

**Valley Center Community Planning Group**

**Approved Minutes** for a regular meeting held on **August 9, 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. Join Zoom Meeting: Meeting ID:, Passcode:**

The meeting was held in person with no Zoom capability.

**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**
- Delores ChavezHarmes-**P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- ~~James Garritson~~ - **A**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- ~~James Radden~~ - **A**
- Dori Rattray - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

**Guests:**

- Multiple representatives from SDG&E, two representatives from Supervisor Desmond’s office, Gary Arant (VCMWD General Manager), and San Diego County Public Works staff.

**C. Pledge of Allegiance** - Ms. Harmes

**D. Approval of July 12, 2021 Minutes**

- **Motion: To approve the July 12, 2021 Minutes.**
- **Maker/Second:** Smith/Rattray
- **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.**

- Initial comments centered around SDG&E actions on Cole Grade Road. A secondary set of comments focused on upcoming Planning Commission actions on cannabis expansion. Additional notes in the Appendix at the end of these minutes.

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

**1) Green Storage Expansion (Radden): CEQA 15183 type exemption 30 day public notice.**

- No motion. Public review period will end on August 30.

**2) Ridge Canyon Cell Tower PDS2018-ZA0-99-019W2 (Fajardo): Permit modification for project approved in 2018. Changes to scope of work on location of tower on property and height. (Vote)**

- No motion. Ms. Fajardo pointed out that the proposed changes would modify lesser changes previously approved at a PG vote, increasing the tower height and footprint.

**3) Renewable Energy Zoning Analysis (Matthews): Update**

- No motion. The County is working on a streamlined approach for battery storage sites; this could change from a minor use permit to a site plan.

**4) RV Parking Expansion for Super Storage PDS2021-STP-21-022 (Bothof) Discretionary site plan permit for RV storage expansion. Requires demolition and removal of existing structures, buildings, electrical, concrete flat work, pavers, pump house & well equipment, propane tank, fencing, tree/roots/vegetation. No action to be taken in August.**

**(Informational)**

- No motion. Ms. Bothof had visited the site and gave a short update about the proposal.

**5) Public Works Priority List (Adams): Cynthia Curtis, County Capital Improvements, will present on road reconstruction/reconfiguration/new roads, bridges repair/reconstruction. sidewalk/pathways/pedestrian access ramps, drainage traffic signals & intersections.**

- No motion. Additional notes in the Appendix at the end of these minutes.

**6) VC Community Plan Update (Hutchison): Update from July 28th meeting.**

- No motion. Additional notes in the Appendix at the end of these minutes.

**G. Subcommittee Reports**

**1) Emergency Evacuation (Harmes, Chair): OES presentation.**

- No motion. Multiple residents mentioned that a recent County alert for fire near Lilac Road had inconsistent notifications to area residents.

**2) Cannabis Subcommittee: (Mathews, Chair)**

- No motion. Additional notes in the Appendix at the end of these minutes.

**3) Parks & Rec (Norwood, Chair):**

- No update

**4) Mobility (Adams, Chair)**

- No update

**5) Tribal Liaison (Smith, Chair)**

- No motion. Mr. Smith has called the tribe's Economic Development Corporation with no reply yet received.

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

- No update

**7) Community Plan (Hutchinson, Chair)**

- Additional comments in the Appendix at the end of these minutes.

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

- No update

**9) Nominations (Harmes/Fajardo, Chair)**

- No update

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

- No update

**I. Adjournment**

- Next regular meeting of VCCPG: **September 13, 2021 at 7 p.m.**
- **The meeting adjourned at 9:26 p.m.**
- **Minutes were approved on September 13, 2021**

**Kevin Smith, Acting Secretary**


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**Appendix VCCPG August 9, 2021 Minutes**

## Agenda Item E (Public Comments) and G.(2) (Cannabis Subcommittee)

1. Chair Chavez described how she and PG Members Schmidt and Adams, along with representatives from Supervisor Desmond met with SDG&E. She indicated that good progress had been made in encouraging SDG&E to continue providing details of their prior and future actions. After explaining that the VCCPG is an advisory body only, she felt an obligation to provide more information to the community and had requested that SDG&E attend the meeting. She encouraged filing of claims with SDG&E if needed; doing so does not remove any other legal options.  
SDG&E representatives Todd Vorhees, Ted R. and Matthew H. gave updates on the work at Cole Grade Road & Cool Valley Road. On June 30 they filled the pits and stopped dewatering. The preliminary report from an arborist hired by SDG&E says local species were not affected by SDG&E actions; a dying oak tree near the site was suffering from a pre-existing beetle infestation. They have opened a hydrologist's study to see if the water can be returned to the local aquifer and expect results in 2-3 months.  
SDG&E estimated that 2.5 - 3.75 Million gallons of water were removed from the site. Initially some was taken to a recycling site near Los Angeles, much of the rest was taken to the reservoir of a local farmer who had permits allowing the deposits.  
The method they used for "Jack & Bore" was chosen because it was more suited to the undergrounding distance of 450'; an alternate method of "Horizontal Directional Drilling" was more appropriate for distances beyond 1000'.  
Re-introducing the water may require treatment, soil studies and more knowledge of local drainage conditions.  
Local residents asked for a copy of SDG&E's geological report. They also spoke of concerns with the loss of water in their wells and local creek bed, expressed concern about the bias of the consultants hired by the company and were reluctant to trust the company's information going forward since they felt that SDG&E had not been truthful up to that point.
2. Mr. Arant provided a short explanation on how the Valley Center Municipal Water District operates and noted that there is no direct involvement with this SDG&E operation.
3. Two audience members expressed their concerns about changes that the Board of Supervisors are considering for County-permitted cannabis dispensaries; the Planning Commission had voted in favor of 3 out of 4 points on the proposed changes (expansion to 10,000 square feet being the exception). Residents were encouraged to attend the

upcoming meetings on August 17 & 18. An October decision is expected on allowing the five existing dispensaries to operate beyond April 2022, recreational sales of cannabis and commercial sales of related items and a transfer of the operating certificate.

Later in the meeting, during Item G.(2) discussion, Dr. Mathews reiterated that cannabis remains illegal under Federal laws, adding to confusion and concern about County actions. Federal changes to cannabis restrictions are being considered but have not advanced at this point. Feedback at recent Board of Supervisors meetings has been mostly negative toward the considered changes.

Item F.(5) (Public Works Priority List)

1. A presentation by County staff illustrated how this list was intended to address new needs rather than repaving or other maintenance. Issues could range from online resources to road reconstruction, bridge repair, drainage, traffic signals and more.

Item F.(6) (VC Community Plan Update) and G.(7) (Community Plan Subcommittee)

1. Mr. Hutchinson reported on the Subcommittee's July 28 meeting with the County PDS. The meeting was not directly about the VC Community Plan Update and focused on the parallel effort to change land designations within four subzones within the VC region. There were three options offered for each of the four subzones, covering changes that would either decrease or increase allowed density. The deadline for public comments would expire on August 18.