

Valley Center Community Planning Group

Draft Minutes for a regular meeting held on **October 9, 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 **11 members present**. Mr. Ciupitu* attended the meeting virtually via Zoom. Dr. Matthews* arrived at 7:25 p.m.
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **A**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P***
- Susan Fajardo - **P**
- Michael Farrier - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P***
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- ~~Larry Schmidt~~ - **A**
- ~~Kevin Smith~~ - **A**

B. Pledge of Allegiance - Chair Harmes

C. Approval of September 11, 2023 Draft Minutes

- **Motion: To approve the September 11, 2023 Draft Minutes.**
- **Maker/Second:** Feliciano/Farrier
- **Motion Carries 11-0-0 (Y-N-Ab).**

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

- Carla (audience) is trying to work on establishing an Animal Welfare Coalition that will work with the County in keeping a stray pet for 24-48 hours, while looking for its owner. The organization is vcawc.org. A major goal of Valley Center Animal Welfare Coalition is to promote public awareness of Animal Welfare and education of animal husbandry.
- Raul Perez (audience) asked about when SDG&E will officially conclude the pipeline roadwork. The pipeline should be finished by the end of November.
- Carmen Cifuentes (audience) wanted to know when construction for the grocery story shopping center will begin. Albertsons and Vons being taken over by Kroger. Chair Harmes shared that a lot of factors have caused construction delays.

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

1. Re-zoning of 28404 Cole Grade Road: Lee Vance, R1 Commercial (Vote)

- Lee Vance presented to the Planning Group last month. R1 is not a zoning designation. This property was zoned for industrial use up until 2011. RR is the new zoning of the property. Adjacent properties are zoned commercial. The property was rezoned to semi-rural

because of FEMA guidelines. The owners purchased and have cleaned up the trash on the property. The intent of the owners was to store vehicles on their property. The RR County zoning regulations are primarily used for residential purposes. The site is not close enough to hook into the sewage system. It is also very difficult to install septic on this property.

- Ms. Norwood wanted to know the zoning that the property owners would like the County to consider if it is rezoned. She also wanted to know what are some of the current red flags on the property.
- The applicant wanted the Planning Group to support rezoning, but did not specify what zoning that they hoped members would consider supporting.
- Ms. Norwood stated that she could not support this item without knowing what zoning that the property owners are seeking.
- The property owners would like some idea from the County of what they can do with the property under the current zoning guidelines.
- Mr. Hutchison shared that some Planning Group members visited the property back when it was owned by Jerry Gong. Mr. Hutchison commented that FEMA and the County must address the floodway or floodplain on the property.
- Ms. Rattray shared that the property owner should have the ability to go before the County. There is still a trailer that is sitting in the middle of the road in front of the property.
- Ms. Adams shared that even if the property is rezoned, the only thing that would be allowed is something related to vehicle storage.
- Chair Harmes shared that she supports the property owner attempting to rezone the property.

2. Association of Planning Groups – SANDAG:

a. Vote to join the Association of Planning Groups (Vote)

- **Motion: To approve Valley Center Community Planning Group joining the Association of Planning Groups.**
- **Maker/Second:** Harmes/Feliciano
- **Motion Carries 12-0-0 (Y-N-Ab)**
- Chair Harmes shared that the VCCPG is one of the last Planning Groups to join the Association of Planning Groups. Our governing body is the Board of Supervisors, as our district supervisor will vote on issues related to Valley Center. SANDAG
- Mr. Hutchison shared a concern he has about one of the items in the bylaws related to the number of members who can approve a motion. Chair Harmes asked Mr. Hutchison to share any possible revisions to the articles with her.

b. Vote for Chair or Chair’s designee to APG San Diego County as member (Vote)

- **Motion: To nominate Steve Hutchison to serve as the Chair’s Designee to APG San Diego County.**
- **Maker/Second:** Harmes/Matthews
- **Motion Carries 12-0-0 (Y-N-Ab)**

- There was discussion about which member was willing to represent the Valley Center Community Planning Group on the Association of Planning Groups. Once this association is established, the representative will attend meetings in different locations throughout the County.
- Mr. Hutchison shared that he would accept the responsibility of attending these meetings and representing the VCCPG.

3. Standing Rules Section IV: Minor change to standing rule to conform to May 8, 2023 changes. “Prospective candidates must return completed application packages to the Nominations Subcommittee no later than ~~ten~~ fifteen business days prior to the beginning of the second Regular Meeting (meeting 2) (i.e. applications must be received by the Nominations Subcommittee by 7pm on Monday ~~two~~ three weeks prior to the Regular Meeting on the second Monday of the month”). (Vote)

- **Motion: To approve the two changes made to Standing Rules Section IV.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 10-2-0 (Y-N-Ab). Mr. Hutchison and Ms. Fajardo voted Nay.**
- There was discussion about two changes to Standing Rules Section IV. One proposal was to change (ten) to “**fifteen**” business days prior to the beginning of the second Regular Meeting. The second proposal was to change the applications received from (two) weeks to “**three**” weeks.

4. Ridge Ranch Traffic Signal: Contract w/ contractor signed end of Sept. Construction to start by the end of year. (Update)

- Chair Harmes shared that work will begin on this traffic light towards the end of this year. Mr. Garritson asked if there will be traffic delays due to the installation of the light.

5. Business District and Enforceable Speeds: Business District requirements. Speed study completed. Certified speed limit enforceable. CHP patrolling up to 3 times/week. (Update)

- The speed study was conducted and the certified speed will remain at 45 MPH. CHP can now enforce this speed limit and will do so two-three times each week.

6. Village Station: (Update)

- There are no current plans to begin construction on this project.

7. 2025-2029 Capital Improvement Plan: Presentation from DPW Oct.19th 6:30pm VC library. (Informational)

- Chair Harmes provided an update about physical and virtual meetings. It is helpful to register in advance for this meeting.

8. Objective Design Standards: VCCPG is not currently designated as an “Urban Area” by the US Census. No projects would currently be eligible to utilize these State bills. (Informational)

- Valley Center is not designated as an urban area by the U.S. Census.

F. Subcommittee Reports:

1) Emergency Evacuation (Harmes):

- Emergency Evacuation has gone to quarterly meetings. The next meeting is October 26.

2) Cannabis Subcommittee (Mathews):

- The County is moving to have more public meetings this month. There was discussion about environmental health and how open growing fields affects people and animals. Cannabis can lead to a chain reaction of bad news. Mr. Barber asked if Reservations are growing cannabis on their reservation grounds. Reservations do have to follow federal regulations.

3) Parks & Rec/Trails (Norwood):

- Chair Harmes will send Ms. Norwood a PDO List. The pool entrance is now completed. The Rotary hosted a fundraiser for Maui relief. Rancho Lilac is continuing to do field work. The County is moving forward in its plans to purchase Butterfield Ranch.
- A Trunk or Treat will be held at Adams Park parking lot and lower elementary school by the VCBA on October 28.

4) Mobility (Adams): Chair Harmes provided the following report:

- The pipeline is now 100% installed. The pipeline will be connected to the larger system. Final paving of Lilac Road is expected to conclude at the end of November. Property owners living near the project have shared that SDG&E workers have not always moved equipment and relined the road.
- Bob Swanson (audience) shared that Lilac Road is in terrible condition. He wanted to know if SDG&E will repave the road once all of the pipes are buried.

5) Tribal Liaison (Chair):

- No update.

6) Design Review Board (Smith/Adams):

- Ms. Adams provided information about a storage facility project. The Planning Group does need to approve this project. Jeff is the new chair of the DRB. Ms. Adams will work to reappoint a DRB member that currently is serving with an expired seat.

7) CPU (Cipiuto)

- Mr. Cipiuto shared information about the County presenting an updated report to the community. Dr. Mathews shared information about his concerns about the recent fires that took place at the Terra-Gen lithium battery storage plant. This battery project went online in March 2022. This is the second fire that has occurred at this power plant. Is the County, State, and federal government reviewing the toxic fumes and toxic waste from this recent disaster?

8) Revitalization Subcommittee (Rattray):

- Ms. Rattray shared updates about graffiti.

9) Website (Garritson):

- Mr. Garritson will continue to update vccpg.com.

10) 411 (Fajardo):

- No update.

11) Nominations & Board (Fajardo/Bothof):

- No update.

G. Adjournment

- Next regular meeting of VCCPG: **November 13, 2023 at 7 p.m.**
- **The meeting adjourned at 8:40 p.m.**
- **Minutes were approved on November 13, 2023.**

James Garritson, Secretary

Appendix VCCPG October 10, 2023 Minutes

VCCPG Standing Rules

VCCPG Standing Rules

[As Amended March 8, 2004, November 14, 2005, November 18, 2013, May 11, 2015, and September 9, 2019, and May 8, 2023]

ARTICLE I – PURPOSE AND AUTHORITY

Sections I-V: (As per County of San Diego Board of Supervisor's Policy I-1)

ARTICLE II – MEMBERSHIP

Sections III: (As per County of San Diego Board of Supervisor's Policy I-1)

Section IV, Vacancies: (As per County of San Diego Board of Supervisor's Policy I-1 and augmented with the following VCCPG Standing Rules). The VCCPG Chairperson shall notify the PDS (*Planning and Development Services*) and the Clerk of the Board when a vacancy occurs (not later than 10 days following) and publicly post the Vacancy Announcement. The Nominations Subcommittee shall consist of at least 2 members that shall be elected in January each year, at the same meeting during which officer elections are conducted. The Nominations Subcommittee shall manage the process of filling vacancies to the VCCPG and to all other organizations on which the VCCPG is authorized or required to provide a representative (i.e. VC DRB, I-15 DRB). Should a vacancy be known in advance or when there is a scheduled vacancy, 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.

Meeting 1—The VCCPG Chairperson shall officially announce any known vacancy(s) at the first Regular Meeting during which the vacancy is known (Meeting 1). If possible, vacancies shall be included in the preliminary and final agendas for that meeting.

Interim Period Between Meeting 1 and Meeting 2 - Nominations Subcommittee shall initiate public notification of any vacancy(s) in all appropriate venues (newspapers, websites, etc.) in order to maximize public awareness and participation. Public announcements shall begin as soon as possible after the official announcement of any vacancy(s) and shall continue without interruption until the next Regular Meeting (meeting 2). In order to assure prompt public notice, when a vacancy is known in advance, the Nominations Subcommittee may take action before an official vacancy announcement in order to ensure public notification begins promptly after the official announcement of any vacancy(s). Public notification shall include the vacancy(s) seat number(s), term of office, I-1 requirements, point of contact information for the Nominations Subcommittee and any other pertinent information. The Nominations Subcommittee shall specifically attempt to contact prior candidates, subcommittee members and other known persons who may be interested in serving.

The Nominations Subcommittee shall provide standardized application packages promptly to all persons who indicate an interest in serving. Packages should include:

- A. Welcoming letter,
- B. General information about the PG, vacancy process and candidate responsibilities,
- C. Nominations Subcommittee and VCCPG contact information,
- D. San Diego County Boards and Commissions Application form,
- E. Sample single page resume (long resumes are not desired or required).
- F. Standardized set of questions that candidates will be expected to address before the Planning Group. (Questions should be general in nature and allow the Planning Group to assess the views of the candidates. Questions should deal with how the candidate views the Valley Center Community Plan, their current concerns and vision for the community and specific skills and experience the candidates possess.)

Prospective candidates must return completed application packages to the Nominations Subcommittee no later than ten business days prior to the beginning of the second Regular Meeting (meeting 2) (i.e. applications must be received by the Nominations Committee by 7:00 pm on Monday two weeks prior to the Regular Meeting on the second Monday of the month). After receiving applications, the Nominations Subcommittee shall review the packages, obtain Registrar of Voters office verification that applicants are registered voters living in the Valley Center planning area, and then compile the list of qualified candidates and make copies of the application packages for VCCPG members.

Completed application packages must include:

- A. Completed county Boards and Commissions application form,
- B. Statement that the applicant is a registered voter in the planning area,