

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **May 11, 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://us02web.zoom.us/j/85497549065?pwd=V1oyem5yUFNubHdzMFp3Ymdab0t0>
9; Meeting ID: 854 9754 9065; **Password:** VCCPG-May

B. Roll Call

- Meeting was called to order at **7:02 p.m.** and a Quorum was established with **12 members present. James Radden*** joined as the 13th member of the Planning Group at 7:30 p.m.
- Lisa Adams - P
- James Garritson - P
- Kathleen McCabe - P
- ~~Jeanne Boulos~~ - A
- Delores ChavezHarmes-P
- LaVonne Norwood - P
- William Del Pilar - P
- Steve Hutchison - P
- James Radden - P*
- Susan Fajardo - P
- Joey Martinez - P
- ~~Kevin Smith~~ - A
- Julia Feliciano - P
- Matt Matthews - P
- Renee Wolf - P

Guests:

- David Ross - Valley RoadRunner
- Daniel Goalwin - Barghausen Engineering
- Sean Oberbauer - San Diego County
- Pam Wiedenkiller - VC Trails

C. Pledge of Allegiance - Chair ChavezHarmes

D. Approval of Minutes from Regular Meeting of March 9, 2020 and April 13, 2020

- The Planning Group will vote to approve the March, April, and May Minutes at the June meeting.

E. Public Communication/Open Forum

- Chair Chavez asked all people in the audience if they had any public communication. There were no comments made.

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

1) Rite-Aid ABC Lighting (Harmes): Discussion – PDS2020-ENFGEN-000136 – County replied that the approved lighting plans were checked and in compliance. Case was closed. Our response: backlit signs are specifically not compliant with VCDRB guidelines. Conversation with Keith Robertson (VCDRB Chair) confirmed this. Email sent to Brandy Contreras with copy of VCDRB lighting guidelines clearly stating violation and request to reopen case. Precedence of backlit signs will be difficult to manage for future development if this is allowed unchallenged. Chevron sign at former United Oil will also be investigated.

- If Rite-Aid does rebrand, they will need to meet the requirements of both the County and DRB once again.
- Mr. Garritson shared that it appears Rite-Aid will have a new logo and is trying to create a “store of the future.” Mr. Matthews shared that he believes that the Planning Group should pursue the violation, whether the building or business is sold.

2) Miller Road Radar Certification (Harmes/Adams): Informational - TAC meeting April 24, 2020 voted to reduce speed and radar enforcement on Miller Road from the corner of Miller Rd & Valley Center Rd to Miller Rd & Cole Grade Rd. Passed unanimously.

- Chair Harmes shared information about speed reductions and radar enforcement.

3) Arco Revised Elevations (DelPilar): Informational – PDS2015-STP-15-012 – Project revised to accommodate as many of the CPG’s recommendations as possible from the January 2016 meeting including revising the elevations to a rustic design to match Rite Aid. Project will include improvements to Cole Grade Rd. [Appendix]

- Mr. DelPilar shared that he still receives updates about the project. Sean Oberbauer (County Project Manager) and Dan Goalwin (Rite-Aid Project Manager) made a short presentation. Sean is the project manager and shared a presentation to the Planning Group that shows current designs for the building and signage. He shared some of the changes to existing elevations.
- Ms. Adams asked about the existing right turning lane. Cole Grade Road will be expanded to match the Rite-Aid road design. There is a plan to add 26 additional feet of asphalt.
- Mr. Hutchison asked about what will happen to the current drainage. Sean shared that Dan’s team is revising the project to meet County guidelines. There was discussion about the drainage channels between Sean and Mr. Hutchison. Ms. McCabe asked about how the project will address past drainage problems. Sean believes that the Arco landscaping and Cole Grade Rd expansion should solve any present drainage problems. Mr. Matthews asked about the current natural drainage on the property. Sean shared that 99% of the present drainage will remain in the natural state.
- Dan shared that only the logos and words are lighted. The monument sign and signage itself will both have opaque backgrounds. The lighting is LED and the only thing that will illuminate at night will be the logo and words. Mr. Hutchison asked about the possibility of Arco using external lighting. Sean shared that Arco will work with County and State zoning ordinances. Chair Harmes requested that Sean send additional information to the Planning Group.
- Mr. Radden asked Dan to send the Planning Group designs of the proposed internal lighting. Mr. Del Pilar will work with Dan and Sean to share additional designs of proposed signage and the monument.
- Ms. Feliciano asked for further information about the opaque background of the signage. Building and Pricing Signage designs will be sent to the Planning Group.

- Ms. Harmes stated that opaque internal lighting is against the Valley Center DRB signage guidelines.

4) Easement Vacation (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Trails and pedestrian easement are not part of the County Master Trails plan. Orchard Run, LLC (owner) has agreed to continue to allow public use of trails. County would not be required to maintain trails. Responsibility would go to HOA development. The San Diego County Flood Control District has determined that the drainage and access easements are also excess to their needs because the facilities to be constructed within them will be relocated or eliminated and privately maintained by the HOA. Flowage easement is also no longer needed by the District because a new CLOMR Map was processed with FEMA and when the grading is complete and the LOMR is approved flowage easement will be obsolete as there will be a new FEMA 100 Year floodplain established. (Vote)

- Ms. Norwood shared that the applicant offered to vacate trails and pedestrian easements. Pam (audience) would like a permanent guarantee that there is public usage and access to the trails. The HOA is required to maintain all trails within their community. Pam is a member of the Valley Center Trails Association. Chair Harmes requested that the Planning Group table vote until the Trails Association has more time to make a presentation about connecting these new trails into the Heritage Trail.
- Ms. Adams requested that the County creates an exchange easement that the HOA must sign.
- The Planning Group is voting about the County vacating its easement. Ms. Norwood asked the group to delay a vote on this issue in June to better educate members.
- **Motion: To table this Easement Vacation item until the June meeting so that the HOA will guarantee in writing public pedestrian access to all trails.**
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**

5) Clark Site Plan/Dental & Vet Offices (McCabe): Discussion - PDS2020-STP-20-008 - Proposed building 7,572 sf veterinary clinic and a 3,140 sf new dental office on a 2.52 acre parcel with existing split zoning (C36 commercial and Rr residential). The new veterinary and dental offices will be located at the rear of the C36 Zone, where the Vet clinic will observe a 0' setback. Access and Correction of Personal Information You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections. This allows for optimal views out of the site, the ability to separate parking for each location, and a generous area to be used as a landscaped buffer from Valley Center Road. Long term

stormwater BMP's have been incorporated into the project's design. The design theme of the buildings and the layout of the site are in keeping with the goals and objectives of the Valley Center Community Plan for commercial development. The offices will be served by a single driveway that leads to dedicated parking for each building.

- Ms. McCabe shared information about this plan. Mr. Hutchison asked for further information about the General Plan and Fire District. He wanted to know about potential noise generated by traffic. He believes that the document needs further review by the County.

G. Subcommittee Reports

1) Community Plan Update (Steve Hutchinson, Chair)

- Steve shared that the next meeting will take place in June and it is likely that a lot of missing end of sentence

2) Emergency Evacuation (Delores Chavez Harmes, Chair)

3) Mobility (Lisa Adams, Chair)

4) Villages (William Del Pilar, Chair)

- Mr. Del Pilar shared that most of the projects are now past the Planning Group stage.

5) Parks & Rec (LaVonne Norwood, Chair)

6) Tribal Liaison (Jeana Boulos, Chair)

7) Nominations (Susan Fajardo, Chair)

8) Member Training (Delores Chavez Harmes, Chair)

- Chair Harmes requested that all subcommittee chairs send Ms. Wolf meeting dates. Mr. Ross also requested that all chairs share meeting dates with the Valley Roadrunner.

9) Website (Renee Wolf, Chair)

I. Adjournment

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

James Garritson, Secretary

