

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **October 14, 2019** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Jeana Boulos, **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

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **12 members present.**
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- ~~Dina Charmalkar~~ - **N**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- ~~Kathy MacKenzie~~ - **N**
- LaVonne Norwood - **P**
- ~~James Radden~~ - **N**
- Kevin Smith - **P**
- Oliver Smith - **P**
- Renee Wolf - **P**

B. Pledge of Allegiance - Renee Wolf

C. Approval of Minutes from Regular Meeting of September 09, 2019

- **Motion: To approve the September 09, 2019 Minutes.**
- **Maker/Second:** O. Smith/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab)**

D. Public Communication/Open Forum

- Chair Smith discussed the Tuscany Hills Retreat code compliance case. He shared an October 11, 2019 email letter from Michael D. Johnson.

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

- **Motion: To nominate James Garritson to serve as the Secretary of the VCCPG until December.**
- **Maker/Second:** O. Smith/Boulos
- **Motion Carries 12-0-0 (Y-N-Ab).**
- Lisa Adams - **Y**
- Jeana Boulos - **Y**
- William Del Pilar - **Y**
- Susan Fajardo - **Y**
- James Garritson - **Y**
- Delores ChavezHarmes-**Y**
- Steve Hutchison - **Y**
- Susan Janisch - **Y**
- LaVonne Norwood - **Y**
- Kevin Smith - **Y**
- Oliver Smith - **Y**
- Renee Wolf - **Y**

1. Discussion and possible response recommendation. ABC Permit for Rite Aid: PDS2019-ABC-19-002 Thrifty Payless Rite Aid #6750 28535 Cole Grade Rd, APN 188-250-19, request for a Type 21 Off-Sale General permit to sell beer, wine, and distilled

spirits for consumption off the premises where sold. No applicant's statement available.

(Del Pilar)

- Braheem Marabeh introduced himself and presented a slideshow titled Rite Aid Core Values. He explained the Alcohol Sales Policy that Rite Aid enforces. The company expressly forbids the sale of alcoholic beverages to anyone under the age of 21.
- He shared that a number of other products are also restricted such as tobacco, cough syrup, and certain types of medication.
- Associates must go through Alcohol/Tobacco sales training and pass with a score of 100%.
- The Electronic Article Surveillance System monitors the liquor area 24 hours a day. Certain types of liquor are only sold behind the counter. Rite Aid has a special locked cap that is placed on most liquor bottles. They project that alcohol will make up 7% of annual sales.
- B. was asked by Mr. Garritson if this Rite Aid will have a future medical clinic in it. He said that most newer stores are built with this footprint possibility.
- Ms. Chavez Harmes asked if Rite Aid will act as a good neighbor. The applicant stated that is his goal.
- Mr. Del Pilar shared that the **North Village Subcommittee** took a **4-1 vote** in favor of the ABC Permit for Rite Aid with the condition that alcohol is sold only between 10 a.m. to 10 p.m. Mr. Garritson wanted to know what was the reason that the one member was against the ABC Rite Aid Permit. Mr. Del Pilar said that it was for personal reasons. There was discussion about the alcohol application. Ms. Wolf has concerns about the private preschool that is located next to Rite Aid.
- Mr. Smith asked this question: Why does Rite Aid feel they have an ability to have an alcohol application that is above the State maximum? Braheem explained that all applicants have this ability. County official David Cook agreed with this statement. Ms. Janisch wanted to know how Rite Aid can go above the limit. Mr. Del Pilar and Ms. Chavez Harmes both shared background about how the North Village Subcommittee came up with the 10 a.m. to 10 p.m. alcohol sales motion. Mr. Hutchison has concerns that granting another alcohol license will lead to an increase in crime within Valley Center. Sergeant Russel Ryan and Lt. Pat Shannahan shared reasons that they approved of the Alcohol Beverage Control application. San Diego Sheriff's Department has added two sheriffs to the area because of community growth. They have made the recommendation to prohibit single sales of alcohol. Mr. Hutchison encourages the Planning Group to deny the application. Randy Harms (audience) wanted to know how many liquor stores does Valley Center need.
- Natalie Lopez is the director of the preschool and would like the Planning Group to deny the applicant an Alcohol permit.
- Larry Glavnic shared that he does not drink alcohol because his father owned a liquor store; he saw firsthand the consequences of drunkenness. Larry does not want public drunkenness to become a problem in Valley Center.
- **Motion 1 - To approve ABC License for Rite Aid with recommendation that they follow the state ABC guidelines concerning hours of sales (preferably during the hours of 10 a.m. to 10 p.m.) as well as no sales of single servings of alcoholic**

beverages as stated in the sheriff's recommendation letter dated September 11, 2019.

- **Maker/Second:** Del Pilar/Norwood

- | | | |
|-------------------------|--------------------------|--------------------|
| ● Lisa Adams - Y | ● Delores ChavezHarmes-Y | ● Oliver Smith - N |
| ● Jeana Boulos - Y | ● Steve Hutchison - N | ● Renee Wolf - N |
| ● William Del Pilar - Y | ● Susan Janisch - N | |
| ● Susan Fajardo - Y | ● LaVonne Norwood - Y | |
| ● James Garritson - Y | ● Kevin Smith - N | |

- **Motion 1 Fails 7-5-0 (Y-N-Ab).**

- Chair Smith proposed a revised motion that would change the ABC application to Type 20 (Beer and Wine) instead of Type 21 (Beer, Wine, Spirits).

- **Motion 2 - To approve ABC License for Rite Aid with recommendation that they follow the state ABC guidelines concerning hours of sales (preferably during the hours of 10 a.m. to 10 p.m.), limit the permit to Type 20 instead of Type 21, as well as no sales of single servings of alcoholic beverages as stated in the sheriff's recommendation letter dated September 11, 2019.**

- **Maker/Second:** Del Pilar/Norwood

- **Motion 2 Carries 9-3-0 (Y-N-Ab).**

- | | | |
|-------------------------|--------------------------|--------------------|
| ● Lisa Adams - Y | ● Delores ChavezHarmes-Y | ● Oliver Smith - Y |
| ● Jeana Boulos - Y | ● Steve Hutchison - N | ● Renee Wolf - N |
| ● William Del Pilar - Y | ● Susan Janisch - Y | |
| ● Susan Fajardo - Y | ● LaVonne Norwood - Y | |
| ● James Garritson - Y | ● Kevin Smith - N | |

2. Discussion and possible response recommendation vote. ABC Permit for new Gas Station: PDS2019-ABC-19-004, 28874 Valley Center Rd, APN188-231-36, request for a Type 21 Off-Sale General permit to sell Off-Sale General permit to sell beer, wine, and distilled spirits for consumption off the premises where sold. Applicant's statement: The proposed sales of beer and wine for off-site consumption would serve a public convenience this offers consumers an alternative in a very rural area. (Del Pilar)

- Steve Rowlings introduced David Carattini who is the **Circle K** franchise owner. David Carattini plans to move his family from Encinitas to Valley Center and desires to establish a very nice establishment in this community. He shared background about himself and his family. He has over 30 years of experience working in retail, including a long career at Costco. David believes that his retail background will help him establish a business that can give back to the Valley Center community.
- Mr. Del Pilar asked about alcohol sales projections. David believes that alcohol will be about 1-2% of sales. Ms. Chavez Harmes asked if most Circle K stores generally sell Spirits. David said that some do and some do not.
- Will Rogers (audience) shared that this project is located along the way to work for most people of the community.

- **Motion: To approve ABC License for Circle K with recommendation that they follow the state ABC guidelines concerning hours of sales (preferably during the hours of 10 a.m. to 12 a.m.) as well as no sales of single servings of alcoholic beverages as stated in the sheriff's recommendation letter dated September 25, 2019.**
- Lisa Adams - Y
- James Garritson - Y
- LaVonne Norwood - Y
- Jeana Boulos - Y
- Delores ChavezHarmes-Y
- Kevin Smith - N
- William Del Pilar - Y
- Steve Hutchison - N
- Oliver Smith - N
- Susan Fajardo - Y
- Susan Janisch - N
- Renee Wolf - Y
- **Maker/Second: Del Pilar/Garritson**
- **Motion Carries 8-4-0 (Y-N-Ab).**

3. Discussion and possible response recommendation vote on proposal for Property Condition Agreement Draft Ordinance PDS2019-POD-19-001. The Property Condition Agreement (PCA) Ordinance establishes an optional agreement between a property owner(s) and the County, which consolidates and allows for project conditions of approval to be satisfied at relevant stages during the land development process. If approved, a PCA would consolidate conditions into one document and bind them legally to property. In the event land is sold before the completion of specific conditions, the subsequent prospective owner will receive clear documentation associated with the title of the land detailing all requirements. (Wolf)

- Ms. Wolf shared background about this ordinance.
- **Motion: For the Chair to write a letter and send it to the County about the property condition proposal.**
- **Maker/Second: O. Smith/Hutchison**
- **Motion Carries 12-0-0 (Y-N-Ab).**

4. Discussion and possible response recommendation vote on proposal for Temporary Agriculture Community Events Draft Ordinance PDS2019-POD-19-002. On November 14, 2018, staff returned to the Board with a range of options to strengthen agriculture tourism in the County. The Board directed the Chief Administrative Officer to establish short- and long-term options to allow agricultural community events during agri-tourism activities, such as harvest festivals. Agricultural community events would be considered accessory uses to agricultural operations, and would exclude weddings and parties. (O Smith)

- Chair Smith explained background about this ordinance and would like to send the County a letter. Larry Glavnic (audience) recommended that the Planning Group propose a specific number of attendants or around 100 people. This ordinance would limit the number of good vendors to two and set the number of food vendors.
- **Motion: For the Chair to draft a letter and send it to the County about the Temporary Agriculture Ordinance.**
- **Maker/Second: O. Smith/Del Pilar**
- **Motion Carries 11-0-1 (Y-N-Ab). Ms. Janisch was not present to vote.**

5. Discussion and possible response recommendation vote on DPW response letter on VCCPG comments letter Feb 2018 on Cole Grade Rd Improvement Project. Cole Grade Road from Pauma Heights Road/West Oak Glen Road to Fruitvale Road. Proposed improvements to Cole Grade Road include the installation of a 12-foot-wide two-way left-turn lane; three left-turn pockets at the intersections of Cole Grade Road with Cool Valley Road, Cool Valley Ranch Road, and Hilldale Road; 5-foot-wide bike lanes and 3-foot-wide graded shoulders on both sides of the road; replacement of three box culverts at Keys Creek and an unnamed Valley Center Community Planning Group- Final Agenda- October 14, 2019 Pg 1 of 3 tributary undercrossing; and installation of drainage swales on both sides of the road as needed. Additionally, the Project includes a 6-foot-wide graded parkway on the east side of the road, which could accommodate utility undergrounding, signs, and mailboxes, and a 12-foot-wide pathway on the west side of the road with fencing as needed. The proposed project is designed to enhance existing road conditions on Cole Grade Road by improving traffic flow and providing improved facilities for motorists, bicyclists, equestrians, and pedestrians. (Gharmalkar)

- Chair Smith shared that the County will use rubberized asphalt for the entire project.
- Ms. Adams recommends that the Planning Group asks the County that landscaped medians are also built along the road. Mr. Hutchison said that the County might not have the budget to include medians.
- **Motion: For the Chair to draft a DPW response letter based on Planning Group comments.**
- **Maker/Second:** O. Smith/Hutchison
- **Motion Carries 11-0-1 (Y-N-Ab). Ms. Janisch abstained because she was outside during discussion.**

6. Discussion and possible response recommendation vote on proposal for Special Events Ordinance. Draft Special Events Ordinance SEC 72.249.5. Draft of response letter was sent to the county at the end of the public input period by VCCPG Chair and needs to be ratified by group vote. Special Events include neighborhood block parties, athletic events, and parades. The current ordinance was established in 1965 and last amended in 1988, the original purpose of the ordinance was to promote parades, there has been an evolution in the types and sizes of events within communities, there have been more athletic events than parades modern events impact the ability of residents to access homes, businesses, and roads, current ordinance does not establish appropriate submittal timelines for reviews. (Adams)

- Ms. Adams shared background about the letter she has written to the County about the Special Events Ordinance.
- **Motion: That the Chair will send the Draft Letter written by Ms. Adams to the County.**
- **Maker/Second:** O. Smith/Boulos
- **Motion Carries 12-0-0 (Y-N-Ab).**

7. Discussion and response recommendation vote on Parks & Rec PLDO funding. The Department of Parks and Recreation (DPR) is seeking your community's input on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for the Valley Center Local Park Planning Area (LPPA). PLDO Project Priority List DPR requests that the Valley Center CPG recommend projects eligible for PLDO funding for the 2019-2020 PLDO Priority Project List for the Valley Center LPPA. (Norwood)

- Ms. Norwood is requesting \$300,000 for Parks & Rec to rehabilitate the existing Adams Park Community Pool. Larry Glavnic (audience and Chair of the Valley Center Parks & Recreation Special District Board) shared information about this request. The list includes bringing the pool up to ADA standards, installing new decking surface, rehabilitating the solar heating system, and installation of a WiFi equipment controller system.
- Ms. Norwood shared her concern about this being the third year in a row that the VCCPG & VCP&R have requested the same thing, but received no funds that are legally due from the County to Valley Center. Mr. Glavnic also shared information about the VCP&R priority list.
- **Motion: To approve the Project Priority List Items 1-4 for the Adams Park Community Pool Rehabilitation.**
- **Maker/Second: Norwood/Boulos**
- **Motion Carries 12-0-0 (Y-N-Ab).**

8. Information only update on County Housing and Community Development Services program for the federal Community Development Block Grant. The Community Development Block Grant (CDBG) Program is a U.S. Department of Housing and Urban Development (HUD) program that provides funds annually to all entitlement jurisdictions. CDBG funds are used for community development and affordable housing activities that benefit low-income households and persons with special needs. (Boulos)

- Ms. Boulos explained background about the CDBG program. Funds received through this grant program must be spent in one year or they return back to the County. Chair Smith and Ms. Adams both discussed the possibility of writing a grant to fund Cole Grade Road traffic medians.
- **Motion: To extend tonight's VCCPG meeting to 10:15 p.m.**
- **Maker/Second: O. Smith/Del Pilar**
- **Motion Carries 12-0-0 (Y-N-Ab).**

9. Discussion and possible vote to have VCCPG Chair generate a letter regarding Valley Center Trails Association request to support a grant to Daley Ranch. Daley Ranch is applying for a grant that would allow them to hire a consultant to review their trails master and explore a staging area from the Valley Center side of the Ranch. The Board of VCTA has agreed to donate \$5,000 that would be matched with grant money if they are successful with the application. The grant proposal is asking for support letters from community partners that would benefit from the grant. The intent would be for the Valley Center community to be able to legally access Daley Ranch without leaving Valley Center. (O Smith)

- Fred Wollma discussed background about a proposal to work with Escondido and locate a possible staging area from Valley Center into Daley Ranch.
- **Motion: To generate a letter regarding the Valley Center Trails Association request to support a grant into Daley Ranch.**
- **Maker/Second:** O. Smith/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab).**

F. Group Business

- Welcome new VCCPG member James Radden (O Smith).
- Vacancy of VCCPG member Kathy MacKenzie and the opening of applications for VCCPG Seat #15 (Fajardo).
- Discussion and group vote to fill the Secretary Officer position that is vacant due to the resignation of Kathy MacKenzie (O Smith). This vote was taken at the beginning of tonight's meeting. James Garritson was made the secretary of VCCPG for the remaining 2019 meetings.
- Mr. Del Pilar shared information about a proposal for a western looking Arco design instead of the original mission style. This will cost Arco an additional \$100,000, but the applicant is willing to pay additional costs if there are no further delays. Ms. Boulos said that they might begin building in the next six months.
- Meeting Updates: Next Regular Monthly VCCPG meeting is November 11, 2019.
- **Motion: To appoint Renee Wolf as the Chair of website subcommittee due to Kathy McKenzie resignation.**
- **Maker/Second:** Norwood/Del Pilar
- **Motion Carries 12-0-0 (Y-N-Ab).**

G. Reports of subcommittees of the VCCPG

- a. Community Plan Update - (Steve Hutchison, Chair)
- b. Emergency Evacuation - (Dee Chavez Harmes, Chair)
- c. Member Training - (Oliver Smith, Chair)
- d. Mobility - (TBD, Chair)
- e. Nominations - (Susan Fajardo, Chair)
- f. North Village - (William Del Pilar, Chair)
- g. Parks & Rec. - (LaVonne Norwood, Chair)
- h. South Village - Combined with North Village
- i. Tribal Liaison - (Jeana Boulos, Chair)
- j. Website - (Renee Wolf was elected as Chair on Oct. 14, 2019)

I. Adjournment

- **The meeting adjourned at 10:15 p.m.**
- **Minutes were approved on November 11, 2019**

Valley Center ABC Census Tracts Businesses

Census Tract	License Type	Authorized Licenses in Tract		Business Name	Premises Addr.	License Number	Orig. Iss. Date	Expir. Date	Status
191.03	20	3 Off-Sale	1	STABLE MINI-MARKET	8310 NELSON WY,ESCONDIDO, CA 92026-5211	579905	5/23/2017	4/30/2020	ACTIVE
	21		2	TOWN CENTER MARKET	29144-48 VALLEY CENTER RD,VALLEY CENTER, CA 92082-6535	473177	3/2/2009	2/29/2020	ACTIVE
	21		3	ALL SEASONS MARKET	30012 HIGHWAY 395,ESCONDIDO, CA 92026	534429	9/5/2013	8/31/2019	ACTIVE
	41	8 On-Sale	1	PORTINO'S RESTAURANT	28746 VALLEY CENTER RD,VALLEY CENTER, CA 92082-6566	578424	5/19/2017	4/30/2020	ACTIVE
	47		2	PATHWAYS AT LILAC BRIDGE	8561 W LILAC RD,ESCONDIDO, CA 92026-4407	557241	12/29/2015	11/30/2019	ACTIVE
	47		3	CASTLE CREEK COUNTRY CLUB	8797 CIRCLE R DR,ESCONDIDO, CA 92026-5802	592126	6/15/2018	5/31/2020	ACTIVE
191.05	20	3 Off-Sale	1	DEER PARK ESCONDIDO	29013 CHAMPAGNE BLVD,ESCONDIDO, CA 92026	331184	3/25/1998	2/29/2020	ACTIVE
	20		2	TREASURES OF PIEMONTE	28616 SANDHURST WAY,ESCONDIDO, CA 92026-6803	552618	3/19/2015	2/29/2020	ACTIVE
	20		3	VALLEY CENTER OIL CORP	28010 VALLEY CENTER RD,VALLEY CENTER, CA 92082	563154	12/23/2015	11/30/2019	ACTIVE
	21		4	HARVEST FARM MARKET & LIQUOR	28960 LILAC RD,VALLEY CENTER, CA 92082-4020	484928	2/23/2010	10/31/2019	ACTIVE
	21		5	MARKET PLACE	8875 LAWRENCE WELK DR, STE B,ESCONDIDO, CA 92026	520963	5/31/2012	4/30/2020	ACTIVE
	21		6	LILAC SUPERMARKET	28958 LILAC RD, STE 3,VALLEY CENTER, CA 92082-4020	525843	2/20/2013	9/30/2019	ACTIVE
	21		7	MARKET AT HIDDEN MEADOWS THE	10326 MEADOW GLEN WAY E,ESCONDIDO, CA 92026-6917	592503	8/8/2018	7/31/2020	ACTIVE
	21		8	MEADOWS DELI MARKET	27980 OAK RANCH RD,ESCONDIDO, CA 92026	589818	10/12/2018	12/31/2019	ACTIVE
	41	7 On Sale	1	PIZZA PAZZA	28960 LILAC RD, STE C,VALLEY CENTER, CA 92082-4003	580782	6/29/2017	5/31/2020	ACTIVE
	47		2	CASA REVELES MEXICAN & SEAFOOD	29000 LILAC RD, STE D,VALLEY CENTER, CA 92082-4003	401834	8/4/2003	7/31/2020	ACTIVE
	47		3	BOULDER OAKS COUNTRY CLUB LLC / MEADOW LAKE COUNTRY CLUB	10333 MEADOW GLEN WAY E,ESCONDIDO, CA 92026	448514	4/27/2007	3/31/2020	ACTIVE
	47		4	CANYON GRILLE	8875 LAWRENCE WELK DR, STE A,ESCONDIDO, CA 92026	520962	6/7/2012	5/31/2020	ACTIVE
	47		5	WELK RESORT - SAN DIEGO	8860 LAWRENCE WELK DR,ESCONDIDO, CA 92026-6403	547555	11/26/2014	10/31/2019	ACTIVE
	191.06	20	5 Off-Sale	1	RINCON INDIAN RESERVATION MARKET	34323 VALLEY CENTER RD,VALLEY CENTER, CA 92082	349771	3/4/1999	2/29/2020
20		2		VALLEY CENTER GENERAL STORE	31034 VALLEY CENTER RD,VALLEY CENTER, CA 92082	428578	8/29/2005	7/31/2020	ACTIVE
20		3		PALA VISTA GAS	29200 VALLEY CENTER RD,VALLEY CENTER, CA 92082-6201	461886	4/7/2008	3/31/2020	ACTIVE
20		4		7 ELEVEN STORE 39531	33750 VALLEY CENTER RD,VALLEY CENTER, CA 92082	524229	9/11/2012	6/30/2020	ACTIVE

	21		5	VALLEY CENTER FOOD	27537 VALLEY CENTER RD, VALLEY CENTER, CA 92082	309046	7/21/199 5	6/30/202 0	ACTIVE
	47	12 On-Sale	1	LAZY H RANCH	16787 HIGHWAY 76, PAUMA VALLEY, CA 92061	411736	5/19/200 4	4/30/202 0	ACTIVE
	47		2	HARRAHS RINCON CASINO & RESORT	777 HARRAHS RINCON WY, VALLEY CENTER, CA 92082-5343	417417	11/5/200 4	12/31/20 19	ACTIVE
	47		3	VALLEY VIEW CASINO AND HOTEL	16300 NYEMII PASS RD, VALLEY CENTER, CA 92082-6769	482913	9/23/201 0	2/29/202 0	ACTIVE
	47		4	WOODS VALLEY GOLF CLUB	14616 WOODS VALLEY RD, VALLEY CENTER, CA 92082-7349	546453	1/27/201 5	12/31/20 19	ACTIVE
	47		5	FAT IVOR'S	27961 VALLEY CENTER RD, VALLEY CENTER, CA 92082	583657	12/12/20 17	11/30/20 19	ACTIVE
	57		6	PAUMA VALLEY COUNTRY CLUB	15835 PAUMA VALLEY DR, PAUMA VALLEY, CA 92061-16126	601376	4/29/201 9	3/31/202 0	ACTIVE
	20	6 Off-Sale	1	UNITED OIL #17	27406 VALLEY CENTER RD, VALLEY CENTER, CA 92082	478712	12/23/20 09	11/30/20 19	ACTIVE
201.03	41	13 On-Sale	1	REIDY CREEK GOLF COURSE	2300 N BROADWAY, ESCONDIDO, CA 92026-1444	389638	10/28/20 02	9/30/201 9	ACTIVE
	41		2	LAKE WOHLFORD CAFE	25484 LAKE WOHLFORD RD, ESCONDIDO, CA 92027-5620	444835	11/2/200 6	10/31/20 19	SUSPEN
	41		3	PAPA BEARS	27356 VALLEY CENTER RD, VALLEY CENTER, CA 92082	555063	5/29/201 5	4/30/202 0	ACTIVE