

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **October 10, 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

- The Meeting was called to order at **7:00 p.m.** and a Quorum was established with **12 members present.**
- Lisa Adams - **P**
- ~~Michelle Bothof~~ - **A**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- ~~Matt Matthews~~ - **A**
- ~~Kathleen McCabe~~ - **A**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- Roya Sabeti - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - Chair Harmes

C. Approval of Minutes: July 11, 2022, September 12, 2022 and September 19, 2022

- **Motion: To approve the July 11, 2022 Minutes.**
- **Maker/Second:** Smith/Adams
- **Motion Carries 12-0-0 (Y-N-Ab).**

- **Motion: To approve the September 12, 2022 and September 19, 2022 Minutes.**
- **Maker/Second:** Norwood/Schmidt
- **Motion Carries 10-0-2 (Y-N-Ab). Mr. Smith and Ms. Rattray abstained.**

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

1. Mexican Fruit Fly – Vince Arellano, County Agricultural Commission

- There are probably 70 growers working with the County Agricultural Commission. Ms. Norwood asked a question about how far this quarantine extends throughout Valley Center. According to Mr. Arellano, there are about 76 square miles of property impacted by the quarantine. Property owners must keep their produce from leaving their property. They can compost it. Mr. Smith asked a question about farmer’s markets selling fruit or produce from quarantined areas. Fruit or produce cannot leave a quarantined property.
- CDFA information about the Mexican Fruit Fly:
https://www.cdfa.ca.gov/plant/pdep/target_pest_disease_profiles/mexican_ff_profile.html

2. Intergenerational Center – Joe Gavin, Community Engagement San Diego Senior Community Foundation

- Mr. Gavin shared a presentation about why the **San Diego Senior Community Foundation (SDSCF)** exists in San Diego. The organization was founded in 2017 and works with public and private partnerships. Issues that seniors are facing include the cost of healthcare and insufficient retirement income. A lot of seniors do not have family support systems. Mr. Gavin shared data about the County Demographic Projection. **SDSCF** is working to improve the quality of life for seniors in our region through the power of philanthropy.
<https://sdscf.org>
- One of two people in the County will be over the age of 60 in San Diego County. Momentum is growing with the emergence of policy frameworks. In the early 1900s, society invented playgrounds, the Boy Scouts, Girl Scouts, and YMCA's to provide recreation and social organizations to younger people.
- Pathways to transformation include redefining what a senior center is and what it can be. Reviewing building aesthetics and facilities is another pathway to transformation.
- Senior center support includes physical, health care, behavioral, intellectual, creative, technology, financial health, civic engagement, volunteerism and helping seniors with programs back into the workforce when necessary.
- Age-friendly is not about old people. Age-friendly is good for everyone.
- Joe shared an image of what a possible Senior Center of the Future could look like.
- There was discussion between Joaquin Aganza and Joe Gavin about the needs within the Valley Center community. Chair Harmes asked about how the organization works with the County of San Diego. Joe Gavin is currently working with the County.
- Mr. Ciupitu asked about the longterm and shortterm plans of SDSCF. Ms. Rattray asked if there is one intergenerational center that the organization is studying as a great model to use for future centers.
- Adrienne Cisneros-Selekman, a Community Relations Liaison from Supervisor Jim Desmond's office, asked a question about whether the organization is a developer? Joe is not yet working with developers and his organization desires to drive ideas and advocacy within the County. Ms. Feliciano asked about where SDSCF gets all of the age data. Data was gathered from the U.S. Census, SANDAG and other County information.

Public Comments:

- Becky Rapp spoke about the dangers of cannabis and fentanyl. She is working to establish educational programs to better help students learn about the dangers of these drugs.
- Supervisor Jim Desmond and District Attorney Summer Stephan are hosting a community event to Stop Fentanyl Overdoses and Save Lives on October 12, 2022 at One Safe Place, 1050 Los Vallecitos Blvd., San Marcos, CA 92069.
- Becky spoke about the impacts of cannabis operations near her community. There are multiple code violations. She would like the cannabis industry to pay mitigation fees to offset the huge financial burden that the crop causes within a community. Chair Harmes asked if Becky had contacted the Sheriff and Fire Marshall about possible code violations. Becky has not yet contacted these individuals and requested inspections.

- Mr. Schmidt shared that he was pretty sure that cannabis operations are supposed to be grown outdoors. There is a huge difference between medicinal marijuana and industrial hemp.

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

1) Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-004: (Adams)

Revote on project due to number of missing board members.

- **Motion: To approve the Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-004.**
- **Maker/Second:** Garritson/Smith
- **Motion Fails 6-5-1 (Y-N-Ab).**
- Lisa Adams - Y
- ~~Michelle Bothof~~
- Delores ChavezHarmes-Y
- Vlad Ciupitu - N
- Susan Fajardo - N
- Julia Feliciano - Y
- James Garritson - Y
- Steve Hutchison - Y
- ~~Matt Matthews~~
- ~~Kathleen McCabe~~
- LaVonne Norwood - N
- Dori Rattray - Ab
- Roya Sabeti - N
- Larry Schmidt - N
- Kevin Smith - Y

- Mr. Ciupitu shared that he realizes that the property is very difficult to build on. He also shared concerns that the applicant is using a UPS Store address.
- Mr. Smith shared that he was not present at the September 19, 2022 meeting, but the applicant has done everything he was required to do in order to build hoop houses on the property.
- Mr. Schmidt shared his concerns about large trucks going in and out of the property.
- Chair Harmes made specifications and restrictions for the applicant to follow. These conditions need to be followed by the Amaranto Growers Ag Clearing.
- There was discussion between Ms. Norwood and Chair Harmes about the approval of this project. Ms. Adams shared that the County frequently makes inspections on agricultural properties.
- A neighbor shared that she was told by a person inspecting the property that this business will eventually make this location a home for workers.

2) Proposed IOD Vacation South Mountain Meadow Road - Valley Center Area APNs 186140-69 & 70 (RP# 2018-0242) Request to vacate an unaccepted Irrevocable Offer of Dedication For Public Highway for a portion of what is known as SC-990.2 encumbering portions of the applicant's properties. The County Department of Public Works has determined this area offered for future dedication is no longer needed for present or future public use because there is no foreseeable private development that would be conditioned to construct within this easement, and this request does not involve a General Plan Mobility Element roadway. (Informational/Vote to be done at November)

- There was discussion between Chair Harmes and Mr. Hutchison about this proposed Irrevocable Offer.

3) Public Works sidewalk, curb and gutter repair project notification: One location with damaged curb, gutter or sidewalk identified for repair or replacement in the Valley Center Community on Circle R Drive. Maintaining this infrastructure will enhance the safety of vehicles and pedestrians and promote effective street drainage. This project is anticipated to be presented to the Board of Supervisors for approval at the October 26, 2022, Board Meeting. If approved, construction is expected to take place in summer 2023

- Ms. Norwood asked about how long the project would take. The Planning Group will probably receive an update sometime in the summer of 2023.

G. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- Chair Harmes shared information about emergency evacuation. There was no emergency evacuation meeting held in September.

2) Cannabis Subcommittee (Matthews):

- No update, as Dr. Matthews was not present.

3) Parks & Rec/Trails (Norwood):

- There was discussion about keeping the name or changing the name of this subcommittee. The Valley Center Trails Association hosted Saturday, October 8. There were 600 people who showed up for the picnic on Saturday, October 8, 2022 to visit Butterfield Trails Ranch.
- Mrs. Jacobs shared an update about Butterfield Trails Ranch and her hopes to see it become a multigenerational center, as well as a natural preserve in the heart of Valley Center. She believes that the park is in a central location within the Valley Center community.
- Doug Moriarty shared that this 60-acre park is a gorgeous property and he had the opportunity to take his granddaughter there on for the picnic and it was a fantastic experience.
- Ms. Rattray and Chair Harmes had a discussion about the possibility of having game fields at Star Valley Park and having an intergenerational center at Butterfield Trails Ranch.
- Mr. Hutchison feels that the County will not have enough money to build an intergenerational center if it pursues both Star Valley Park and Butterfield Trails Ranch. Mr. Schmidt asked a question about how much money is allocated to specific park amenities. Jake Enriquez, representing Parks and Recreation for San Diego County, explained that construction costs continue to rise.
- Ms. Feliciano shared that she would prefer to have Butterfield Trails Ranch as a nature preserve.
- Mr. Garritson shared that he would like to see Butterfield Trails Ranch used for multiple recreational purposes. He likes the idea of a park having playgrounds, trails, fitness activities, fields, trails, and numerous activities that benefit the entire community.
- There was discussion about the purchase of additional parkland in the community. The County will eventually purchase another park. Parks and Recreation will meet to create a

Prioritization List at a meeting on Monday, October 17 at the Valley Center Community Hall. Jen Spencer is the project manager for this Priority List.

4) Mobility (Adams):

- No report.

5) Tribal Liaison (Chair)

- No report.

6) Design Review Board (Smith/Adams)

- Ms. Adams shared that there was a waiver to have gooseneck lights instead of internal lights. The McDonald's Arch is externally lit. The west side of the building will have the word, "McDonald's." There was discussion about white lights versus amber lights within the Park Circle community.

7) Community Plan (Hutchinson)

- No report.

8) Revitalization Subcommittee (Rattray):

- There will be a Zoom meeting with Supervisor Jim Desmond on **October 19, 2022** at 2 p.m.

9) CAN/411 (Fajardo)

- Ms. Fajardo will place herself on the official distribution list. Ms. Rattray will serve on this subcommittee when Ms. Fajardo cannot attend a meeting.

10) Board (Harmes/Fajardo):

- No update.

F. Subcommittee Reports

I. Adjournment

- Next regular meeting of VCCPG: **November 14, 2022 at 7:00 p.m. in the Valley Center Community Hall.**
- **The meeting adjourned at 8:53 p.m.**
- **Minutes were approved on December 12, 2022.**

James Garritson, Secretary