

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **October 11, 2021** at 7:01 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 **12 members present**. Dr. Matthews\* arrived at 7:20 p.m.
- 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 - **A**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

### B. Pledge of Allegiance - Ms. Norwood

### C. Approval of September 13, 2021 Minutes

- **Motion: To approve the September 13, 2021 Minutes.**
- **Maker/Second:** Norwood/Radden
- **Motion Carries 11-0-1 (Y-N-Ab). Ms. Wolf abstained.**

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

#### 1) SDG&E on Keys Creek Utility Undergrounding Project Updates

- Chair Harmes shared information about the 72 hour requirement to revise the final agenda. The VCCPG must have 9 votes to add an item to the agenda tonight for immediate action. Mr. Schmidt requested that the VCCPG take a vote on his recommendation to have SDG&E immediately stop drilling and install a shoo-fly.
- Mr. Hutchison and Chair Harmes had a discussion about the Brown Act and using an emergency action to revise the final action. Ms. Norwood and Mr. Schmidt shared some reasons that this was an emergency action item.
- Ms. Adams asked a question about the installation of the shoo-fly. Todd Vorhees and Matt Huber, representatives of SDG&E explained that the company is attempting to install a shoo-fly and are working with the property owners to acquire easements to complete this option. They will send a report to the Planning Group. The hydrogeo report has been completed. It indicates that the aquifer has been replenished. They believe about 3 million gallons were removed during the dewatering process. SDG&E recommends that anyone affected by the dewatering process file a claim. The shoo-fly does require the installation of steel poles, which will require drilling 14 feet into the ground. SDG&E sent out fifteen letters to property owners who may have been affected.
- **Motion: To add an emergency action item to the agenda tonight.**

- **Maker/Second:** Norwood/McCabe
- **Motion Carries 10-3-0 (Y-N-Ab). Mr. Hutchison, Mr. Garritson, and Ms. Adams voted nay.**
- **Motion: To request that SDG&E will install a shoo-fly.**
- **Maker/Second:** Schmidt/McCabe
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Ms. Kramp (audience) A number of neighbors requested that SDG&E return water that was removed and place it back into holding tanks. This will allow property owners to refill their wells and irrigate their trees and crops. The Regional Water Board and other agencies would review any future drilling related to this project.
- Steve Kramp (audience) spoke about the water mitigation issue. He shared some of his concerns about reaching neighbors with information to explain the process of filing claims with SDG&E.
- Ms. McCabe asked how long it will take to install a shoo-fly. SDG&E said it will take between 4-5 weeks to install the shoo-fly.

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

**1) Village Station PDS2015-STP-15-025 (Rattray/Smith): Site design changes.**

- Chair Harmes introduced Will Rogers, David Cook (San Diego County) and Napoleon Zervas (developer). Mr. Rogers shared a proposed I.O.D (Irrevocable Offer of Dedication) for the Village Station Site Plan. Miller Road will no longer have a connection to Road 14. The State of California requires the I.O.D, but the County will undertake a study to see whether a light or roundabout is installed at this intersection. A light will be built first, but a roundabout is a possibility in future years.
- Once an I.O.D is given to the County, structures cannot be built on this land.
- **Motion: To approve the Village Station Site Plan with I.O.D changes.**
- **Maker/Second:** Garritson/Adams
- **Motion Carries 13-0-0 (Y-N-Ab)**

**2) Chevron Lighting Violation (Harmes): Official violation filed with the County.**

- Chair Harmes shared details about this violation. Brandi Contreras has not gotten back with Chair Harmes yet.

**3) Noise Variance PDS2021-VAR-21-027: Orchard Run, Lilac Rd. & Betsworth.**

**Recommendation from group not required.**

- SDG&E will complete this work during nighttime hours.

**4) RV Parking Expansion for Super Storage PDS2021-STP-21-022 (Bothof) Permit withdrawn.**

- The property owner has withdrawn this project.

**5) Heim Agricultural Clearing PDS2021-AD-21-022 (Smith): Permit withdrawn.**

- This project was withdrawn.

**G. Subcommittee Reports**

**1) Emergency Evacuation (Harmes, Chair)**

- Ms. Rattray had concerns about the installation of roundabouts, as they really can slow down traffic during an emergency evacuation. The Planning Group must have the opportunity to voice concerns about any proposed roundabout.

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

- Dr. Matthews shared that the County is moving forward with their plans. It does not appear they are making any changes to their original plans.

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

- No report.

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

- There is a revitalization meeting tomorrow with Supervisor Jim Desmond. Dori Rattray, Kathleen McCabe, and Steve Hutchison will join this subcommittee.

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

- No report.

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

- The entrance to the proposed McDonalds is located on Mirar De Valle Road.

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

- Mr. Hutchison shared information about the projections of growth in the unincorporated areas. The CPU is on hold until the county has completed its portion of the regional transportation plan. Ms. Fajardo asked about how the plan addresses the increased demand for more water.

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

- No report.

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

- The bridge dedication will be a private ceremony and take place on Monday, October 25 at 10 a.m.

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

- No report.

**I. Adjournment**

- Next regular meeting of VCCPG: **November 8, 2021 at 7 p.m.**
- **The meeting adjourned at 8:16 p.m.**
- **Minutes were approved on November 8, 2021.**

**James Garritson, Secretary**