

Valley Center Community Planning Group

Minutes for a regular meeting held on **May 8, 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 **7:02 p.m.** and a Quorum was established with **13 members present. Mr. Barber*** arrived at 7:17 p.m. and also needed to leave the meeting early.
- Lisa Adams - **P**
- Chris Barber - **P***
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- ~~Steve Hutchison~~ - **A**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- Roya Sabeti - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - Chair Harmes

C. Approval of March 13, 2023 and April 10, 2023

- **Motion: To approve the March 13, 2023 Minutes.**
- **Maker/Second:** Smith/Schmidt
- **Motion Carries 13-0-0 (Y-N-Ab).**

- **Motion: To table the April 10, 2023 Minutes.**
- **Maker/Second:** Adams/Feliciano
- **Motion Carries 12-0-1 (Y-N-Ab). Mr. Smith abstained.**

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

- Ms. Feliciano asked if the Planning Group would discuss a proposal that would make a section of Valley Center Road into a business district, with a posted 25 MPH speed limit.

1. SDG&E: (Jaoana Dean) 18707 Paradise Mountain Road above ground electrical boxes compliance.

- Chair Harmes shared information about the electrical boxes installed by SDG&E at 18707 Paradise Mountain Road. Jaoana Dean presented information about concerns she has related to this project. Jaoana shared that numerous truckloads of dirt have been dumped at this site. Mr. Schmidt shared that the property owner probably spent a lot of money to have these transformers on the property.

- Ms. Rattray asked about the fencing that surrounds the property. Jaoana was given a card from Adrienne Cisneros-Selekman to contact the office of Supervisor Jim Desmond.

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

1. Belmont Estates Improvement Extension – County Tract Map No’s5110-1: (Barber)
Belmont Estates aka Tres Ninas is requesting a two-year extension from BOS in September 2023 on their Improvement Agreement. An extension would allow the applicant to have two additional years to complete the improvements required by their map (road improvement, utility improvements, etc.). This action would not change any condition or the design of the project. (Vote next month)

- Mr. Barber requested that the Planning Group table this vote until next month.

2. Couser Canyon Tree Removal: (Harmes) Six trees with roots uplifting from the hillside creating a hazard and may possibly fall. Dead oak trees need removal. Trees are tagged for the County removal process. (Informational)

- Chair Harmes shared that these six trees need to be removed. The County has tagged trees that will be removed.

3. Miller Road AT&T Monopine Cell Tower PDS2023-MUP-23-007: (Sabeti) Major use permit for a monopine cell tower at 29811 Miller Road.

- Ms. Sabeti will provide a report at the June 12, 2023 VCCPG meeting. There was discussion about the design of cell towers. Chair Harmes suggested cell towers look like water towers or a rural design.

4. Standing Rule Section IV – Vacancies: Confirmation of vote on standing rule minor change(2nd pg, 2nd paragraph) Meeting 3— 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 by LaVonne Norwood at March meeting that we officially change this standing rule.

Change standing rule to read: The VCCPG Chairperson shall conduct elections after the candidates have been introduced and interviewed as described in paragraph Meeting 2 above. (Re-Vote)

Motion: To approve the minor change of Standing Rule Section IV – Vacancies: Confirmation of vote on standing rule minor change(2nd pg, 2nd paragraph)

- **Maker/Second:** Garritson/Adams
- **Motion Carries (14-0-0)**

5. Standing Rule Article V – Subcommittees Section III: Confirmation of vote on minor change to 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.~~

The Chair of the Subcommittee shall make a verbal or written report/presentation to the VCCPG monthly. (Re-Vote)

- **Motion: To approve the minor change to Standing Rule Article V – Subcommittees Section III: Confirmation of vote on minor change to standing rule (pg 3 paragraph 8)**
- **Maker/Second:** Garritson/Bothof
- **Motion Carries (14-0-0)**

6. Subcommittees Section IV Meeting 2: Minor change to standing rule. Minor change to standing rule suggested at April meeting by Lisa Adams. The Nomination Subcommittee shall distribute copies of completed applications *for every qualified candidate* to VCCPG members at ~~that~~ 5 business days prior to a VCCPG meeting and introduce the candidates to the VCCPG at the meeting. (Vote)

The Nomination Subcommittee shall distribute copies of completed applications for every qualified candidate to VCCPG members 5 business days prior to a VCCPG meeting and introduce the candidates to the VCCPG. (Vote)

- Mr. Smith suggested that the Planning Group change this “for every qualified candidate to VCCPG members at least 5 days prior” to “3 days.” Ms. Adams shared that she would like to keep the “5 days prior” revision.
- The motion “To approve the minor change to the standing rule Subcommittees Section IV Meeting 2 “at least 5 days prior to a VCCPG meeting.” was rescinded by Kevin Smith and James Garritson.

There was discussion about the number of days necessary for the Chair and Subcommittee chair to introduce the candidates to the VCCPG. Chair Harmes shared information about the current candidate nomination applications and procedures. Ms. Fajardo shared that she currently tries to quickly send out the completed applications for candidates. The Chair corrected Ms. Fajardo on the process which requires ROV review and confirmation prior to sending out applications to the VCCPG board. Applications received by Ms. Fajardo should be sent to the Chair for submission and confirmation by the ROV, per standing rule **Section IV, Vacancies: the Nominations Subcommittee Chairperson shall, with the concurrence and coordination of the VCCPG Chairperson, initiate the vacancy filling process in advance so as to reduce or eliminate the time a seat will be vacant.**

7. CPU Subcommittee Chair: Re-Vote on Vlad Cipiuto for Chair of subcommittee. (Vote)

- **Motion: To nominate Vlad Cipiutu to serve as the Chair of the Community Plan Update Subcommittee.**

- **Maker/Second:** Garritson/Ratray

- **Motion Carries (9-5-0).**

- | | | |
|--------------------------|-----------------------|------------------------------|
| ● Lisa Adams - N | ● Vlad Ciupitu - Y | ● Steve Hutchison |
| ● Chris Barber - Y | ● Susan Fajardo - N | ● Matt Matthews - N |
| ● Michelle Bothof - Y | ● Julia Feliciano - Y | ● LaVonne Norwood - N |
| ● Delores ChavezHarmes-Y | ● James Garritson - Y | ● Dori Ratray - Y |

- Roya Sabeti - Y
- Larry Schmidt - Y
- Kevin Smith - N

- Chair Harmes shared background about the previous votes taken on the Community Plan Update Subcommittee Chair. Ms. Fajardo and Ms. Norwood requested that the Planning Group postpone this vote until the June meeting, as Mr. Hutchison was not present.
- William del Pilar introduced himself and shared background about his experience working as a member of the Valley Center Community Planning Group. William shared that he was aware of a group of past VCCPG board members who actively engage in interfering with planning group business. He experienced this while he was a board member. He is surprised that Steve Hutchison was still serving as the Community Plan Update Subcommittee Chair. William shared his concerns about having subcommittee chairs continue to serve without fully representing the community or presenting information to the board on a regular basis. Dr. Matthews asked William del Pilar a question concerning Steve Hutchison.
- There was discussion about how much information was shared by Mr. Hutchison with Planning Group members over the past years. Dr. Matthews shared that he is a member of the CPU subcommittee but has never received any information about the CPU from Mr. Hutchison.
- Mr. Schmidt shared that he had concerns when Mr. Hutchison did not share information related to the fire board that has a direct impact on our work here and feels he is not obligated to share this information.
- Ms. Norwood asked about what information was withheld by Mr. Hutchison. The information was a study done in July of 2022 presented to the VCFPD board. Members who serve on additional boards have a duty to share any information directly related to the Planning Group with its members.
- Mr. Smith was not aware the CPU subcommittee hasn't had a meeting since 2021.

8. Homeless Shelters & Mixed Use Residential/Commercials Zones by Right: (Harmes) Zone Clean up to align with State Law potential negative effect on unincorporated area businesses who have major requirements for permit processing. (Informational)

- Chair Harmes shared information about this action item.

F. Subcommittee Reports:

1) Emergency Evacuation (Harmes):

- No update.

2) Cannabis Subcommittee (Mathews):

- No update.

3) Parks & Rec/Trails (Norwood):

- Ms. Norwood shared details about some of the projects that the County is currently planning and working on. The Trails Association will have a 5K run or walk on June 3, 2023.

4) Mobility (Adams):

- No update was provided by Ms. Adams.
- Chair Harmes and Ms. Rattray shared a speed study that was conducted by the County. The County shared that there were 62 accidents that occurred on Lilac Road in the last year. The County has completed a number of traffic studies to address traffic concerns. The CHP works with the County whenever recommendations are made. The County sets the speed limit along certain sections of a number of roads in Valley Center.

5) Tribal Liaison (Chair):

- No update.

6) Design Review Board (Smith/Adams):

- Keith Robertson resigned from the DRB. There was discussion about how the Planning Group and Chamber of Commerce appoints members to serve on the Design and Review Board.

7) CPU (Cipiuto)

- Mr. Cipiuto is now the official Subcommittee Chair of the Community Plan Update.
- Mr. Cipiuto, Chair Harmes, and Ms. Rattray shared information about emergency response times. Planning and Development Services is working with the CPU to share their revised plans with the Planning Group possibly in September. The Planning and Development Services is still considering roundabouts at Cole Grade Road and Woods Valley Road.
- Mr. Garritson shared that he opposed all roundabouts along Valley Center Road.
- Ms. Feliciano shared that 35 MPH is a reasonable speed limit along sections of Valley Center Road. She would like the CHP to enforce the 45 MPH speed limit instead of reducing the speed limit to 25 MPH.
- Subcommittee members on the CPU subcommittee include Lisa Adams, Dr. Matthews, Steve Hutchison, Dori Rattray and Kevin Smith.
- Michael Farrier (audience) requested to join the CPU subcommittee.
- There was discussion about a resort project that was proposed along the grade of Valley Center Road and the border of the City of Escondido.
- Mr. Garritson shared that he is greatly concerned that the County will place two roundabouts along Valley Center Road without full agreement from the community.

8) Revitalization Subcommittee (Rattray):

- Adrienne Cisneros-Selekman is a Community Relations Liaison for Supervisor Jim Desmond. Tribal chairs would like sexual offenders not placed in their communities.
- A pilot test was completed for a water safety course in Oceanside last year. Supervisor Desmond would like to place the water safety course in all schools.
- Butterfield Trails Ranch was originally offered to the County at a \$10,000,000 asking price and was reduced to \$5,000,000 last month.

9) Website (Sabeti):

- Mr. Garritson and Ms. Sabeti will work to make vccpg.com the domain address used to share information about the Valley Center Community Planning Group with the community.

10) CAN/411 (Fajardo):

- No update.

11) Nominations & Board (Harmes/Fajardo):

- No update.

G. Adjournment

- Next regular meeting of VCCPG: **June 12, 2023 at 7 p.m.**
- **The meeting adjourned at 8:59 p.m.**
- **Minutes were approved on June 12, 2023.**

James Garritson, Secretary