

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **July 12, 2021** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

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. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **15 members present.**
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Susan Fajardo - **P**
- 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**

B. Pledge of Allegiance - Mr. Schmidt

C. Approval of June 14, 2021 Minutes

- **Motion: To approve the June 14, 2021 Minutes.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 14-0-1 (Y-N-Ab).** Ms. Fajardo abstained, as she was not present at the June 14 meeting.

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

1) Chairman Bo Mazzetti – Chairman Band of Luiseno Indians

- Chairman Bo Mazzetti shared information about how most tribal lands are held in a federal trust. The Luiseno Indians fund a fire station, two sheriff deputies, and two ambulances that are provided to the surrounding community at no cost to the taxpayers of San Diego County.
- Ms. Norwood voiced appreciation that Chairman Mazzetti attended the Planning Group meeting tonight. Chairman Mazzetti is working to purchase some former pieces of land that the tribe once owned. He explained the process of native tribes purchasing land and then placing the property into a federal trust. Chairman Mazzetti also explained that local school districts do not lose property tax funds when land is placed into a federal trust.
- Chairwoman Harmes Chavez inquired on the brightness of the lights on the newly opened gas station on the corner of Valley Center Road and Lake Wohlford Road with a concern on the bright lights initiative for the area. Chairman Mazzetti informed the PG that the business is within the San Pasqual Reservation.

2) Aleena Benedito/Connor McGee – PDS Code Compliance Cannabis Program

[ATTACHMENT]

- Aleena Benedito and Connor McGee, County representatives, presented a powerpoint to explain the Socially Equitable Cannabis Program. On June 9, 2021, the County developed a draft ordinance to sustain operations of the existing cannabis programs. There are five existing dispensaries that currently exist. The County BOS directed County staff to draft the ordinance for the five existing dispensaries to expand to 10,000 square feet, grow and distribute cannabis.
- The County has created a Programmatic Environmental Impact Report Process (PEIR). Ms. Benedito provided background about the Social Equity Program. The County will hire a CEQA consultant in the next few months.

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

1) Sandy Puccio Bridge Naming (Fajardo): Update (Vote) [ATTACHMENT]

- Ms. Fajardo introduced the husband of Sandy Puccio, Joaquin Aganza, who spoke about the accomplishments of his wife. Sandy was a County librarian and Ms. Fajardo shared that Sandy was always helpful and kind.
- The Bridge ID is 5 and it is located on Lake Wohlford Road, crossing Escondido Creek, 2 miles east of Valley Center Road.
- Chair Harmes asked if the bridge is located in Valley Center. Mr. Hutchison and Ms. Norwood responded that this bridge is located in Valley Center.
- **Motion: To approve the Sandy Puccio Bridge Naming for bridge ID 5, located on Lake Wohlford Road, Crossing Escondido Creek.**
- **Maker/Second:** McCabe/Garritson
- **Motion Carries 15-0-0 (Y-N-Ab)**

2) Keys Creek & SDGE (Schmidt): Update

- The pumping was stopped on June 30, 2021. SDG&E did not have a permit to undertake the project. Mr. Schmidt has attempted to communicate with SDG&E, but he is not receiving any response from the utility company. Some pictures were presented by Mr. Schmidt to show that SDG&E might have drilled at least seven wells. Mr. Schmidt would like to hold SDG&E accountable for removing between 3-6 million gallons of water from the aquifer.
- Bill Seward (audience) shared his concerns about the dewatering of the Keys Creek aquifer. He explained that the only way of placing water back into an aquifer is to create percolation ponds.
- Cindy Wright (audience) provided background about how she discovered the wells that SDG&E drilled within 30 feet of the well on her property. She contacted SDG&E on May 26, 2021 about her concerns.
- Kristen Bazata and Nick Bazata (audience) own an olive grove with 300 trees. Nick retired from the Navy today and the couple have established a fully disabled veteran business. They both are concerned about their olive grove due to the dewatering that has taken place by SDG&E.
- There was discussion about the dewatering of Keys Creek between Mr. Smith, Ms. Rattray, Mr. Hutchison, and Mr. Schmidt. The water that was removed from the aquifer was placed in

dirty containers. Mr. Schmidt shared that there might be 11-12 wells that were dug by SDG&E.

- Mr. Hutchison wanted to know what the Office of Supervisor Desmond was doing about this dewatering project. Mr. Schmidt has not received information from SDG&E or from the office of Supervisor Jim Desmond.
- Dr. Matthews shared that up to 12 million gallons of water might have been removed from Keys Creek.
- Chair Harmes explained that the Planning Group is an advisory group and will get direction from the County about how to proceed with the Keys Creek and SDG&E matter.

3) Zoning Ordinance & Regulatory Code Changes on Existing Dispensary (Matthews):

Discussion

- Chair Harmes provided information about the expansion of existing dispensaries. Dr. Matthews asked Aleena Benedito and Connor McGee questions about the major use permit. Aleena answered questions from Dr. Matthews about the five dispensaries. Chair Harmes wanted to know what is the driving force for the Board of Supervisors to change all of the rules. Connor explained that the Board is trying to make it easier for legal cannabis dispensaries in the hope it will curb the growth of illegal cannabis dispensaries. Chair Harmes shared her concerns about impaired drivers driving on community roads in Valley Center and potentially causing serious accidents due to marijuana usage.
- Mr. Radden asked a question about the location of the five dispensaries. Mr. Hutchison asked why the County chose to allow dispensaries to expand up to the size of 10,000 square feet.
- The VCCPG had questions for the County staff and concerns regarding the expansion of only these five businesses, the potential for other cannabis businesses within the unincorporated areas, the impact on water during drought conditions, possible increases in crime and mental health due to cannabis, and the impacts on existing agriculture in Valley Center.
- Benjamin Reece (audience) is a recent graduate from high school. He is against youth marijuana and the expansion of marijuana dispensaries.
- Becky Rapp (audience) encouraged Planning Group and community members to attend the Board of Supervisor meetings and speak up about concerns that they have about the growth of marijuana dispensaries. The County is quickly moving forward to push these dispensaries. One billion dollars of illegal marijuana was recently found in Los Angeles County.
- Katrina Preece (audience) is a teacher who has seen the harm that early cannabis usage can cause among youth.
- Nick Bazata (audience) shared that he is not against cannabis dispensaries, but he does have concerns about the nitrates that are placed in the water due to cannabis cultivation.
- Mr. Radden asked if these dispensaries were the only place for an individual to legally purchase marijuana. Ms. Norwood asked a question about operating permits. Conner

explained that the County under the 1996 ordinance did disqualify operators if they had a felony.

- Bill Seward (audience) lives in Anza Borrego Springs and shared background about how the Sheriff department is less likely to go into this area because of cannabis problems.
- There are five dispensaries located in the unincorporated area. One is in El Cajon; three are in Ramona; and one is in Valley Center.
- **Motion: To reject Regulatory Code Changes on the five Existing Dispensaries and oppose all other modifications to the Zoning Ordinance.**
- **Maker/Second:** Matthews/Bothof
- **Motion Carries 12-3-0 (Y-N-Ab)** Mr. Smith, Ms. Wolf, and Mr. Garritson voted nay.

4) Public Works Priority List (Harmes): Road Reconstruction/reconfiguration/new roads. Bridges repair/reconstruction. Sidewalk/pathways/pedestrian access ramps. Drainage Traffic signals. Intersections.

- Chair Harmes explained that the Planning Group needs to create a priority list. She asked Planning Group members to send all prioritized items to Ms. Adams, the chair of the mobility subcommittee.

5) VC Community Plan Update (Hutchison): Virtual workshop for discussion and input on areas for potential changes to General Plan land use designations and zoning for the Valley Center Community Plan Update. Thursday July 15, 2021 6-8pm

- Mr. Hutchison shared information about this workshop and how it will be followed by a 30 day comment period up until August 14, 2021.

G. Subcommittee Reports

1) Emergency Evacuation (Harmes, Chair)

- The Valley Center Fire District is the leading authority to address concerns. Fire Marshall Davis has sent the Planning Group a letter that addresses emergency evacuation procedures.

2) Cannabis Subcommittee: (Mathews, Chair)

- There is nothing new to report that was not already mentioned during Action Item 3.

3) Parks & Rec (Norwood, Chair): Intergenerational Center Feasibility Study

- Supervisor Desmond has worked to secure 4 million dollars that is now set aside to update current parks and build an intergenerational center. Mr. Garritson would like the money to go towards opening Star Valley Park.
- Nina Pizzano and Jake Enriquez, representatives of the County of Parks and Recreation, explained background about the Intergenerational Center feasibility study.
- The County would like the Planning Group to propose potential locations for the Intergenerational Center and things to include.
- Ms. Feliciano suggested a chair yoga program for seniors. Ms. Rattray would like a youth gym and outdoor walking trails.

- Chair Harmes asked how senior lunches are operated at other County senior centers. Mr. Garritson would like an indoor playground.
- Ms. Rattray would like an indoor pool. Dr. Matthews asked a question about how much land the County was looking to purchase. There is a six-acre parcel for sale at Lilac and Valley Center Road. Eric (audience) mentioned that Parks and Rec once owned this parcel that is adjacent to the Community Center.
- Mr. Schmidt would like to see a pool built that would offer a survival swim program provided by the Remembering Everett Foundation. Ms. McCabe would like an intergenerational cooking program.
- Joaquin (audience) shared that Butterfield Trails Ranch is a 60 acre parcel located on Sunday Drive that may become available.

4) Mobility (Adams, Chair) No updates.

5) Tribal Liaison (Smith, Chair)

- Chair Harmes and other members shared how good it was to have Chairman Bo Mazzetti of the Band of Luiseno Indians introduce himself and share information with the VCCPG.

6) Design Review Board (Smith/Adams) No Meeting this month.

7) Community Plan (Hutchinson, Chair)

8) Website (Wolf, Chair)

9) Nominations (Harmes/Fajardo, Chair)

10) Trails Subcommittee: (Norwood, Chair)

I. Adjournment

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

James Garritson, Secretary

In October of 2017, there was an article in the VC Roadrunner about the honorary naming of bridges after individuals or entities in our community. I don't know if any of you remember that at that time I proposed naming a bridge after Sandy Puccio, our librarian who had recently lost her life to cancer.

I collected signatures and submitted this information to the County and for some reason, it all seemed to get lost somehow.

I have recently been in touch with Supervisor Desmond's office. The first step is to get approval from our PG, and so I am asking again, that the VCC PG approve of a bridge in our community be named in honor of Sandy Puccio.

The County has supplied me with a list of 39 possibilities and out of these, her husband Joaquin Aganza has selected one that is meaningful to his memories of Sandy.

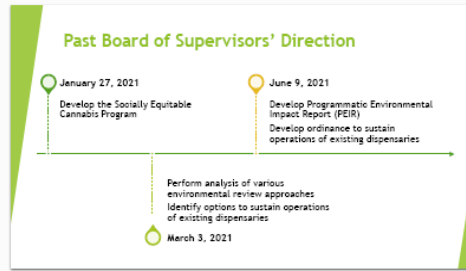
Once I get your approval I will continue forward with this project and keep the PG informed.

Thank you.

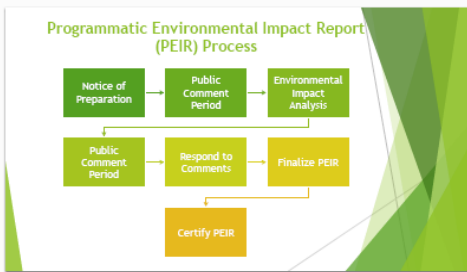
ID	Roadway	Crossing	Location	Vicinity	Sup Dist
74	Sloane Canyon Rd	Sweetwater River	0.3 mi s/o Dehesa Rd	Dehesa	2
37	Riverside Dr	Sweetwater River	1.6 mi n/o SR79	Descanso	2
18	Japatal Rd	Sweetwater River	1.8 miles e/o Tavern Rd	Loveland Reservoir	2
81	Viejas Boulevard	Sweetwater River	200' s/o River Dr	Descanso	2
17	Wildwood Glen Ln	Sweetwater River	500' w/o SR79	Descanso	2
21	Dehesa Rd	Sweetwater River N Fork	2.8 mi w/o Tavern Rd	Dehesa	2
19	Japatal Rd	Taylor Creek	2.3 mi e/o Tavern Rd	Cleveland National Forest	2
9	Alpine Blvd	Viejas Creek	0.5 mi e/o Alpine Blvd-Willows Rd	Alpine	2
3	Willows Rd	Viejas Creek	0.9 mi e/o Alpine/Willows I-8 Exit	The Willows	2
53	Oleander Ave	Aqua Hedionda Creek	100' e/o Minosa Ave s/o SR78	Vieta	5
60	Camino San Bernardo OC	Camino Del Norte	0.5 mi s/o Rancho Bernardo Rd	Rancho Bernardo/4S Ranch	5
62	Guejito Rd	Escondido Creek	0.1 mile s/o Lake Wohlford Rd	Lake Wohlford	5
61	Rancho Santa Fe Rd	Escondido Creek	0.3 mi e/o Rancho Santa Fe Rd/ Manchester Ave	Rancho Santa Fe	5
70	El Camino Del Norte	Escondido Creek	0.5 mi s/o RSF Rd	RSF	5
5	Lake Wohlford Rd	Escondido Creek	2 mi s/o Valley Center Rd	Lake Wohlford	5
59	College St	Fallbrook Creek West	0.05 mile west of Main Ave	Fallbrook	5
44	Beech St	Fallbrook Creek West	0.2 mi e/o Mission Rd	Fallbrook	5



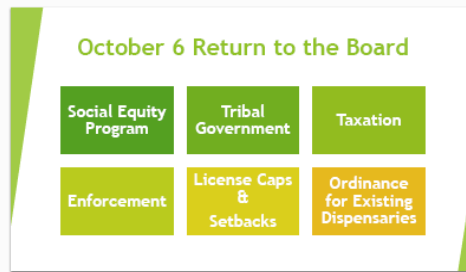
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Ordinance Amendments for Existing Dispensaries

- 01 Continue operations past April 2022
- 02 Transition to adult-use sales
- 03 Sell branded merchandise
- 04 Sell edible and drinkable cannabis products
- 05 Transfer business licenses among permit holders
- 06 Expand up to 10,000 sq. ft. w/ ministerial bldg. permit
- 07 Exempt from B-Des. Community Design Review
- 08 Exempt from S-Des. Seismic

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Next Steps for the Program

- Hire CEQA Consultant
- August 2021: Present ordinance amendments for the existing dispensaries to the Planning Commission
- October 2021: Return to the Board of Supervisors
 - Progress Report
 - Adopt ordinance amendments for the existing dispensaries
- Summer - Fall 2023: Launch Socially Equitable Cannabis Program

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County Resources

- Website: <https://www.sandiegocounty.gov/content/sdc/pds/Cannabis.html>
 - Updates - Key Dates & Information
 - Access to Stakeholder Input Summaries/Perspectives
 - Go/Delivery (Mass Email) sign-up link
- Contact for the Licensing Program
 - Aleena Benedicto
 - PDS, Cannabis Outreach Lead
 - Phone: (619) 806-7282
 - Aleena.Benedicto@sdcounty.ca.gov

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Open Discussion

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Socially Equitable Cannabis Program – Aug. 6 Planning Commission Hearing

The County of San Diego (County) has undertaken a multi-year Socially Equitable Cannabis Program that will eventually allow a variety of cannabis businesses to operate within the unincorporated area, such as farming, manufacturing, and retail. Adoption of this program will take place over the next two years. However, the County is taking more immediate steps to improve access to legal cannabis in the unincorporated areas via proposed Zoning Ordinance updates that will affect five existing dispensaries currently operating within the unincorporated area. These near-term revisions to the Zoning Ordinance will be presented to the Planning Commission on August 6, 2021.

The revisions to the Zoning Ordinance include amendments to Section 1110 Definitions, Section 6935 Medical Marijuana Collective Facilities, Section 6976 Prohibition of Marijuana Facilities – Medical or Non-Medical, and the addition of a new Section 6861 Nonconforming Cannabis Facilities. These changes include

1. allowing for the existing dispensaries to continue operating past April 14, 2022,
2. allowing for commercial adult use and commercial medical cannabis sales,
3. allowing for alterations to existing structures or additions to an existing structure up to 10,000 square feet through a ministerial building permit with exemptions of B and S Special Area Designators, and
4. allowing the transfer of operating certificates.

The amendments are proposed in response to the Board of Supervisors' direction on June 9, 2021. This hearing is to provide the Planning Commission the opportunity to comment and make a recommendation on the proposed Zoning Ordinance amendments prior to presenting the amendments to the Board of Supervisors later this fall. Staff will also be providing the Planning Commission an update on related amendments to the County Code of Regulatory Ordinances (Regulatory Code), including allowing the sale of edible cannabis products, drinkable cannabis products, and branded merchandise.

The Zoning Ordinance amendments being presented to the Planning Commission on August 6 will affect the existing dispensaries, which reside within the Second and Fifth Supervisorial Districts. Names and locations of the five existing dispensaries are as follows:

- Outliers Collective—[8157 Wing Ave, El Cajon](#)
- Ramona Cannabis Co—[736 Montecito Way, Ramona](#)
- Releaf Meds—[618 Pine St, Ramona](#)
- Olive Tree Patients Assoc/JAXX—[1210 Olive St, Ramona](#)
- [San Diego](#) Natural Inc/OutCo—[8530 Nelson Way, Escondido](#)

The Planning Commission provides recommendations to the Board for this type of project. You will receive an additional notice prior to the Board hearing, which is tentatively scheduled for this fall.

Aleena Benedito is leading outreach for this project and will reach out to each CPG and CSG over the coming weeks to offer a presentation at one of your upcoming meetings. If you have any questions in the meantime, please reach out to Aleena at Aleena.Benedito@sdcounty.ca.gov or 619-806-7282.