

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **December 14, 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/89255366052>, Meeting ID: **892 5536 6052**, Passcode: **VCCPGDec**

B. Roll Call

- Meeting was called to order at **7:04 p.m.** and a Quorum was established with **15 members present**. Ms. Adams arrived at 7:09 p.m. due to technical issues.
- 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 - **P**
- Renee Wolf - **P**

Guests:

- David Ross
- Ben Mills
- Pam Wiedenkiller
- Steven Fiedler
- Matthew Winter
- Fire Marshall Jim Davidson
- Dori Rattray
- Leonardo Espelet
- Chief Josef Napier
- Mark Slovick
- Bunny and Roland Horakh
- Lynne Leichfuss
- Alvin Smith
- Rovin J Maxson
- Marisol Eaton
- Justin Salter
- Marshall Patterson
- Gino Barnaba
- Ruth Barnaba
- Barry Sherman
- Pat Downing
- Michelle Bothof

C. Pledge of Allegiance - Garritson

D. Approval of October 12 & November 9, 2020 Minutes:

- **Motion: To approve the October 12, 2020 VCCPG Draft Minutes.**
- **Maker/Second:** Smith/Del Pilar
- **Motion Carries 14-0-0 (Y-N-Ab)**

- **Motion: To approve the November 9, 2020 VCCPG Draft Minutes.**
- **Maker/Second:** Smith/Del Pilar
- **Motion Carries 13-0-1 (Y-N-Ab) Mr. Smith abstained, as he was not present for the entire meeting.**

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

1) Mark Slovick - San Diego County PDS: Permit Streamlining

- Chair Harmes introduced Mark Slovick and he shared information about fourteen actions that the Board has approved this year to help streamline the permit process. The Board requested that the County streamline the Flood and Stormwater review process. The County will update these guidelines.
- Final Engineering Flexibility is another category that the County will streamline. A number of applicants face difficulties at the final stage because the State frequently revises stormwater codes.
- Mr. Hutchison inquired about the possibility of applicants increasing the square footage of a proposal. Mr. Slovick shared that applicants will not have this ability.
- Ms. Adams asked for further information about the permitting process and tentative map proposals.
- Site Plan Waivers are expanded for three minor conditions. The County will shift Discretionary Permits to Ministerial Permits.
- Mr. Smith asked for clarification about wall heights. Mr. Slovick shared that this will not change retaining wall requirements.
- The Board has requested a Self-Certification process. There are seven permits that can qualify for this type of certification. Commercial Tenant Improvement, Private Roads, Residential Driveways, Landscape Plans, Minor Grading Permits (Pad only), Single-Family Minor Grading Permits, and Traffic Control Permits are permit types that fall under consideration for self-certification.
- The Board has requested that a Project Issue Resolution process is implemented. The County plans to Increase Internal Coordination and Accountability.
- Ms. Norwood asked for more information about Traffic Control Permits. Mr. Slovick shared that it is related to the placement of cones and signage. Mr. Garritson shared his hopes for the County to work faster at cutting bureaucratic red tape.

2) Chief Joe Napier- VCFPD: LAFCO-SDCFPD

- Chief Napier shared information about Local Agency Formation Commissions (LAFCOs). LAFCOs are a planning subdivision of the State of California. Commissioners come from a variety of positions. Valley Center Parks and Recreation were part of the LAFCO process. San Diego County tried to get back into the fire process in the 1990s.
- LAFCO serves as a watchdog by providing the community with reports that contain statistical information. Keen Simons is the executive officer of the commission and he has a fire representative.
- The new district is based on a tax of 1% of 1%. The special district can request an increase in this apportionment. Chief Napier will work to increase the Valley Center apportionment.
- Ms. Adams asked about the Fire Station #3 located along Cole Grade Road. Chief Napier is working with developer money to purchase this property. It is likely that this site will eventually have a portable building instead of plans to build a brick and mortar fire station.

- Mr. Hutchison asked about the differences in standards between the San Diego County and Valley Center Fire Protection District. Chief Napier shared information about Valley Center staffing patterns.
- **Fire Code Compliance for Cell Sites:** Fire Marshall Jim Davidson shared background about the streamlining policy that the County created in permitting cell phone towers back in the 1990s. The Fire District opted out of this policy in March 2015. All cellular facilities are now reviewed by the Fire District, which allows for annual inspections. Other fire protection districts are now looking at how the Valley Center Fire District has revamped the cell phone tower permitting process.
- Mr. Smith asked about how this policy will affect the implementation of 5G towers. Fire Chief Davidson shared that 5G does not increase wildfire risks and the fire district does not address this issue during the permitting process.
- **Single Family Residences and Planning Group Approval:** Ben Mills works for Supervisor Desmond's office. He shared information about building single family dwelling units. Residential properties can build as long as they are in compliance with the building and zoning codes.
- Ms. Adams shared concerns about the visual aesthetics of properties in other parts of the county. Ben Mills explained that every property allows an owner to build one single family dwelling unit and possibly an accessory dwelling unit.

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

1) Soccer Field PDS2020-MUP-20-009 (Wolf): Scoping letter received and presentation update by Matthew Winter, project representative, per applicant request at November meeting. (No Action) [APPENDIX]

- Matthew Winter introduced Gino Barnaba, a member of the family that purchased the property back in 2011. The family hopes to convert a portion of their property into two soccer fields to help sustain their navel orange grove operation. The family would like to foster a love for soccer within the community.
- Information was shared that compared Star Valley Park to the seven-acre project that is proposed on their property.
- Gino stated that the property is surrounded by 10 acres of orange trees, which will suppress sound transmission. The family desires to keep the agricultural-country look of their property. The project has no proposed permanent lighting. San Diego Sockers and Valley Center Youth Soccer both support this project. Three neighboring properties have expressed support for the project.
- Ms. Norwood shared that Star Valley Park was purchased back in 2017, and Valley Center Parks and Recreation Dept. own 71.5 acres of active parkland.
- Mr. Smith asked if Gino had tried to work with the County in getting soccer fields built at Star Valley Park. He has not considered this idea, but is willing to think about it.

- Pat Downing shared her concerns about noise and light pollution. She wanted to know further details about temporary lights and traffic. She is hopeful that the Planning Group will reject this project.
- Mr. Hutchison has concerns about the loss of agricultural land in Valley Center. Mr. Barnaba shared that no preexisting trees will be removed. The soccer fields will help sustain the navel orange farming operation.
- Dr. Matthews asked about how the family plans to irrigate 7 acres of grass. The system that the family uses right now mixes well water with municipal water. Pam Wiedenkiller shared concerns she has about traffic.
- Mr. Del Pilar asked about the polling of the neighbors who favor and do not favor the project.
- All soccer tournaments will take place during daylight hours.
- Roland Horakh shared that the property was used as a wedding venue in the past and it generated incredibly loud noise and tremendous traffic. Mr. Barnaba apologized for any inconvenience a wedding might have caused in the past to his neighbors. His family is now seeking a Major Use Permit to address these concerns.
- Lynne Leichfuss wanted to address concerns about possible alcohol permits, food vendor permits, and studies about the property's water table. She would like more project details. Chair Harmes shared that alcohol is not allowed if this project is approved.
- Steven Fiedler is an acoustician and provided details about how much sound is generated when certain groups of people gather at soccer events. The study he has conducted shows that this project will meet County guidelines.
- Leonardo Espelet is a traffic engineer and is licensed in San Diego County. In reviewing traffic at peak times around noon, the traffic analysis shows that this project will meet County guidelines.
- Ms. Wolf asked about whether two games would occur simultaneously. Steven Fiedler stated that two games could occur at once.
- Michelle Botof shared that caterers could provide alcohol for an event by using their licenses.
- Matthew Winter shared that he was under the impression that this project might receive a vote tonight because it was an action item.

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

- A brief statement was shared about this scoping letter.

G. Subcommittee Reports

1) Community Plan (Steve Hutchinson, Chair): Update

- The subcommittee will meet once or twice in January to wrap up the plan. He hopes that the group can finalize the plan by February. County officials always attend these Community Plan meetings.

2) Emergency Evacuation (Delores Chavez Harmes, Chair): Update

- Chair Harmes tabled this item.

3) Mobility (Lisa Adams, Chair)

- Ms. Adams attended the Traffic Advisory Board meeting. The County would like to implement radar enforcement along Valley Center Road between Ridge Ranch and Cole Grade Road. There are approximately 28,000 cars that travel daily along Valley Center Road. The County may reduce the speed limit from Ridge Ranch Rd to where the existing limit is 45 MPH. This item goes to the BOS in June for approval. The portion of VC Rd east of Cole Grade Rd was approved for radar a few years ago.

4) Villages (William Del Pilar, Chair) Update

- Mr. Del Pilar has created a master document of all current projects plans that he will pass along to the next subcommittee chair. He shared that Weston Project Center is on the verge of going into inactive status.
- The County has put a number of deadlines on hold because of Covid-19 guidelines. He will share information about the status of the Circle K project planned on Miller Road in his master document.

5) Parks & Rec (LaVonne Norwood, Chair)

- Ms. Norwood reported that there was a County Revite meeting the week prior. Emergency Evac. & Mobility were also present. Shaina Richardson (County Rep. from Supervisor Desmonds Office) mentioned that there had been talk about possibly building a Senior Center in VC when Ms. Norwood brought it up.

6) Tribal Liaison (Jeana Boulos, Chair) No Report.**7) Website (Renee Wolf, Chair)**

- Emergency power outage updates from SDG&E were regularly posted on the VCCPG website and social media.

8) Member Updates (Delores Chavez Harmes, Chair): CPG Training Dates & Presentation

- Chair Harmes shared that virtual training sessions will serve as in-person sessions. All members must attend an annual CPG Training. She reviewed this information with the Planning Group:
- Saturday, January 9, 2021 – 8:30 am to 1:00 pm on Microsoft Teams, if we can meet in-person the location will be: North Inland Live Well Center, 649 West Mission Ave., Escondido, CA 92025
- Saturday, February 6, 2021 – 8:30 am to 1:00 pm on Microsoft Teams, if we can meet in-person the location will be: Lakeside Community Center, 9841 Vine St., Lakeside, CA 92040
- Chair Harmes presented two plaques with certificates for William Del Pilar and Jeana Boulos. Ben Mills represents the office of Supervisor Jim Desmond and read the certificate of appreciation on behalf of the supervisor and shared his appreciation of both members of the Planning Group. Former chair, Oliver Smith, will also receive a plaque to honor his fifteen years on the Planning Group.

Reappointment of Sitting Planning Group Member:

- Kathleen McCabe and Joey Martinez both missed the deadline to file paperwork with the ROV to run for their seats in the general election. Chair Harmes reached out to both to advise them how to continue on the board. Ms. McCabe was the only one to respond. Chair Harmes disclosed that four attempts were made to contact Joey Martinez in the last month, but she did not receive a response.
- **Motion: To affirm the reappointment of Kathleen McCabe to the Valley Center Community Planning Group.**
- **Maker/Second:** Norwood/Smith
- **Motion Carries 14-0-0 (Y-N-Ab)**
- Chair Harmes asked if the Planning Group wanted to vote for a Chair during the meeting tonight. There was discussion among the members about this proposal. The Planning Group decided to vote for a Chair at the January 2021 meeting.

9) Nominations (Susan Fajardo, Chair): Applications received

- **Riley Fraas** is the newest elected member of the Planning Group. He was invited to attend tonight's meeting. Chair Harmes explained how Riley was elected by acclamation to a seat on the Planning Group in the general election. Mr. Fraas will assume seat 1.
- Four individuals expressed interest in the two open seats on the Planning Group through public notification. Three applications were received and one individual expressed interest, but did not submit an application. Only two applications were received in time to obtain certification by the ROV. Dori Rattray and Michelle Bothof submitted their applications and questionnaires with time to obtain ROV certification.
- **Dori Rattray** introduced herself to the Planning Group. She is originally from Orange County and moved to Valley Center two years ago. She has long-term plans to make Valley Center her home. Her background includes degrees in finance and real estate law. Mr. Del Pilar shared background about Dori and how she did most of the work in making the 50th Congressional Forum a professional event. Mr. Smith asked if Dori would have any conflict of interest because of the properties her extended family she owns. She does not perceive any conflicts.
- **Michelle Bothof** has lived in Valley Center since 2012. She is a realtor and her husband is a general contractor. She is aware of how the community wants to keep a country feel within Valley Center, while working with the County.
- Mr. Del Pilar asked if Michelle Botof would have the time to take on projects and serve on a subcommittee. She shared that she is willing to take on projects and her time commitments would not interfere with planning group responsibilities.
- There was discussion on whether a vote to fill the two vacant seats could be carried out at tonight's meeting.
- **Motion: To suspend the standing rule Article II, Section IV for nominations due to Covid-19 virtual meeting requirements.**
- **Maker/Second:** Garritson/Del Pilar
- **Motion Carries 12-2-0 (Y-N-Ab) Mr. Smith and Mr. Hutchison voted nay.**

- **Motion: To affirm the appointment of Dori Rattray to the Planning Group.**
- **Maker/Second: Del Pilar/Norwood**
- **Motion Carries 13-1-0 (Y-N-Ab) Mr. Smith voted nay.**

- **Motion: To affirm the applicant Michelle Botof to the Valley Center Planning Group.**
- **Maker/Second: McCabe/Garritson**
- **Motion Carries 12-2-0 (Y-N-Ab) Mr. Smith and Ms. Norwood voted nay.**

I. Adjournment


- Next regular meeting of VCCPG: **January 11, 2021 at 7 p.m.**
- **The meeting adjourned at 10 p.m.**
- **Minutes were approved on January 11, 2021.**

James Garritson, Secretary

Appendix VCCPG December 14, 2020 Minutes

Introduction

- We are a local Valley Center Family
- Purchased a 21 acre parcel in 2011.
- Since 2011 we have converted our orange grove to organic citrus
- We're invested in local agriculture
- Sell to local distributors
- In the period that we have owned the grove, we noticed the price of keeping the farm working is more than the gains oranges were making.
- This major use permit will help our property flourish by providing a modicum of income to offset the cost of water and maintenance.



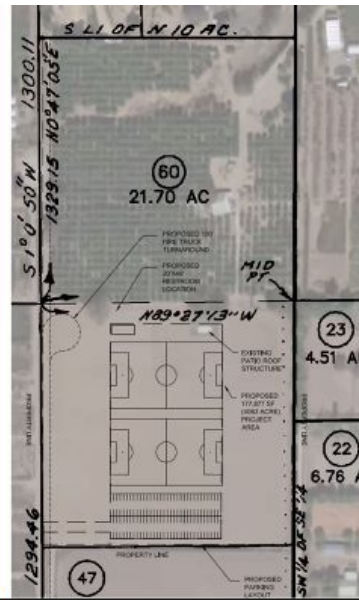
Distance

- The major use permit will only be on 7 acres of our lot.
- We will continue to use the remaining acreage for Agriculture endeavors.
- We love the agricultural-country look of our neighborhood so we want to keep that in our vision/plan for our farm and soccer area.



Sound

- 10 acres of orange trees allow for sound suppression on the North of the project site
- Sound study completed
- Sound transmission levels at the property line conform to County ordinance



Entrance comparisons

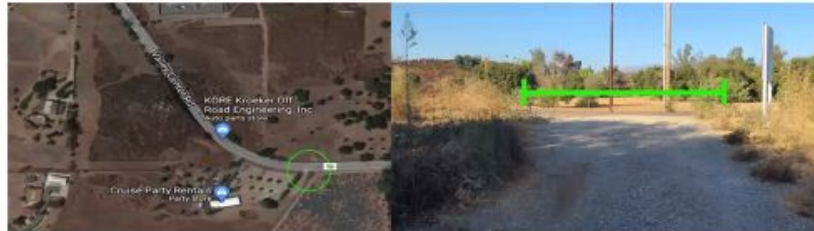
Hilltop Winery (across the street)

24 feet

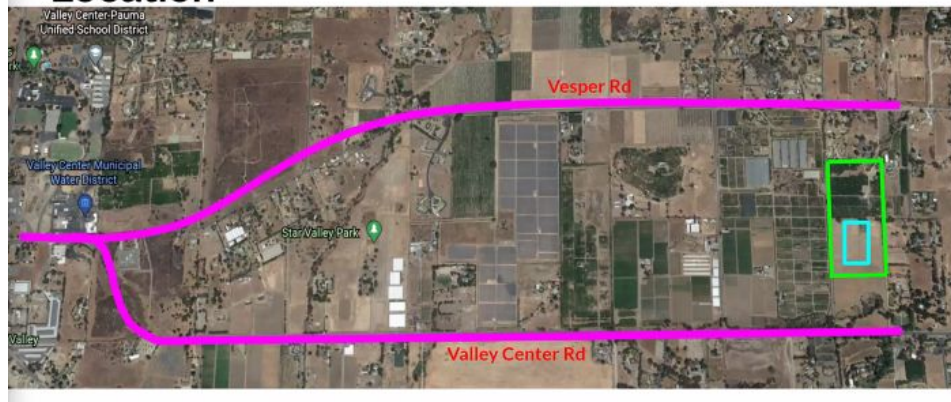


Cruise Party Rentals on V.C. Road

18 feet



Location



Star Valley Park



- Valley Center has only 42 acres of active parks to service its population of over 20,000 residents
- The SD County General Plan calls for minimum active parkland of 200 acres (10 acres per 1,000 population), and 330 acres at full build-out (33,000 population), and 15 acres of regional parks per 1,000 population
- The park and recreation facilities now provided in VC are inadequate to fulfill the community's needs thus forcing residents to either go without or seek facilities in other communities

Proposed Uses

- The 2 soccer fields will be available for local club/rec soccer use.
- The existing structure will be available for private events.



- All private events and soccer games will be held on weekends.
- All activities will follow the county ordinance and will cease before 10pm .
- Soccer games will be held on Sundays during league hours from 8am- Dusk. (this doesn't mean every Sunday of the year)
- Events such as small, private weddings will be on Saturdays.
- Soccer and private events will **not** be held on the same day.
- Soccer teams will be allowed to practice on the fields during the week, activity ceases at dusk.
- No proposed permanent lighting for our project