water that was pumped from the aquifer back into the creek. Instead, this water was removed by truck and placed in a holding reservoir. SDG&E is currently studying different ideas to fix this problem. One proposal is to drill 60 additional wells.
- SDG&E must provide the community with information about surrounding wells, oak tree protections, and other environmental studies.
- Mr. Hutchison spoke with the County project manager today and explained that they are struggling to come up with a solution to this problem. There are two projects that are being worked on at the same time. SDG&E is trying to underground the utilities for fire protection and the County is working to widen Cole Grade Road.
- Ms. Adams explained that in her past experience as a project manager, SDG&E had a similar problem dealing with landfill concerns. SDG&E eventually did underground most of the project, but did not underground one short section of it where the landfill was located.
- Ms. Norwood shared concerns about water right violations and their wells being pumped dry with neighboring property owners. Ms. Adams would like the regional board to renegotiate the permit based on the unforeseen conditions that SDG&E has encountered.
- Cindy Wright (audience) filed a complaint with the California Department of Fish and Wildlife. Jon Vick also filed a complaint with the EPA. Ms. Wright explained that SDG&E has not provided her with any assistance related to this project. She is concerned that this creek is now dry and this has not happened in over 40 years. She has a well that is only 30 feet from the SDG&E boring site. She also has concerns about potential water contamination.
- Claire Coleman (audience) shared that this project is right next to her property. She is very worried about property owners who have nearby wells. If people have to use city water for their crops, it will impact the quality of their crops and also cost farmers a lot of additional money. Well water is necessary for healthy crops.
- Kristen Bazata (audience) lives next to Cindy Wright and has an olive grove farm. She shared her fears of the possibility of losing her olive crop.

- Elisabeth and Stephen Kramp (audience) both shared that they originally had faith with the County Environmental Impact Report (EIR). Stephen did not understand how SDG&E did not figure out potential problems of undergrounding utilities in a creek prior to beginning this project.
- Tracy and Doug White (audience) explained that his well water levels are the lowest they have been since previous drought conditions. The White's well stopped working today.
- Pete de la Vega (audience) moved from Los Angeles to Valley Center three months ago. He would like any water that was removed from this creek be returned back to this area.
- Ms. Rattray would like SDG&E to create an immediate solution.
- Lawrence Schmidt was appointed by Chair Harmes to chair a new subcommittee formed to discuss this SDG&E Water Issue. Julia Feliciano, Steve Hutchison and Dori Rattray will also serve on this subcommittee as requested. Lisa Adams will also provide her civil engineering expertise and act as an advisor to this subcommittee. Cindy Wright, Nick Bazata, Kristen Bazata, and Claire Coleman would also like to join the subcommittee if there is room available.

## **G. Subcommittee Reports**

- Chair Harmes shared that the County has thrown around the idea of a VMT vehicle miles traveled tax. It is important to not have conversations outside of public meetings.

### **1) Emergency Evacuation (Harmes, Chair) AlertSanDiego & SD Emergency App.**

- SDG&E held another symposium at Bates Nut Farm last Saturday. It provided the community an opportunity to interact with firefighters from their fire district.

### **2) Cannabis Subcommittee: (Mathews, Chair) Update-County cannabis social equity meeting 05/06/21. County currently unclear of path forward. Much confusion on information sent out.**

- Chair Harmes shared that this ordinance is only a proposal and is not in effect. Dr. Mathews provided information about the State licensing of cannabis. All businesses selling cannabis must have a QR code posted on their door. This is one example of a law that is not followed by cannabis businesses. The County has not created a clear code for cannabis businesses to follow. Chair Harmes tabled this subcommittee until the County provides the Planning Group with clarity, direction, and policy about this problematic issue. Dr. Mathews would like the County to provide specific information that will govern local cannabis policies in the unincorporated regions of San Diego County.
- Judi Strang (audience) provided information from a June 9 meeting held by the Board of Supervisors. Becky Rapp (audience) lives close to Valley Center and shared her concerns about the illegal marijuana market.
- Kathleen Lippitt (audience) believes that there are numerous environmental and social equity consequences of the production of cannabis.
- Sergeant Michael Davis of the County Sheriff's Department presented information about the differences between industrial hemp that is grown like flowers in our community and marijuana collectives that still remain illegal. Dispensaries are still in the exploratory stage.

Cultivation is still illegal and the San Diego County Sheriff's Department is enforcing the current 2017 law that prohibits growing marijuana.

- Kevin Smith (audience) and Mr. Hutchison provided comments about this issue.
- Cindy Wright (audience) recommended that the Planning Group take immediate action about the production of cannabis.
- Ms. Wolf shared that a number of rural farmers have taken a different position about growing cannabis.

### **3) Parks & Rec (Norwood, Chair) County update. [APPENDIX]**

- Ms. Norwood will provide a park list that will be presented at a meeting on Monday, June 21 at 3 p.m. that will provide updates about VC Community Hall & Park, Adams Park, Cole Grade, Scibilia Field, and Star Valley Park.

### **4) Mobility (Adams, Chair) Traffic Advisory Committee meeting 06/22/21, road resurfacing.**

- Ms. Adams is creating a list of roads that need resurfacing. Chair Harmes suggested that Betsworth Road be added to the list.

### **5) Tribal Liaison (Smith, Chair) BIA comments on Rincon's Non-Gaming Land Acquisition.**

- Ms. Adams asked Mr. Smith to explain how native tribes are able to remove taxable San Diego County land and make it non taxable federal land. Mr. Smith replied that this may be a question for Chairman Mazzetti from the Rincon tribe, who would like to present information to the Planning Group once we hold live meetings again.

### 6) Design Review Board (Smith/Adams)

### **7) Community Plan (Hutchison, Chair) CPU working draft of goals & policies.**

- Mr. Hutchison shared that a community workshop will be held in the next two to three months about goals and policies. This plan has been in the works for over two years.

### **8) Website (Wolf, Chair)**

- No new information was shared.

### 9) Nominations (Harmes/Fajardo, Chair) **Suspending Standing Rules.**

- Mr. Smith had concerns about suspending the current standing rules of the Planning Group whenever future vacancies occur. Chair Harmes would like to expedite the process of nominating new members to serve on the Planning Group. Mr. Smith would like to update this standing rule at a future meeting. The VCCPG will table this issue for a later meeting.

### 10) Trails Subcommittee: (Norwood, Chair)

## **I. Adjournment**

- The Valley Center Community Planning Group will resume live meetings on the July 12, 2021 meeting.
- Next regular meeting of VCCPG: **July 12, 2021 7 p.m.**
- **The meeting adjourned at 9:23 p.m.**
- **Minutes were approved on July 12, 2021.**

James Garritson, Secretary

Appendix VCCPG June 14, 2021 Minutes



**Ms. Rattray spoke with these neighboring property owners about the permit application Dunckel PDS2021-TPM-21283 for William and Christie Dunckel:**

- Ron McCowan - approved; Gina Stehly - approved; Robert Clark - approved; Chuck Riley - approved; Marjorie Lopez & Danny Waite - approved; Seth Holn - approved; Jeff Shultz - under consideration; Regina McKee - approved

**Parks & Rec (Norwood, Chair) County update. [APPENDIX]**

**Email from Jake Enriquez 6-7-21**

We are optimistic that the June 15 updated State and County health guidance will allow for in-person public meetings. With this in mind, Monday June 21 @3pm could be the first CSA 138 Parks Advisory Committee meeting. The location would be the Community Hall. Once in-person meetings are approved, the meeting agenda would be posted a minimum of 72 hours prior to the meeting.

Below is a list of items we have completed and are working on. More items will be added as work is accomplished. We are also working on everyday stewardship like general clean and minor repairs. Tree planting is also a 2021 goal.

**VC Community Hall & Park**

- Hosted a community cleanup day on April 24
- Repainted hall parking stalls
- Completed tree trimming and veg management around park perimeter
- Office IT upgrades in process
- Scoped new ADA parking stalls and paths of travel to hall
- Scoped new playground and ADA access

#### **Adams Park**

- Veg management around pool heating panels and tennis courts
- Replace water heater and repaired pool shower
- New park kiosk will be installed in June
- Scoped improvements to the Park Host site and maintenance shed area
- Scoped new playground and ADA access
- Scoped irrigation water system improvements (tank and booster pump)

#### **Cole Grade**

- Hosted a community cleanup day on April 24
- Repainted parking stalls
- Repaired concrete walkway
- Trimmed up trees and removed dead trees
- Scoped new ADA parking stalls and path of travel

#### **Scibilia Field**

- Repainted parking stall lines
- Scoping ADA parking stalls and path of travel
- Repair water line

#### **Star Valley Park**

- Mowed property
- Trimmed up trees
- Debris removal
- Scoped live on Park Host site and rehab electrical meter board

We are excited to serve VC. Please let me know if you have any questions.