

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **February 14, 2022** 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

Join Zoom Meeting:

<https://us02web.zoom.us/j/85143597760?pwd=dmhHSmpSbGpwNjBzMzJqZ1FBTlIvdz09>

Meeting ID: 851 4359 7760, **Passcode:** VCCPGFeb22

A. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present.**

- | | | |
|----------------------------------|---|----------------------------|
| • Lisa Adams - P | • James Garritson - P | • James Radden - P |
| • Michelle Bothof - P | • Steve Hutchison - P | • Dori Rattray - P |
| • Delores ChavezHarmes- P | • Matt Matthews - P | • Roya Sabeti - P |
| • Susan Fajardo - P | • Kathleen McCabe - A | • Larry Schmidt - P |
| • Julia Feliciano - P | • LaVonne Norwood - P | • Kevin Smith - P |

Guests:

- | | | |
|------------------|-----------------|--------------------|
| • Ross L. Pike | • Santiago Meza | • Victoria Stover |
| • Acisner2 | • iPhone | • Carol Green |
| • Arnulfo Valdez | • Matt Lee | • Josef Napier |
| • NKohls | • Justin Salter | • Kathleen Lippitt |
| • Kevin O'Beirne | • Judi Strang | • David Ross |
| | • Dallin Young | |

B. Pledge of Allegiance - Chair Harmes

C. Approval of January 10, 2022 Minutes

- **Motion: To approve the January 10, 2022 Minutes.**
- **Maker/Second:** Smith/Adams
- **Motion Carries 14-0-0 (Y-N-Ab).**

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

1) SDG&E Pipeline: Kevin O'Beirne – natural gas pipeline from Rainbow to Mission Valley I-15 [APPENDIX]

- Kevin O'Beirne presented information about the Natural Gas Pipeline Safety plan that was put in place in 1949. The Pipeline Safety Enhancement Plan (PSEP) is used for Pipeline 1600. SDG&E will replace 37 miles and pressure test 13 miles of existing pipe. Five projects

are already completed. Lilac Road Project begins Q3 2022 - Q1 2023. All 19 projects will be completed by Q2 2024.

- Santiago Meza shared information about Keys Creek Crossing and how SDG&E will use the Typical Horizontal Directional Drilling Method. Lennie Creek Crossing will use an exposed span with a minimum of 6 feet above the creek bed. Moosa Creek Crossing will use Jack & Bore and use the existing 20 foot easement.
- If groundwater is encountered, it will be filtered, cleaned, tested, and discharged to the surrounding land or back into the creek.
- Ms. Norwood asked about how SDG&E will inform property owners about the pipeline replacement work. Mr. O'Beirne stated they would contact the property owners. Ms. Norwood also asked about on one slide it said "24/7 construction for 4 weeks". Mr. O'Beirne replied that that was only at Keys Creek & that is only if necessary. Ms. Norwood also asked if there was a public review of the project. Chair Harmes explained that this presentation was for informational purposes and SDG&E did not need to have a public review period. Mr. Hutchison asked about the Traffic Control Plan and what will happen to the existing pipeline. Existing pipe from 1949 will remain underground and be turned off once the new modern pipeline is installed.
- Mr. Schmidt shared concerns he had about using jack and bore drilling. He also asked about what environmental studies SDG&E has completed in preparation for this project. N. Kohls shared that SDG&E is still working with engineering to address any environmental issues.
- Mr. Smith asked if SDG&E had considered installing the pipeline along Interstate 15. Caltrans does not allow pipeline placement on this highway.
- Existing pipe is typically 3-4 feet underground. Ms. Adams asked about the width of the easement and whether the existing pipe will be filled with slurry once the modern pipes are installed. SDG&E does not plan to fill the existing pipes with slurry. The pipes are now 70 years old and do not pose any environmental concerns.
- Dr. Matthews asked if SDG&E has considered giving the existing pipeline easement back to the public to use as a possible trail system once they are decommissioned. Mr. O'Beirne said that they welcome the community sharing ideas with SDG&E.

2) Vehicle Miles Traveled Tax

- This presentation will take place next month, as Carl DeMaio had to attend another presentation.

3) SDG&E at Cole Grade

- Mr. Schmidt provided an update about the SDG&E shoofly installation and the dewatering of Keys Creek aquifer. Some property owners who have filed claims with SDG&E are not satisfied with the settlement offers the company has made.

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

1) VCFPD Monument Sign: (Chair) Chief Napier, monument sign for station #2 Lake Wohlford Rd.

- Chief Napier provided information about a proposed Valley Center Fire Station 2 Monument Sign that is sponsored by the San Pasqual Band of Mission Indians.
- Ms. Adams shared that the DRB was not in favor of an internally lit sign. Chair Harmes shared that new internally lit signs are dimmable and the proposed sign is informational. Unlike business signs, this type of sign would relay important information to the community. Mr. Smith does not believe an exception should be made in approving this type of sign, as this will set a precedent for other public buildings. Chief Napier shared that the fire station would be able to quickly share vital community information.
- There was discussion among members about the technology that the sign will use.
- Mr. Garritson shared that the sign is located across the street from a gas station with a number of internally lit signs. The Valley Center Sheriff's Substation and Valley Center Middle School are all located near this fire station.
- **Motion: To approve the VCFPD Fire Station #2 Monument Sign.**
- **Maker/Second:** Garritson/Norwood
- **Motion Carries 12-2-0 (Y-N-Ab) Mr. Hutchison and Mr. Smith voted nay.**

2) Lighting Complaints: (Smith) Fat Ivor's & Lilac Foods update.

- Mr. Smith reviewed pictures of the original Fat Ivor's sign design from the 1990s and the dimensions of the new sign remain the same. Fat Ivor's sign is grandfathered in. Mr. Smith is still working to address the Lilac Foods signage.

3) Signage Request (Chair) Update-no action voted on for removal of existing signs.

- Chair Harmes provided an update on signage.

4) Clark Professional Building (McCabe): Public Disclosure period ended Feb. 4th.

- Chair Harmes provided an update on this building.

5) Inactive Permits (Chair) Procedure for closing inactive permits.

- Chair Harmes shared that the County will close a project after two years if no progress is made.

6) Yesenia Market & Produce PDS2022-STP-22-003 (Norwood): Discretionary permit application. [APPENDIX]

- Ms. Norwood provided information about this permit. The DRB approved this project. Arnulfo Valdez shared that the tenants live locally and would like to bring the building up to code by adding an additional 540 square feet for restrooms.
- Ms. Adams shared that the exterior of the building will remain the same. Chair Harmes asked questions about fencing, paint, and stucco. The existing licensed food truck will remain on the land.
- Mr. Schmidt asked if the applicant intends to make improvements to the appearance of the building. He hopes that the applicant will make exterior improvements to the building.

- Much talk about the exterior of the building went on. Ms. Norwood reminded the group that is part of the DRBs job and they approved the project. The VCCPG makes land use recommendations, while the DRB reviews aesthetics.
- **Motion: To approve the discretionary permit application for Yesenia Market & Produce PDS2022-STP-22-003**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 9-5-0 (Y-N-Ab)**
- Lisa Adams - Y • James Garritson - Y • James Radden - Y
- Michelle Bothof - N • Steve Hutchison - Y • Dori Rattray - N
- Delores ChavezHarmes-N • Matt Matthews - Y • Roya Sabeti - N
- Susan Fajardo - Y • Kathleen McCabe - • Larry Schmidt - N
- Julia Feliciano - Y • LaVonne Norwood - Y • Kevin Smith - Y

G. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- There is a Zoom meeting on Thursday, March 24, 2022.

2) Cannabis Subcommittee (Mathews):

- Dr. Matthews did an interview with David Ross for the Valley Roadrunner about this issue. Carol Green (audience) shared information that San Diego County has had an increase in DUI deaths since 2019. Ms. Green is very concerned about cannabis lounges, especially after learning that some of the DUI deaths involve mixing alcohol with other prescription or illegal drugs.

3) Parks & Rec/Trails (Norwood): Letter sent to Supervisor on BTR

- Chair Harmes sent a letter about Butterfield Trails Ranch to Supervisor Desmond.
- A representative from Supervisor Desmond's office attended and shared that the Supervisor was doing a feasibility assessment to see what the next step is.

4) Mobility (Adams):

- There are a number of additional roads that will be resurfaced over the summer. The list of roads can be found at the county's website.

5) Tribal Liaison (Smith, Chair)

- No report.

6) Design Review Board (Smith/Adams)

- No report.

7) Community Plan (Hutchinson)

- No report.

8) Revitalization Subcommittee (Rattray): Upcoming meeting March 29.

- Ms. Rattray is the new chair of this subcommittee. There is a subcommittee Zoom meeting on March 29 from 2-4 p.m.

9) Board (Harmes/Fajardo): 2022 training for all VCCPG members required.

- Chair Harmes shared information about training. The last in-person training was last Saturday, February 12, 2022 at the County Operations Center.

- Form 700 documents need to be sent to Jessica.Turner@sdcounty.ca.gov
- Ethics Training due
- CAN presentation Feb. 17, 2022
- Even numbered seat holders with terms expiring on 1/2/2023 must file to run for re-election. The Following board members have seats up for re-election: **#2** - Steve Hutchison, **#4** - Matt Matthews, **#6** - Roya Sabeti, **#8** - James Radden, **#10** - LaVonne Norwood, **#12** - James Garritson, and **#14** - Susan Fajardo.
- Candidate Filing Opens on **July 18, 2022**; Candidate Filing Closes on **August 15, 2022**; General Election is on **November 8, 2022**. A member must file papers of candidacy with the registrar of voters between **July 18** and **August 15**. Notify Chair Harmes if you are not planning to run for re-election.

I. Adjournment

- Next regular meeting of VCCPG: **March 14, 2022 at 7 p.m.**
- **The meeting adjourned at 9:20 p.m.**
- **Minutes were approved on March 14, 2022.**

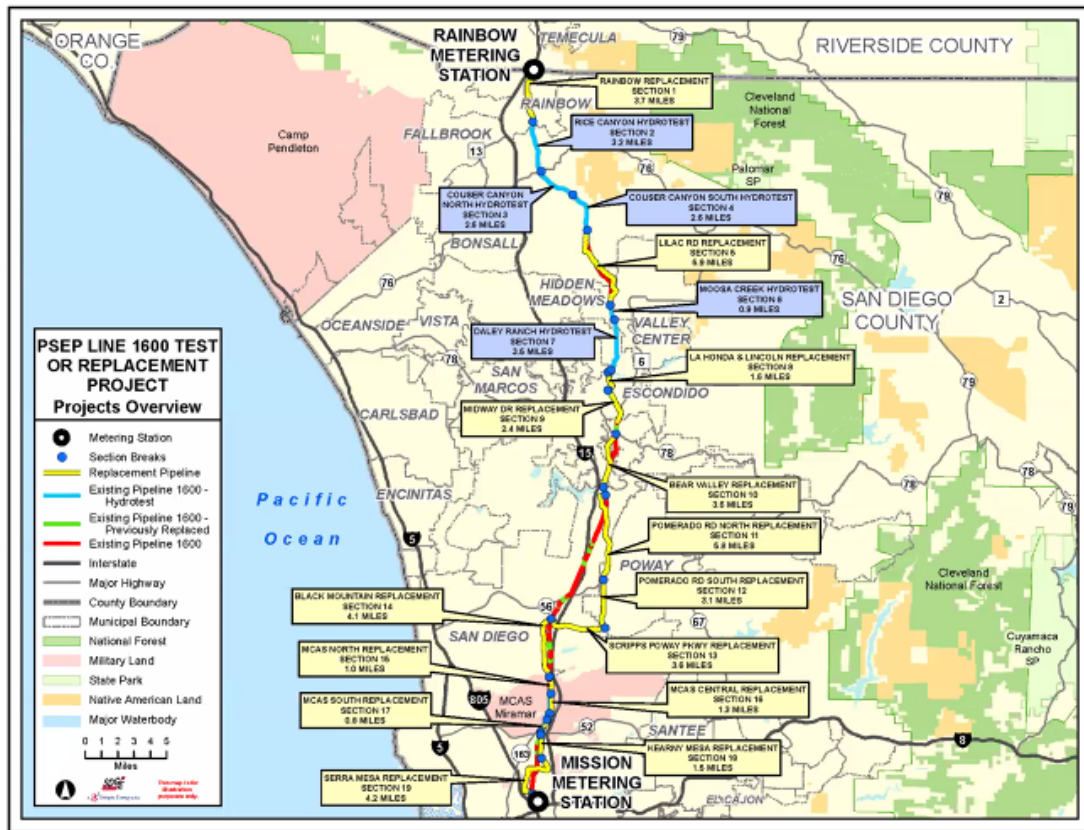
James Garritson, Secretary

Appendix VCCPG February 14, 2022 Minutes

Overview: Pipeline 1600 Test or Replace Projects



- » Replace 37 miles & pressure test 13 miles of existing pipe
- » 19 independent projects – 14 replacement and 5 hydrotest
- » First project began construction: January 2020
 - » Escondido – completed Oct 2020
 - » Mira Mesa – completed in Mar 2021
 - » Serra Mesa – completed Nov 2020
 - » Kearny Mesa – completed Nov 2020
 - » Bear Valley – completed July 2021
- » 4 projects currently in construction in Poway, Rancho Bernardo, Scripps Ranch and Escondido; complete those 4 by mid-2022
- » Lilac Road Project begins Q3 2022 – Q1 2023
- » All 19 projects to be completed by Q2 2024

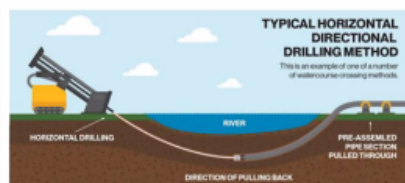


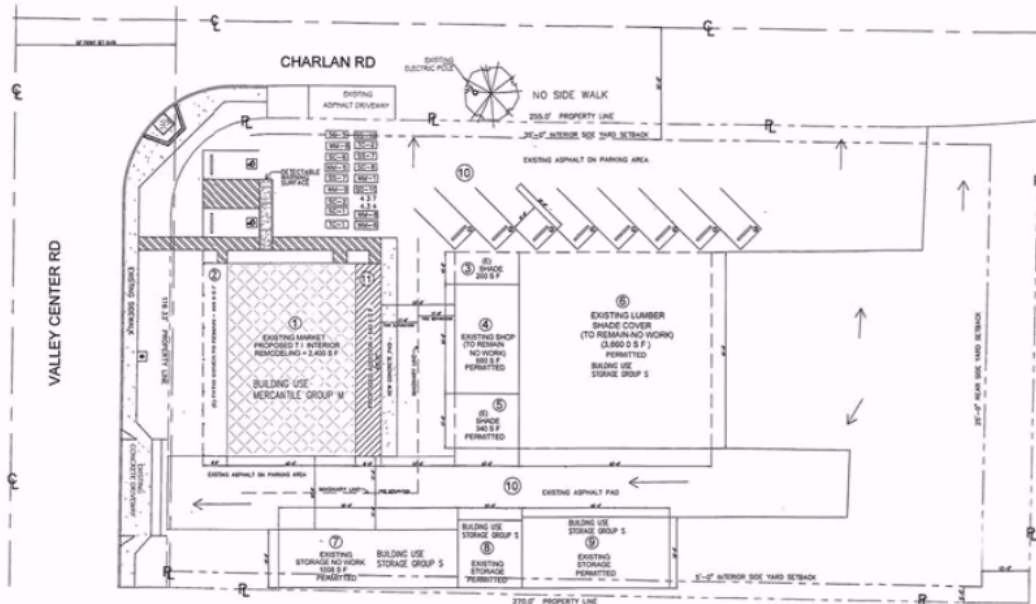
Keys Creek Crossing: HDD in Franchise

• Scope: HDD in SDG&E's County of San Diego Franchise Rights

- 16-in HDD from South to North.
- Pipe pullback from North utilizing private property
- ~900-ft long and 30-ft deep
- Drill rig South of Keys Creek, East of Lilac Rd
- Groundwater – If groundwater encountered, it will be filtered, cleaned, and tested. After passing testing requirements, the water will be discharged to the surrounding land or back in the creek.
- A span in this location is not recommended for design due to proximity to traffic and minimum protection from bridge, since the span would be in County R/W less than 10' from bridge.

HDD technique used to install the new 16-inch pipe in the street underneath a large substructure or waterway. A pipeline is pulled through the drilled underground tunnel.





SITE PLAN

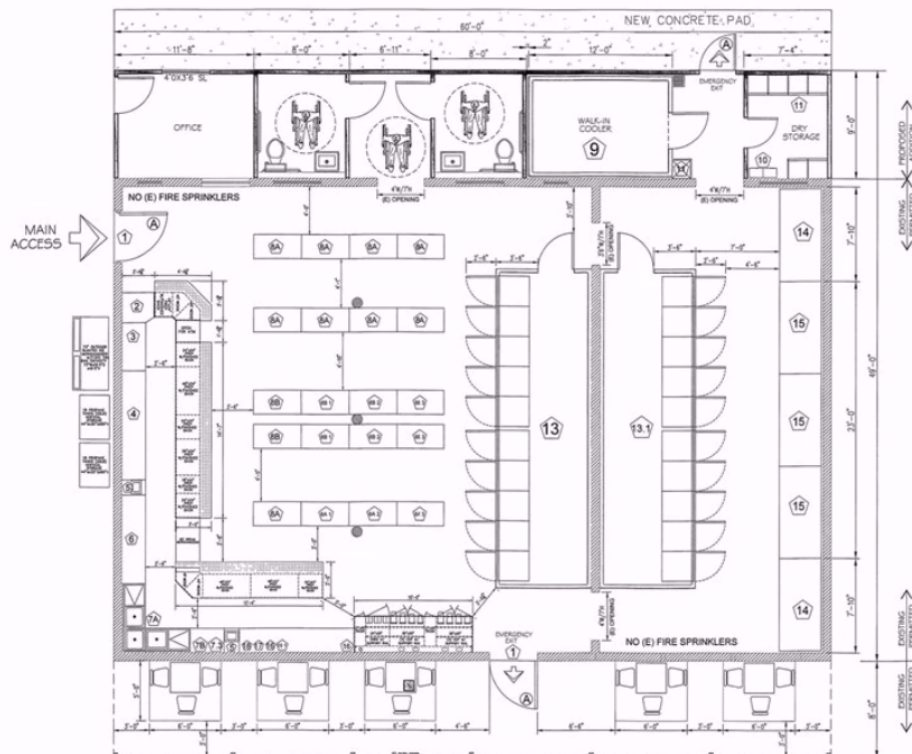
"SPECIAL INSPECTION REQUIRED.
SEE SPECIAL INSPECTION SUMMARY ON SHEET
NO EXISTING FIRE SPRINKLERS
"THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOIL AND/OR
GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION"

SCALE : 1" = 20'-0"



ALLOWABLE BUILDING AREA ANALYSIS

CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

FREEZER & COOLER PREFAB WALLS

(F) 8" INCH GULCH TO REMAIN

(N) 2 x STUD WALLS PER PLAN