

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **October 12, 2020** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

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/87278863089?> Meeting ID: 872 7886 3089
Password: VCCPGOct

B. Roll Call

- Meeting was called to order at **7:00 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 - **A**~~
 - Kevin Smith - **P**
 - Renee Wolf - **P**
- Guests:**
- David Ross
 - Bunny and Roland
 - Horakh and Lynne
 - Leichfuss
 - Vince Kattoula
 - Al Stehly
 - Justin Salter
 - Alysha Stehly

C. Pledge of Allegiance

D. Approval of September 14, 2020 Minutes:

- **Motion: To approve the September 14, 2020 Minutes.**
- **Maker/Second:** Norwood/McCabe
- **Motion Carries 13-0-1 (Y-N-Ab). Susan Fajardo abstained, as she was not present at the meeting.**

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

- Mr. Hutchison shared that the Planning Group must be cautious when taking any vote that might look like a quid pro quo. Chair Harmes stated that the County had already approved the Valley Center Battery Storage prior to the September 14, 2020 Planning Group meeting. The Planning Group also sent a letter to the County to not recommend the project. The Planning Group declined to appeal the County decision and that is not an example of quid pro quo.
- Vince Kattoula provided information about a property he and his partner have purchased at Woods Valley Road and Valley Center Road. He is proposing a 8000 square foot building with 40 parking spaces. The site is ten feet above the street. Mr. Kattoula stated he will submit the predesign and grading plans to Chair Dee for distribution. He wanted to present

conceptual plans at the November meeting. Chair Harmes explained how to submit these plans to the County and Planning Group prior to the November meeting.

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

1) Soccer Field PDS2020-MUP-20-009 (Wolf): - Update on emails received from the community regarding the project. (No Action)

- Ms. Wolf shared that Matt Winter would like to present more information about plans at the November meeting. There was discussion about obtaining a copy of the traffic report. The property owner is asking for 132 parking spaces. It was stated that the traffic report indicated that the impact on Valley Center Road is negligible. Ms. Wolf requested a copy of the traffic report and was told it is not available for public review at this time.
- Roland Horakh, a resident neighbor, and other neighbors, shared concerns about this project. He expressed his concerns about using this property for soccer tournaments because of potential accidents along Valley Center Road. He also has other concerns. There was an unpermitted tent-like structure on the site.

2) Valley Center Professionals PDS2020-STP-20-008 (Kathleen McCabe): Update – Progress on scoping letter, DRB, phase 1 elements, etc. (No Action)

- Ms. McCabe will share a detailed report at the November meeting.

3) Rite-Aid Lighting: Rebranding underway. DRB provided direction to the Rite-Aid sign vendor. (Lisa Adams)

- Ms. Adams spoke regarding the presentation by Tim Seaman, a representative from Rite-Aid at the DRB. The representative gave an overview of the proposed new lighting. The DRB stated clearly that it must comply with the DRB lighting guidelines. The representative took notes and will bring back this information to Rite-Aid.

G. Subcommittee Reports

1) Community Plan Update (Steve Hutchinson, Chair)

2) Emergency Evacuation (Delores Chavez Harmes, Chair): VC subcommittee example for the county.

- There is a high risk of fire right now. Ms. Adams shared that the Fire District is doing a lot to make the community safer. Chair Harmes shared that Valley Center Fire is happy with the progress that has been made within the Valley Center community. Chair Harmes shared that the County of San Diego is using our model as a template for other parts of the region.

3) Mobility (Lisa Adams, Chair): Revitalization Update

- Ms. Adams shared that the County's Revitalization is a five-year plan. All of this information is available on the County website. Regarding the Corridor Study, Mr. Hutchison shared information about the Caltrans timeline conditions. Kevin Johnston is still

trying to make the contractual deadline and will likely make a presentation sometime in January.

- Mr. Smith asked about the County plans for parks. Ms. Norwood commented that a developer can either dedicate land, pay a fee, or a mixture of both.
- Mr. Garritson is hopeful that the County will present a plan with zero roundabouts. The County spent many years expanding Valley Center Road from two lanes to a four lane road. He is opposed to the County placing any roundabouts along Valley Center Road, as it will reduce parts of the road back to two lanes.
- Chair Harmes asked members to share these comments with the County at the October 22 meeting.

4) Villages (William Del Pilar, Chair) No update.

5) Parks & Rec (LaVonne Norwood, Chair): PLDO & Revitalization Update [APPENDIX]

- Ms. Norwood presented information about PLDO Requested Equipment. The PLDO Priority List shows that it will cost \$101,000 for these two items:
 - **1.** Community Hall— Remove existing horseshoe pits and install outdoor exercise equipment on new concrete pad.
 - **2.** Community Hall— Install new concrete ADA pathway from closest parking lot to outdoor exercise equipment.
- Ms. Fajardo asked for further information about security. She likes the plans, but has concerns about outdoor elements and the possibility of vandalization. Chair Harmes wanted to know if the Planning Group wanted to wait for another vote to add security cameras to the proposal.
- Ms. Norwood will ask the general manager about surveillance and bring an answer back to the group at the November meeting.
- Ms. Feliciano commented that potential thieves could also steal surveillance equipment.
- **Motion: To approve the PLDO Priority List as it is written.**
- **Maker/Second:** Harmes/Adams
- **Motion Carries 14-0-0 (Y-N-Ab)**

6) Tribal Liaison (Jeana Boulos, Chair)

7) Nominations (Susan Fajardo, Chair)

8) Member Updates (Delores Chavez Harmes, Chair):

- Chair Harmes shared that the County is allowing some self-certification programs in order to eliminate red tape. There are proposals to update the lighting and dark sky plans for Julian and Borrego Springs.

9) Website (Renee Wolf, Chair)

I. Adjournment

- Next regular meeting of VCCPG: **November 9, 2020 at 7 p.m.**
- **The meeting adjourned at 8:08 p.m.**
- **Minutes were approved on December 14, 2020.**

James Garritson, Secretary

Appendix VCCPG October 12, 2020 Minutes

VALLEY CENTER LOCAL PARK PLANNING AREA AND VALLEY CENTER COMMUNITY PLANNING GROUP PRIORITY LISTS

PARK LANDS DEDICATION ORDINANCE (PLDO) PROJECT PRIORITY LIST:

PLDO Eligible Recreational Use examples include but are not limited to sport fields and courts, playgrounds, picnic areas, community gardens, and recreation buildings.

2020-2021 Valley Center Community Planning Group (CPG) PLDO Project Priority List (List in order of priority)	
1. Community Hall— Remove existing horseshoe pits and install outdoor exercise equipment on new concrete pad.	
2. Community Hall— Install new concrete ADA pathway from closest parking lot to outdoor exercise equipment.	
PLDO amount requested	\$101,000

2019-2020 Valley Center CPG PLDO Project Priority List (Listed in order of priority)
ADAMS PARK COMMUNITY POOL:
1. Rehabilitate existing pool - Bring up to ADA standards
2. Install new decking surface
3. Rehabilitate solar heating system
4. Install WIFI equipment controller system

RECREATION PROGRAMMING PRIORITY LIST:

Recreation programming examples include but are not limited to afterschool programs, sport leagues, and fitness classes.

2020-2021 Valley Center CPG Recreation Programming Priority List (List in order of priority)

2019-2020 Valley Center CPG Recreation Programming List (Listed in order of priority)
Valley Center Parks and Recreation District does not have Recreational Programming

Please email to Nina.Pisano@sdcounty.ca.gov by 10/30/2020.



2020 SMALL SAMPLE PACKAGE

7 UNITS 18 USERS

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7 UNITS 18 USERS

UNIT LIST

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These 7 units may serve up to 18 people at a time.

Please be advised that the use of OS (Occupant Control) increases the amount of use of all equipment and other equipment used by the users.

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The ideal small-space fitness solution

The Small Sample Package includes several of Greenfields' most popular exercise machines. While only incorporating 7 units, the Small Package accommodates 18 people and covers all major muscle groups. The Small Package is an excellent option for places such as small parks and street corners, transforming excess space into a valuable community amenity.

Available options:

- Announcement sign customization - layout, text and graphics. 100% customizable on both sides
- Shade
- ADA compliant

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ENHANCE YOUR PACKAGE!

Greenfields offers these products and more for the best user experience

Why it's important?

Looking for an outdoor fitness solution? Enhance your package with these products and more for the best user experience.

Shade options:

- Shade canopy
- Shade sails
- Shade umbrellas

Other products:

- Benches
- Trash receptacles
- Bike racks

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