

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **January 9, 2023** 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

A. Join Zoom Meeting:

<https://us02web.zoom.us/j/82166780806pwd=Z1laUXZwUldYQVlyVFhUbVhsWDNpdz09>

B. Roll Call

- The Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present.**
- Lisa Adams - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- ~~Kathleen McCabe~~ - **A**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- Roya Sabeti - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**

Guests:

- Eva Sunday
- David Ross
- Camila Easland
- Mike Madrid
- Ben Larson
- Acisner2d
- Chris
- Justin Salter

C. Pledge of Allegiance - Chair Harmes

D. Approval of December 12, 2022 Minutes

- **Motion: To approve the December 12, 2022 Minutes.**
- **Maker/Second:** Smith
- **Motion Carries 11-0-3 (Y-N-Ab).** Ms. Norwood, Ms. Sabeti, Dr. Matthews, and Lisa Adams abstained
- **The November 14, 2022 Minutes will be voted on at the February 13, 2023 meeting.**

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

- Mr. Garritson shared that he was very happy to see the recent opening of McDonald's in the new Park Center community. He shared that the restaurant is a huge benefit to the Valley Center community and was pleased with the building design and interior furnishings.

1. 2023 Housing Ordinance: Ben Larson, San Diego County Land Use

- This ordinance will address recent California laws concerning Accessory Dwelling Units (ADUs). The State of California will allow a faster approval process of ADUs and also larger sizes.
- State law allows for small lot subdivisions such as small single-family houses and townhouses.
- Small Housing Projects establish a minimum area for Floor Area Ratio (FAR). FAR is the ratio of a building's floor area to the size of the land upon which it is built.
- Affordable Housing Development state law changes facilitate the development of affordable housing. It promotes neighborhood integration through mixed-income development. Some units must be affordable and the remaining units are sold at market rate.
- Mr. Garritson asked about how these laws will affect Valley Center. Camila Easland shared that the Environmental Health agency would review the size of current septic systems before the approval of an ADU. A property owner can have a 500 square foot attached ADU that converts existing space of a home. An owner can also have a separate 1200 square foot or attached ADU.
- Ms. Rattray and Ms. Bothof asked some questions concerning ADUs. Mr. Smith shared that Valley Center is not in a VMT zone and this means that these new state laws will not lower the cost of housing.
- Mr. Garritson asked about the status of ADU waiver fees. Camila Easland shared that these fee waivers are in effect until 2024. Supervisors will probably review these policies this year.

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

1. Notice of Proposed Rulemaking Action-CAL Fire: Any person, or authorized representative, may submit written comments relevant to the proposed regulatory action to the Office of the State Fire Marshal (OSFM). Written comments will be accepted beginning December 16, 2022, through February 3, 2023. OSFM will consider only written comments received by the end of the written comment period [APPENDIX]

a. Public Hearing: CAL FIRE will hold a series of public hearings in every county County: San Diego; Hearing Date & Time: 1/09/23 at 1 :00PM ; Hearing Location: San Diego County Operations Center - Chambers 5520 Overland Avenue San Diego, CA 92123
Local Contact Person: Josh Black (619) 609-3413 josh.black@fire.ca.gov
Mr. Hutchison shared information about the distinctions between Hazard and Risk Maps. Insurance companies will possibly look at hazard maps when looking at raising insurance premiums.

- Dr. Matthews asked about how these hazard maps were created. Mr. Hutchison shared information about ember studies and how a neighboring property owner within 200 acres can fall within a hazard zone. Dr. Matthews would like the County to work diligently to clear brush on county-maintained roads.

- Mr. Hutchison, Mr. Schmidt, and Mr. Smith had a discussion concerning the criteria that is used to identify fire hazard regions. The Insurance Commissioner will need to provide more direction concerning risk reduction, hazards, and mitigation.

2. Drainage Easement Vacation: APN 189-012-84,189-012-85,189-091-37,189-091-38.

Easement was dedicated to the County in 1947 and two embankment slope and drainage easements acquired as part of the Valley Center North CIP project in 2004 and 2005. County staff has determined these easements are excess and can be vacated. [APPENDIX] (Vote)

- **Motion: To approve the Drainage Easement Vacation for APN 189-012-84,189-012-85,189-091-37,189-091-38.**
- **Maker/Second:** Garritson/Adams
- **Motion Carries 14-0-0 (Y-N-Ab)**
- Chair Harmes shared that the Planning Group needed to vote on these Drainage Easement Vacations to allow future projects to go forward.

3.Virtual Meeting Requirements: AB 2449 Teleconferenced meetings. (Informational)

- Chair Harmes shared that AB 2449 Teleconferenced meetings are allowed until 2025. The Planning Group will continue to meet in person, but at tonight's meeting, the County requested to meet virtually. Since the Planning Group had a very small agenda, the decision was made to hold a virtual meeting. There was discussion about a Planning Group Member turning a camera on and off during a meeting. A member must keep their camera on for the entire time during a meeting.

F. Subcommittee Reports

10) Board (Harmes/Fajardo): 2023 CPSG training, elections.

- Ms. Harmes and Ms. Fajardo will continue to serve as the co-chairs of this subcommittee. Mr. Garritson nominated Mr. Smith to serve as the Vice Chair again, but he wanted another member to have the opportunity to serve in this position.
- Ms. Kathleen McCabe will step down as a member of the Valley Center Community Planning Group. Ms. Fajardo and Ms. Harmes will work together to notify the community about this open seat.
- **Motion: To nominate Delores Chavez Harmes to serve as the Chair of the Valley Center Community Planning Group.**
- **Maker/Second:** Smith/Rattray
- **Motion Carries 14-0-0 (Y-N-Ab)**
- **Motion: To nominate Dori Rattray to serve as the Vice-Chair of the Valley Center Community Planning Group.**
- **Maker/Second:** Smith/Schmidt
- **Motion Carries 14-0-0 (Y-N-Ab)**

- **Motion: To nominate James Garritson to serve as the Secretary of the Valley Center Community Planning Group.**
- **Maker/Second:** Smith/Ratray
- **Motion Carries 14-0-0 (Y-N-Ab)**

1) Emergency Evacuation (Harmes):

- Chair Harmes will continue to serve as the chair of the Emergency Evacuation subcommittee.

2) Cannabis Subcommittee (Matthews):

- Dr. Matthews shared that he has repeatedly asked the County to regulate the cannabis industry as a pharmaceutical. He will continue to serve as the chair of the Cannabis subcommittee. Ms. Norwood has an interest in joining this subcommittee. Dr. Matthews shared that the County is not having much discussion with this subcommittee at the moment.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood will continue to serve as the chair of the Parks and Rec subcommittee. Ms. Norwood shared that the County has no funds to purchase the Butterfield Trails Ranch property. Star Valley Park is considered the best location for an intergenerational center. Ms. Norwood toured a number of intergenerational centers and learned how these public centers are financed.

4) Mobility (Adams): Meeting 11/30/2022 & Traffic Advisory Meeting 12/09/22

- A radar will be approved by the TAC for Circle R.
- Mr. Hutchinson, Ms. Adams and Ms. Ratray were the only members at the Mobility subcommittee meeting on 11/30/22. At that meeting it was discussed which improvements were important to the members present. Ms. Adams sent a personal email to PDS on the potential improvements. The email was not signed as a Planning Group or mobility member. The submitted by Ms. Adams to the County included three (3) roundabouts, a traffic signal at Mirar De Ville, and raised median. The Planning Group did not approve of the list in Ms. Adams' personal email and the recommendations were not ratified by the VCCPG.
- Mr. Hutchison and Ms. Adams both attended the Corridor Study meeting to discuss traffic calming solutions. At this meeting the County gave an overview of potential improvements to slow speeds and make Valley Center Road safer. Mirar De Valle needs a traffic signal now.
- Ms. Ratray shared concerns about the continual push to place roundabouts along Valley Center Road. It is important that the entire Planning Group is made fully aware of any possible roundabout proposals. Any official report must be ratified by all Planning Group Members. Mr. Garritson was very concerned that the County might attempt to place roundabouts along Valley Center Road without the full consent of the Planning Group and the people of this community.

5) Tribal Liaison (Chair)

- Chair Harmes will continue to serve as the chair of the Tribal Liaison subcommittee.

6) Design Review Board (Smith/Adams)

- Mr. Smith and Ms. Adams will continue to serve as the chair of the Design and Review Board subcommittee.

7) Community Plan (Hutchinson):

- Mr. Ciupitu will also join this subcommittee and was appointed as the new chair of the subcommittee without a vote.
- Mr. Hutchison will continue to serve as a member of the Community Plan subcommittee.
- Ms. Rattray will continue to serve as the chair of the Revitalization subcommittee.

8) Revitalization Subcommittee (Rattray):

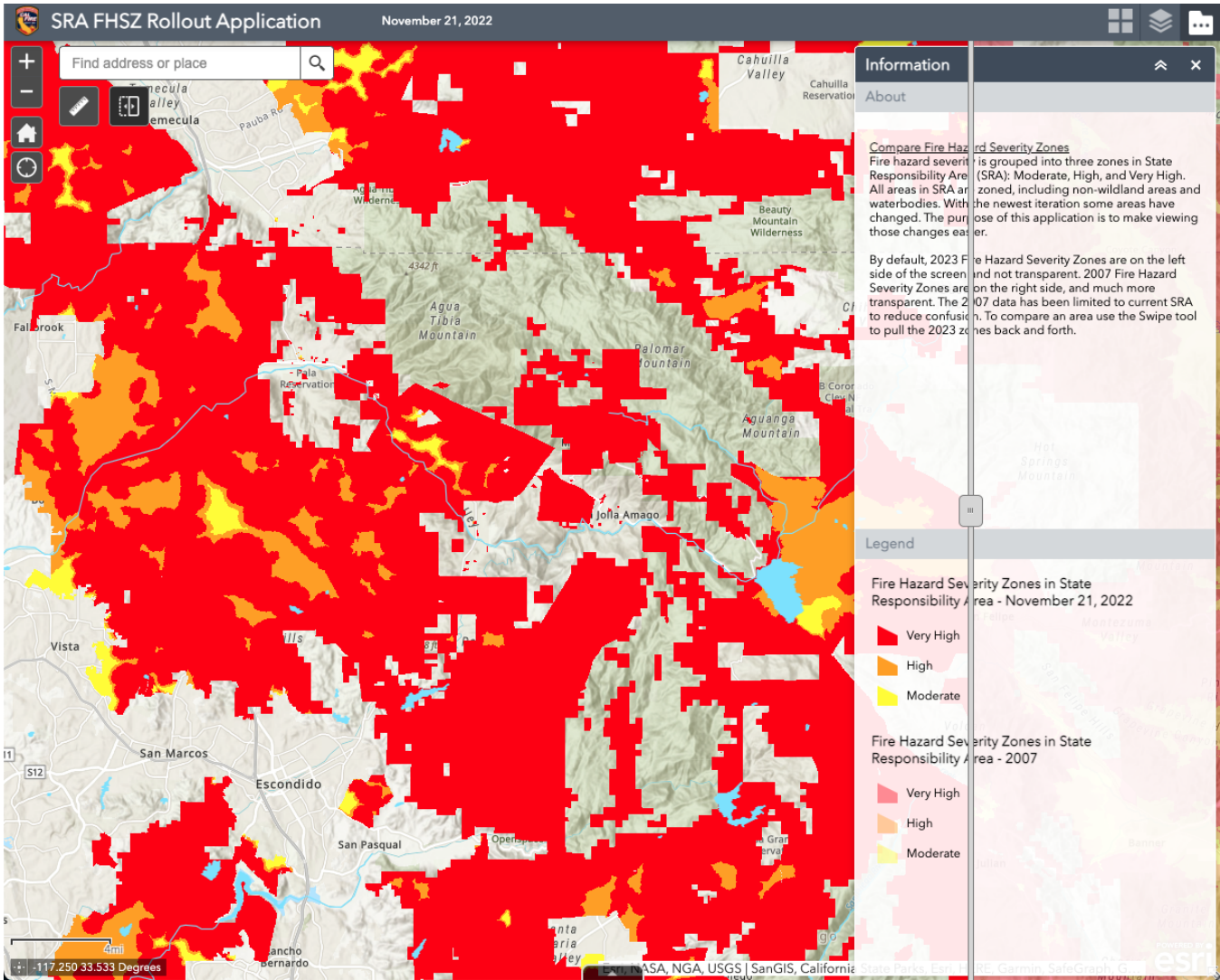
9) CAN/411 (Fajardo)

- Ms. Fajardo will continue to serve as the chair of the CAN/411 subcommittee.

I. Adjournment

- Next regular meeting of VCCPG: **February 13, 2023 at 7 p.m.**
- **The meeting adjourned at 8:50 p.m.**
- **Minutes were approved on February 13, 2023.**

James Garritson, Secretary



Drainage Easement Vacation

