

Valley Center Community Planning Group

Minutes for a regular meeting held on **March 13, 2023** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Delores Chavez Harmes, **Chair**; Dori Rattray, **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 **13 members present**. Dr. Matthews arrived at 7:10 p.m.
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|--------------------------------------|------------------------------|----------------------------|
| ● Lisa Adams - P | ● Julia Feliciano - P | ● Dori Rattray - P |
| ● Michelle Bothof - P | ● James Garritson - P | ● Roya Sabeti - P |
| ● Delores ChavezHarmes- P | ● Steve Hutchison - P | ● Larry Schmidt - P |
| ● Vlad Ciupitu - A | ● Matt Matthews - P* | ● Kevin Smith - P |
| ● Susan Fajardo - P | ● LaVonne Norwood - P | ● Vacant Seat |

B. Pledge of Allegiance - Shelby Rattray

C. Approval of February 13, 2023 Minutes

- VCCPG will vote on the February 13, 2023 Minutes at the April 10, 2023 meeting.

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

- David Knopp and Jen Spencer, representing the County of San Diego Parks and Recreation, shared information about current plans for County park in Valley Center.
- Park and Receptions has established a first-time camper program. The County will provide an individual or group of up to eight people with a free campground and help provide a tent, sleeping bag(s), and assistance to help put up a tent.
- Jen Spencer explained that a new heating unit will be installed in the Valley Center Community Hall next month. The County intends to install two 10,000 gallon water tanks to help with the irrigation of Adams County Park. Ms. Spencer is meeting with the design team to implement a number of park projects.

1. 2023 San Diego Housing Ordinance: Camila Easland

- An Inclusionary Housing Ordinance Development presentation was delivered. The County shared that the Program Objective is to help develop more affordable homes.
- Ms. Easland shared information about Public Input and methods that developers will either pay a fee or follow compliance options. Camila went over Density Bonus Incentives that the County offers. She shared information about the Inclusionary Housing Guide. The Planning Commission will hold a workshop. Chair Harmes asked about when the public input for this Ordinance ends. It probably will end sometime in the summer. Ms. Bothof asked a question

about who compensates the developer for the loss of revenue? Ms. Easland shared that expedited review of a project will provide some compensation.

- Ms. Rattray asked a question about fire protection areas. There was discussion about the cost of fire insurance in the new Park Circle development. This project was supposed to provide affordable housing.
- Dr. Matthews asked a question about the size of a family home and the number of people who will live in each unit.
- Mr. Schmidt asked about how the County and State will deal with the cost of inflated housing materials.
- Mr. Garritson shared his concerns about this ordinance and how this will benefit developers building more housing units.
- Chair Harmes shared concerns about the VMT and how this will continue to raise the cost of housing in the County.
- Tara Lieberman shared information about this ordinance.
- A question was asked about which families would receive prioritization to receive affordable housing. There was discussion about the length of time of this ordinance.
- A Housing Blueprint was shared that addressed the goals, objectives, and strategies of the project overview. The Board is reviewing the three phases. A website <https://engage.sandiegocounty.gov> has additional information and a survey available.

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

1. Crowder Ranch Expansion – PDS2023-AD-23-001: Kevin Smith – Application for agricultural clearing permit to remove brush for future agricultural operations (expansion of existing organic lemon ranch).

- **Motion: To approve the Application for agricultural clearing permit to remove brush for future agricultural operations to allow the expansion of an existing organic lemon ranch.**
- **Maker/Second:** Garritson/Bothof
- **Motion Carries 12-1-0 (Y-N-Ab) Mr. Hutchison voted nay.**
- John Rilling introduced himself and the clearing permit application. Ed Crowder is a rancher who purchased 100 acres and repaired water wells on this property. Mr. Crowder would like to expand his operations by purchasing 24 additional acres to plant additional organic lemons. Chair Harmes asked a question about if the project will cause additional traffic. Mr. Rilling does not believe it will change the current traffic, as the operation will only expand the organic lemon ranch.
- Mr. Hutchison asked a question related to the environmental impact of the additional acreage. There was discussion between Mr. Hutchison and Mr. Rilling about whether mitigation land is necessary related to clearing this property. The County has imposed a permit that requires the property owner to clear the brush in one year and maintain the land for agriculture for five years.

- The land is zoned A70. The Crowder family is reviewing the Williamson Act and other potential ways to protect this ranch land. The topography of the land is very difficult to build on, as it has a difficult slope and little flat land.
- Mr. Schmidt asked a question related to the wells on the property. There was a discussion between Mr. Rilling and Mr. Schmidt about water usage and the profitability of growing lemons.

2. Community Hall: (Harmes) 65" flat screen TV donated. HVAC replacement planned.

- County Parks and Recreation is purchasing one mounted television. Chair Harmes has offered to give a 65" flat screen to the County for use in the lower floor of the Valley Center Community Hall.

3. Standing Rule Section IV – Vacancies: Proposed amendment and vote.

- **Motion: To approve the rewording of the VCCPG Standing Rules to streamline process.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Currently our standing rule states (2nd pg, 2nd paragraph) ~~Meeting 3~~—The VCCPG Chairperson shall conduct elections after the candidates have been introduced and interviewed as described in paragraph Meeting 2 above. ~~at the third Regular Meeting after the subject vacancy(s) is announced (Meeting 3).~~ For the past several years we have suspended this rule to move forward in a timely manner to interview, vote and appoint new members. It was suggested at last month's meeting that we officially change this standing rule.
- Proposed amendment change and vote.

4. Standing Rule Article V – Subcommittees Section III: Proposed amendment and vote.

- **Motion: To approve the Subcommittee Section III Proposed Amendment.**
- **Maker/Second:** Smith/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Minor change to this standing rule (pg 3 paragraph 8) The Chair of the Subcommittee shall make a verbal or written report/presentation to the VCCPG monthly ~~quarterly, or more frequently as necessary.~~
- Proposed amendment change and vote.
- Mr. Smith and Chair Harmes discussed how to reword phrases to clarify the meaning to the Planning Group. There was discussion about revising a sentence related to this policy.

F. Subcommittee Reports: Re-Confirmation of Chairs with the exception of the Confirmation of the Community Plan Subcommittee Chair. (third time)

- **Motion: To approve the slate of chair of subcommittees, minus CPU.**
- **Maker/Second:** Harmes/Garritson
- **Motion Carries 13-0-0-1 (Y-N-Ab-A)**

- Lisa Adams - Y
- Michelle Bothof - Y
- Delores ChavezHarmes-Y
- ~~Vlad Ciupitu - A~~
- Susan Fajardo - Y
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- Julia Feliciano - Y
- James Garritson - Y
- Steve Hutchison - Y
- Matt Matthews - Y
- Kevin Smith - Y
- LaVonne Norwood - Y
- Dori Rattray - Y
- Roya Sabeti - Y
- Larry Schmidt - Y
- ~~Vacant Seat - P~~

Motion: To approve appointment of Vlad Ciupitu to Chair Community Plan Update subcommittee

- **Motion: Maker/Second:** Harmes/Schmidt
- **Motion Failed: 5-6-1-1 (Y-N-Ab)**

- Lisa Adams - N
- Michelle Bothof - Y
- Delores ChavezHarmes-Y
- ~~Vlad Ciupitu - A~~
- Susan Fajardo - N
- Julia Feliciano - N
- James Garritson - Y
- Steve Hutchison - N
- Matt Matthews - Ab
- LaVonne Norwood - N
- Dori Rattray - Y
- Roya Sabeti - Y
- Larry Schmidt - Y
- ~~Vacant Seat - P~~
- Kevin Smith - N

- Ms. Fajardo read a letter about the wealth of information that Mr. Hutchison provides to our community planning group.
- Ms. Norwood shared that Mr. Hutchison is an asset to the Planning Group.
- Ms. Rattray shared that she is passionate about the Valley Center community and has concerns about transparency. She was bothered that Mr. Hutchison did not share critical information he received as a board member of the Fire district with the Planning Group.
- Chair Harmes shared highlighted information from Article V-Subcommittees taken from I-1 Planning and Sponsor Group Policies and Procedures Page 18-19 of 24.
- **ARTICLE V - Subcommittees | Section II** “The Chair shall appoint the chair of all subcommittees (except the nominating subcommittee) and all its members with the CONCURRENCE of a MAJORITY of the group (concurrence of the majority - not a 2/3rds vote). Membership on the subcommittee is open to all interested citizens, but requires nomination by the Chair and appointment by the group. Subcommittee Chair shall not act as a spokesperson of the group unless authorized to do so in writing as set forth in Article IV, Section IV of these Bylaws or as officially designated by the group as shown in the official minutes.”
- Mr. Garritson shared that he believes that the Chair has the authority of appointing chairs of all subcommittees.
- Mr. Schmidt shared that he believes that a chair of a subcommittee has the duty of sharing information with the Planning Group.
- Ms. Feliciano shared that she does not believe that any member of the group should share anything about politics, related to Mr. Smith’s comment about local community political organizations.

- Ms. Adams shared that the email she sent to the County did not represent the Planning Group. She compiled information from numerous meetings and shared only her own opinions. The question was asked why she sent anything to the county without first presenting to the group and receiving permission to speak on behalf of the group without specific approval from the Chair.
- Mr. Hutchison shared information about the report in question.
- Chair shared facts why the appointment of a new subcommittee chair is important. See minutes addendum.

1) Emergency Evacuation (Harmes):

- Update on new program Prepara Te, grant monies for tribal agencies and burn days.

2) Cannabis Subcommittee (Matthews):

- The County is still reviewing Public Comments about their equity-based policies. “The County of San Diego is developing the Board-directed [Socially Equitable Cannabis Program](#) (Program). The Program would allow commercial medicinal and adult-use cannabis operations in the unincorporated area of the County.”
- Dr. Matthews shared that the County had no idea whether the various people at the Zoom meeting were residents of San Diego County or not. There is a possible environmental study that will take place in the next two years. Dr. Matthews invited the County representatives to make a presentation to the VCCPG about the equity of cannabis.
- Ms. Rattray shared that the word “equity” was discussed during a meeting with the County. There was discussion about cultivation sites, farmers markets, and fairs that would serve as cannabis dispensaries.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood shared a report about the feasibility of acquiring Butterfield Trails Ranch. The County will prioritize Star Valley Park. The County raised the fees for the rodeo using Star Valley Park. Supervisor Desmond met with Phil Wagner to discuss holding a future rodeo. The County expects either a 5% fee for public non-profit organizations and 10% for for-profit organizations. Chair Harmes asked a question about how the Lakeside Rodeo was run. Mr. Garritson shared that he would like Supervisor Desmond to look into the possibility of repealing the 5-10% County fees.

4) Mobility (Adams): TAC Mtg 03/10/23

- No update.

5) Tribal Liaison (Harmes)

- Request sent for presentation to So Cal Tribal Council.

6) Design Review Board (Smith/Adams)

- No meeting was held.

7) Community Plan: Confirmation of Vlad Ciupitu appointment

- Majority vote not met for confirmation of new CPU chair.

8) Revitalization Subcommittee (Rattray):

- Park Circle has had graffiti problems. There was discussion about how to remove graffiti in the community.

9) CAN/411 (Fajardo)

- No update.

10) Nominations (Fajardo/Rattray): Confirmation of seat 11

- **Motion: To reconfirm the appointment of Chris Barber to seat 11. Majority vote not met at February 13, 2023 meeting.**
- **Maker/Second:** Harmes/Rattray
- **Motion Carries 13-0-1 (Y-N-Ab).**

11) Website (Sabeti):

- Roya has been posting updates to the VCCPG website.

I. Adjournment

- Next regular meeting of VCCPG: **April 10, 2023 at 7 p.m.**
- **The meeting adjourned at 9:49 p.m.**
- **Minutes have been tabled to May meeting. Secretary is out of the country in April.**

James Garritson, Secretary

Appendix VCCPG March 13, 2023 Minutes

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