

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **September 13, 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 **13 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 - **A**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**
- Renee Wolf - **A**

B. Pledge of Allegiance - Chair Harmes

C. Approval of August 9, 2021 Minutes

- **Motion: To approve the August 9, 2021 Minutes.**
- **Maker/Second:** /Norwood
- **Motion Carries 12-0-0 (Y-N-Ab). Mr. Radden abstained, as he was not present at the meeting.**

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

1) Senate Bill 9

- Oliver Smith, Valley Center Municipal Water District Director, presented information about SB-9. This bill will allow homeowners to split one lot into two lots with two units each making a total of 4 dwellings on one lot. Lots must be zoned for single family use. This division of a lot would be done ministerially with no input from the Planning Group. If the bill becomes law, it would take effect on January 1, 2022.
- Each of the four units on a subdivided lot requires both water and sewer. For sewer hookup, an EDU is required for each unit. For smaller lots, there would likely not be enough room for four separate septic systems.
- One EDU costs \$30,000. An EDU is an Equivalent Dwelling Unit i.e. one unit. All of the available EDUs have been sold. There are no remaining EDUs on the new sewer main, but if there is enough demand, the water district can expand the preexisting number. The North Village has paid for it's EDUs. For water connections, the district cannot deny water.

2) SDG&E on Keys Creek Utility Undergrounding Project Updates

- Don Coleman (audience) spoke about the dewatering issue. He shared his discontent with SDG&E and asked why they took the water.

- Cindy Wright (audience) shared her disappointment with this situation and did not feel that anyone was advocating for them. She believes that trees are dying and is against SDG&E starting to drill again. SDG&E has not provided her with any information about measures they have taken to fix this dewatering problem.
- Wayne Strong (audience) lives about a mile from the location. He would like SDG&E to provide the community with an accurate figure of the water that was removed from the aquifer.
- Elizabeth Kramp (audience) has property located on the creek. She has three young children who play in this area of her property. She shared information about the San Diego County 2019 EIR (Environmental Impact Report). She also shared concerns regarding the sensitive archaeology in the area.
- Todd Vorhees and Matt Huber, representatives of SDG&E, shared information about the steps that the company is taking to figure out the best approach forward. They believe that 9.3 acre feet or 3 million gallons were removed from the aquifer. There will be a report from a hydrologist completed sometime by the end of the month. There are two viable options. One option is Horizontal Directional Drilling (HDD) and the other is the installation of a temporary overhead shoo-fly (temporary overhead lines) The third option of waiting is not an option due to wildlife concerns.
- Mr. Strong asked the two representatives how a property owner can prove to SDG&E that he has lost a tree or lost water from his well. The representatives asked property owners to file a claim with SDG&E stating the loss.
- Mr. Schmidt lives near the location. He believes a number of property owners would like SDG&E to install a shoo-fly. There was discussion about shoo-fly, distribution lines, and fire hardened lines.
- Matt and Todd recommended that all property owners that were impacted by the dewatering of the creek file a claim. SDG&E has a dedicated claims and dewatering specialist to take care of any claim. The Shoo-Fly involves three property owners, the agreements are in the process and are anticipated to be completed soon.
- Larry Schmitz stated his concern regarding potential pollution with directional drilling equipment and oil leaking into the aquifer. Matt, SDG&E representative, stated that bentonite is used as the lubricant and is a type of clay which is completely safe if something is to occur.
- Kevin Smith stated concern regarding the trees in the path of the shoo-fly lines.
- Ms. Adams stated that per Chief Napier, fire hardening is a top priority.

3) Update on firehouse fundraiser

- Ms. Norwood shared that the Fire Department fundraiser raised in excess of \$40,000 towards the building of a new fire station. This is an early estimate and is likely to be higher.

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

1) 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. (Vote)

- Ms. Bothof introduced John McGraff. He is in the process of purchasing the three-acre adjacent property to expand his RV storage.
- Mr. Smith shared his concerns that the project will remove or destroy existing rocks on the property. He would like to see a plan that shows which existing trees or rocks will be removed or altered on the property.
- There was discussion about fencing and setbacks. Mr. Smith will discuss at the Design Review Board meeting to be held this Wednesday.
- **Motion: To approve the RV Parking Expansion for Super Storage PDS2021-STP-21-022 Discretionary site plan permit, contingent on DRB approval at the Wednesday, September 15 meeting.**
- **Maker/Second:** Garritson/Feliciano
- **Motion Fails 3-10-0 (Y-N-Ab). Ms. Feliciano, Mr. Garritson, and Mr. Schmidt voted yea.**

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. Tom Hanna is project rep. (Vote)

- Ms. Fajardo shared that 5G is the fifth generation mobile network. It is better to have multiple carriers on one pole instead of placing multiple poles. The company has proposed changing the existing Ridge Canyon Cell Tower from 45 feet to 65 feet and moving the pole to a different location on the same property, making it closer to neighboring homes.
- Ms. McCabe has concerns about possible health risks associated with mobile network transmission. She would like the company to get public input about this project as well as making sure each neighbor has been contacted and advised of potential benefits and risks.
- Mr. Schmidt shared information about possible health risks associated with 5G.
- Discussion added that there are many, many hillsides away from residences that a cell tower of this size and magnitude would be better suited.
- **Motion: To deny the Ridge Canyon Cell Tower PDS2018-ZA0-99-019W2.**
- **Maker/Second:** Norwood/McCabe
- **Motion Carries 8-5-0 (Y-N-Ab). Mr. Smith, Mr. Garritson, Ms. Fajardo, Mr. Radden, and Ms. Feliciano voted nay.**

3) Heim Agricultural Clearing PDS2021-AD-21-022 (Smith): Administrative permit request to grade and expansion for large garden. (Informational prior to vote)

- Mr. Smith did not have enough information to share about this project for a discussion or vote at this time.

4) Puccio Bridge (Fajardo): BOS update.

- Ms. Fajaro shared that the signs were ordered and should arrive sometime next week. She will contact Joaquin Aganza about whether he would like a public or private bridge naming ceremony.

G. Subcommittee Reports

1) Chair's Report: Chair Harmes reviewed her original appointment to the I-15 DRB. Her term is up for reappointment.

- **Motion: To approve Chair Harmes to continue as a representative of the I-15 DRB.**
- **Maker/Second:** Harmes/Adams
- **Motion Carries 13-0-0 (Y-N-Ab)**

2) Emergency Evacuation (Harmes, Chair)

- Chair Harmes shared that the County is trying to add a feeder route to take pressure off Valley Center Rd during peak morning community times. Evacuation route Road 19 realignment will help to relieve traffic off Lilac Rd. It is impossible to put a road between Lilac and West Lilac due to the conversancy. But the county is still evaluating an east to west access between Cole Grade Rd. and Lilac Rd.

2) Cannabis Subcommittee: (Mathews, Chair) Public hearings Sept 9 & 13.

- Dr. Matthews will attend two public hearings about the cannabis issue.

3) Parks & Rec (Norwood, Chair):

- There is a kickoff hike for the Valley Center Trails Association on September 22 at 5:30 p.m. There is further information about events located in the Valley Center Roadrunner.

4) Mobility (Adams, Chair): Input to Cynthia Curtis, County Planner, on mobile capital improvements.

- Ms. Adams provided priority lists to Planning Group members. She would like all members to review the lists and then rank the priority numbers as well as add any suggestions on road, pedestrian access and drainage concerns.
- Ms. Adams distributed to the PG members a list of board and commission vacancies that may be of interest to the group.

5) Tribal Liaison (Smith, Chair)

- He is trying to get in contact with the San Pasqual Tribe. Mr. Smith is trying to get a hold of the EDC (Economic Development Center). Miss Norwood asked if he had gotten ahold of Mr. Quisquis.

6) Design Review Board (Smith/Adams)

- The DRB will meet on Wednesday.

7) Community Plan (Hutchinson, Chair)

- No report.

8) Website (Wolf, Chair)

- No Report.

9) Nominations (Harmes/Fajardo, Chair): I-15 reappointment.

- No Report.

10) Trails Subcommittee: (Norwood, Chair)

- No Report.

H. Correspondence Received for September 13th, 2021 Meeting:

- Chair Harmes shared information about Correspondence Received issues that included Zero Carbon Sustainability, Working Family Ordinance and County Redistricting.
- Supervisor Desmond is against any form of County Redistricting. Ms. Fajardo proposed having a number of Planning Group members and members of the community speak at one of the Supervisor meetings.

I. Adjournment

- Next regular meeting of VCCPG: **October 11, 2021 at 7 p.m.**
- **The meeting adjourned at 9:07 p.m.**
- **Minutes were approved on October 11, 2021.**

James Garritson, Secretary