

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **June 13, 2022** 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 **12 members present**. James Garritson* arrived at 7:35 p.m.
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- ~~Susan Fajardo~~ - **A**
- Julia Feliciano - **P**
- James Garritson - **P***
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- ~~Dori Rattray~~ - **A**
- Roya Sabeti - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - LaVonne Norwood

C. Approval of May 9, 2022 Minutes

- **Motion: To approve the May 9, 2022 Minutes.**
- **Maker/Second:** James Radden/Julia Feliciano
- **Motion Carries 11-0-1 (Y-N-Ab).** McCabe abstained.

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

- Becky Rapp (audience) provided an update on the BOS cannabis regulations. Supervisor Anderson had submitted suggestions for modifications to increase security.
- LaVonne Norwood stated that a Park Circle park was not yet open to the public because work is ongoing. The park will transfer to County control after work is completed.

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

1) Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-004: (Adams) Clearing of 20.96 acres for wholesale greenhouse made of metal frames covered with flexible plastic to grow ornamental plants in plastic pots. Not open to the public – business to business sales only to US & Canada. Potting machine, heating system and irrigation system. Site to have parking for employees and loading zone. (Vote)

- Pending a County scoping letter. No vote was taken.

2) Major Use Permit – Circle K Car Wash PDS2022-MUP-22-003: (Schmidt) An automated car wash that reclaims water used with eco-friendly cleaning agents. Will provide Valley Center residents the option to wash cars in an eco-friendly environment. Structure will be

enclosed behind the current Circle K building. Facility will include state of the art technology to ensure cars are washed in a responsible manner. (Vote)

- DRB voted to approve the car wash on Monday, June 6, 2022.
- **Motion: To approve the plans for the Major Use Permit for the Circle K Car Wash PDS2022-MUP-22-003.**
- **Maker/Second:** Schmidt/Adams
- **Motion Carries 13-0-0 (Y-N-Ab)**

3) Code Compliance Complaints: Clearing & Grading PDS2022-ESFCOM-00161 & 0 0162 & 00163 (Harmes) Unpermitted clearing & grading (Informational)

- Walt Petranovic (audience) represented a group of nearby residents who were concerned about the unpermitted clearing. They stated that the tenant has announced plans for a possible franchise from BetterSportsComplex.com. The residents have been in touch with Code Compliance and are pleased with the current County response.
- George Webb (audience) shared information about the property owner's original business that burned down.

G. Subcommittee Reports

1) Emergency Evacuation (Adams):

- Deer Springs is building a new fire station. Progress is being made on the construction of a fire station on Cole Grade Rd.

2) Cannabis Subcommittee (Mathews):

- No report.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood was hopeful that community parks would be better maintained once the County took over Parks and Recreation. This has not happened. In less than two years, our park fields are now in very bad shape and the grass is nearly dead.
- It was noted that the County has only recently taken over our Parks and are still learning where all controls, maintenance calendars & equipment are. Valley Center Parks Dept. did not have the money to maintain our Park District. The question was asked if anyone had contacted the County to advise them that attention was needed at specific park locations. No one had contacted the County - they can't address a problem if they are not aware a problem exists.

4) Mobility (Adams): Ridge Ranch Traffic Signal Update

- Ms. Adams shared an update about the progress that has been made on the traffic circle (tentative for mid-2023) and on resurfacing local roads.
- Mr. Hutchison shared that there will be a public meeting on July 21, 2:30pm at the Middle school where the County will present an update on the Valley Center Road Corridor Concept Plan.

5) Tribal Liaison (Smith, Chair)

- No report.

6) Design Review Board (Smith/Adams)

- The car wash was approved at the DRB meeting.

7) Community Plan (Hutchinson)

- Steve shared that Vlad Capito would like to join the Community Plan Subcommittee.
- **Motion:** To add Vlad to the Community Plan Subcommittee.
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**

8) Revitalization Subcommittee (Rattray):

- There will be a Zoom meeting that will be announced in the near future.

9) Board (Harmes/Fajardo):

- The website is being transferred over to Ms. Sabeti.
- The Board members whose terms are up need to reapply to run again by filing the paperwork between July 18 to August 15.
- Ms. Adams explained information about the CAN presentation and how important it is for the community to view it.

I. Adjournment

- Next regular meeting of VCCPG: **July 11, 2022 at 7 p.m. at Adams Park Auditorium, as the Community Center is being closed from July 15-20. The septic system for the Community Center restroom is being overhauled and the parking lot is getting resurfaced.**
- **The meeting adjourned at 08:05 p.m.**
- **Minutes were approved on July 11, 2022.**

James Garritson, Secretary