

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **April 13, 2020** 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://us04web.zoom.us/j/351178484?pwd=YjZGOE81Nzg0Q21NL2s3WEpiYURXUT09;>

Meeting ID: 351 178 484; **Password:** 939901

B. Roll Call

- Meeting was called to order at **7:05 p.m.** and a Quorum was established with **14 members present.**
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- ~~Kevin Smith~~ - **A**
- Renee Wolf - **P**

Guests:

- David Ross - Valley RoadRunner
- Pam Wiedenkiller
- Adam Phillips
- Sean Oberbauer
- Larry Mummey

C. Pledge of Allegiance - Chair Harmes

D. Approval of Minutes: Regular Meeting March 9, 2020

- **The March and April Minutes will be voted upon at the May meeting.**

E. Public Communication/Open Forum

- No public discussion items.

1) Keys Creek Winery (Adam Phillips) Presentation: PDS2016-AD-16-043 – Number of annual events has been scaled back to 21 per year. Mobility study expires June 2020.

[Appendix]

- Adam Phillips introduced himself to the Planning Group in our Zoom meeting. Mr. Phillips shared background about the location of the winery and provided details about the building design. He shared a number of maps, blueprints, and pictures. He shared that this is a very small winery.
- The company was originally going to have the name Reedy Creek Vineyard, but it has always officially been called Keys Creek Winery.
- Ms. Boulos was the member assigned to review the project back in 2016. She shared that one neighbor was happy to know a winery would be near her home. Mr. Garritson asked

what took so long for the County to approve the project. Mr. Phillips shared details about working to meet County Ordinance requirements.

- There will be 21 events from April to October, but Adam hopes at some point to have a maximum of 72 events each year.
- Mr. Hutchison asked a few questions to Sean Oberbauer, the Project Manager for Key Creek Winery. Adam Phillips also participated in this discussion. Mr. Hutchison wanted to know how the winery came up with the plan for 50 parking spaces. Current plans call for 150 guests instead of the original plan to have 200 guests. There are really 52 parking spaces because there are also two handicap parking spots. Adam shared information about the location of the fire hydrant. Mr. Hutchison also asked for more information about refrigeration. Adam shared that all food would be catered for any event.
- Ms. Norwood asked about what type of impervious surface would be used for the project. There was discussion about the surface and Adam stated that his goal is to create a small winery.
- Ms. Feliciano asked about employee parking and this question led to discussion about the parking lot. She also wanted to know more about the second story of the building. Ms. Adams commented that it is a large office.
- Ms. McCabe wanted to know about the type of events that would take place on the property. Adam shared that most events would be weddings. The nearby lavender farm does not host this type of event on their property.
- Project Manager Sean Oberbauer shared that the road would need improvements in order for the County and fire district to allow more than 21 events every year.
- **Motion: To approve plans for the Keys Creek Winery.**
- **Maker/Second:** Garritson/Boulos
- **Motion Carries 14-0-0 (Y-N-Ab)**
- Lisa Adams - Y
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- Julia Feliciano - Y
- James Garritson - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - Y
- Joey Martinez - Y
- Matt Matthews - Y
- Kathleen McCabe - Y
- LaVonne Norwood - Y
- James Radden - Y
- Renee Wolf - Y

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

1) Rite-Aid ABC License (Harmes): Discussion – PDS2019-ABC-19-002 – Virtual appeal hearing April 3, 2020 9am. Five members of the VCCPG were on the call as well as two community members. Appeal failed 5 Nay – 2 Yay.

- Chair Harmes shared background about this vote. She has concerns about how the Planning Group is planning for alcohol licenses. The Planning Group approved one convenience store to have alcohol, wine, and spirits, but another store was denied.
- Mr. Garritson shared his thoughts about the Planning Group voting to limit a full alcohol license for Rite Aid, but then later at the same meeting voting to approve a full license for Circle K.

- Mr. Hutchison shared that the Planning Group must carefully consider the approval of any alcohol license.
- Ms. Adams shared that the Planning Group represents the community and there were a few people in attendance at the meeting who were against approving an alcohol license for Rite Aid because a preschool is located next to the property.

G. Subcommittee Reports 1) Community Plan Update (Steve Hutchinson, Chair)

2) Emergency Evacuation (Delores Chavez Harmes, Chair)

3) Mobility (Lisa Adams, Chair)

- Ms. Adams attended a County Traffic Advisory Committee meeting on March 13 that discussed the installation of a traffic light at Ridge Ranch. Chair Harmes also attended the meeting. Eight property owners showed up to discuss the installation of a traffic light at this location. This group plans to bring the traffic signal proposal before the County Supervisors. There were two property owners who were against installing a traffic signal and two property owners who abstained.
- The County traffic engineer was very adamant about having a traffic light in this location.
- This issue will go before the Board of Supervisors on June 24.

4) Villages (William Del Pilar, Chair)

5) Parks & Rec (LaVonne Norwood, Chair)

6) Tribal Liaison (Jeana Boulos, Chair)

7) Nominations (Susan Fajardo, Chair)

8) Member Training (Delores Chavez Harmes, Chair)

9) Website (Renee Wolf, Chair)

- Chair Harmes shared background about Ms. Wolf's update of the VCCPG website located at vccpg.com.

I. Adjournment

- **Next regular meeting of VCCPG: May 11, 2020**
- **The meeting adjourned at 8:27 p.m.**
- **Minutes were approved on June 8, 2020.**

James Garritson, Secretary



Small Winery Proposal

Prepared for: San Diego County Planning Department Administrative Permit
Applicant: Keys Creek Vineyard, LLC
Site: 12028 Keys Creek Rd, San Diego CA
APN: 128-480-07
Planning Number:

December, 2016



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

~~March 21, 2017~~ February 24, 2020

Adam Philips
306-N W. El Norte Pkwy
No. 54
Escondido, CA 92026

PROJECT NAME: Keys Creek Winery
RECORD ID: PDS2016-AD-16-043
PROJECT ADDRESS: 12028 Keys Creek Road, Valley Center
APN: 128-480-07-00
TRUST ACCOUNT NO.: 2070453-D-04620

SCOPING LETTER

Dear Mr. Phillips:

Planning & Development Services (PDS) has reviewed your Administrative (AD) Permit application for a proposed small winery and is providing you with the attached package of information as a guide for further processing your application.

PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The project is an Administrative Permit for a proposed small winery and a parking location exception in accordance with Sections 6787 and 6910 of the Zoning Ordinance. The proposed winery would include a 2,400-square foot metal building that would be used as the wine production area, tasting room, storage and office. 50 parking spaces would be provided on a separate pad onsite. The site is 7 acres in size and contains an existing on-site vineyard and future expansion of the vineyard is anticipated. All production and bottling of wine would be performed onsite, and it is anticipated that approximately 1,000 gallons of wine would be produced onsite initially to a maximum of 5,000 gallons each year.

The winery would also be available to hold special events and weddings at the frequency of 21 per year between the months of April and June. Once either (a) a Permanent Road Division is established by the County or (2) Keys Creek Road is reconstructed to a class 2 or 3 aggregate road base (material suitable for 75,000 pound fire apparatus), 72 total

