

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **February 8, 2021** 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/83221566126>, Meeting ID: **832 2156 6126**
Passcode: **VCCPG-Feb**

B. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present**. *Michelle Bothof arrived after the approval of the January 11, 2021 Minutes.

- | | | |
|-------------------------------|----------------------------------|------------------------------|
| ● Lisa Adams - P | ● James Garritson - P | ● LaVonne Norwood - P |
| ● Michelle Bothof - P* | ● Delores ChavezHarmes- P | ● James Radden - P |
| ● Susan Fajardo - P | ● Steve Hutchison - P | ● Dori Rattray- P |
| ● Julia Feliciano - P | ● Matt Matthews - P | ● Kevin Smith - P |
| ● Riley Fraas - A | ● Kathleen McCabe - P | ● Renee Wolf - P |

Guests:

- | | | |
|--------------------|--------------------|-----------------|
| ● Carie Flores | ● Justin Causey | ● KBS |
| ● Napoleon Zervas | ● Don Barletti | ● Jeremiah R. |
| ● Tally Thompson | ● Fredrick Wollman | ● Ronda |
| ● David Ross | ● Will Rogers | ● Heidi Rouse |
| ● Kathleen Lippitt | ● Francesca Pappa | ● Kevin McGee |
| ● Deliah Bruzee | ● Lauren Yzaguirre | ● Sydney Circle |
| | ● Pat Downing | ● Justin Salter |

C. Pledge of Allegiance - Ms. Norwood

D. Approval of January 11, 2021 Minutes

- **Motion: To approve the January 11, 2021 Minutes.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 13-0-0 (Y-N-Ab).**

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

1) Valley Center Town Hall Zoom Meeting with Supervisor Desmond

- Ms. Adams and Ms. Norwood shared information from a presentation made by the office of Jim Desmond. Information was shared about Covid-19 vaccine registration. Expansion of Cole Grade Road will begin once all utilities are undergrounded. It will take about two years to complete this project. Valley Center Road will be resurfaced this summer.
- San Diego County has the goal to have 75% of the population receive the Covid-19 vaccine by this summer.

2) SANDAG RFP (Request for Proposal) Rancho Lilac

- Fredrick Wollman shared information about Rancho Lilac and how SANDAG cancelled the RFP over concerns the community had about the lack of trails and public access to this open space preserve. SANDAG will interview potential managers this spring and hire a manager by fall.
- Members of the community need to provide comments to SANDAG about this property. Ideas could include trail loops, preservation of buildings, and the number of trails to provide.

Cannabis Dispensary

- Kathleen Lippitt (guest), shared concerns related to the County's new cannabis and social equity program. She shared information about preventing drug abuse among young people in the County. She is very concerned that cannabis dispensaries will create potential problems to a lot of youth within San Diego County. Drug abuse often begins in adolescence and it is important that people in our community voice their concerns about these dispensaries.
- There was a BOS meeting on January 27th for the cannabis ordinance. It is believed that the Planning Groups were not properly notified. This item will be heard at the BOS meeting in 90 days from January 27th. Concerns need to be brought forth at that time as well as emailing supervisors of any concerns or objections.
- Tally Thompson asked about future plans for a large grocery store in Valley Center. Chair Harmes and Mr. Smith shared information about the proposed Vons shopping center at Liberty Plaza.

3) Village Station Presentation [ATTACHMENT]

- Will Rogers shared a presentation about the historic significance of his property and how this will be integrated into the Village Station shopping center. He shared a number of slides that showed the history of Village Station. This property is zoned C-36 General Commercial and is 11.7 acres.
- The site plan indicates a linear walkway which symbolically represents the trails or roads of the past used by the Butterfield/Overland Stage line or a transcontinental railroad line.
- Mr. Rogers shared some of the site plan modifications and wants to develop a collection of buildings that symbolically represent Valley Center's past by providing Authentic Architecture Styles such as Ranch & Farm Monterey Spanish or Mission Revival Symbolic historic signs on each building.
- Mr. Rogers shared information about the site plan modifications and the authentic architecture styles that make up all buildings. Ranch and Farm, Monterey, and Spanish or Mission Revival design are incorporated into each building. The site will have restaurants, a coffee shop, a possible bank, and a market. Each building in the shopping center will have a unique sign design. Chair Harmes asked Mr. Rogers to present this project tonight in preparation for a possible vote next month.

- The County has made the recommendation to install concrete sidewalks and would also like a 9-foot easement along the frontage of the property. Mr. Rogers is not in favor of the County recommendation to install concrete sidewalks.
- Ms. Norwood asked about the timeline of the project. Mr. Rogers hopes to break ground on the project next year.

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

1) ATT Rice Ranch PDS2020-MUP-20-014 (Fajardo): Modification to existing AT&T cell site located on Couser Way. (Vote)

- Don Barletti reiterated information that was shared at the January 2021 Planning Group meeting related to modifications to an existing AT&T cell site. The lease was signed by his mother-in-law back in 2009.
- Carie Flores, applicant's agent, shared a presentation about the modifications proposed to the existing AT&T cell site. Sydney Circle asked if the antennas are larger than existing ones. Carie Flores said the tower and antennas will remain the same height.
- Lauren Yzaguirre is the County planner for the project. Ms. Norwood asked a question about communication between the family and AT&T. The family has had difficulty contacting representatives from AT&T.
- Carie Flores said that AT&T must and will follow all FCC guidelines related to emissions.
- Chair Harmes asked if the family feels that they are receiving just compensation when compared to similar projects in the community. The family does not feel that their current lease contract provides just compensation when compared to similar tower leases in the community.
- There was discussion about an October 2020 letter after Ms. Fajardo requested further information.
- Lauren Yzaguirre only is aware of the project that is before us tonight. The Valley Center Fire District has already approved this project.
- Kevin McGee provided information about the possible installation of emergency backup generators that will allow the site to stay up for an additional three hours.
- Ms. Rattray asked if the new antennas will require a backup generator and Mr. McGee stated that generators are not required.
- **Motion: To deny the Rice Ranch cell site modifications because AT&T has other alternatives to find a site located away from residents.**
- **Maker/Second:** Adams/Hutchison
- **Motion Carries 11-3-0 (Y-N-Ab). Mr. Garritson, Chair Harmes, and Mr. Smith voted nay.**

2) Soccer Field PDS2020-MUP-20-009 (Wolf): Update (No Action)

- Ms. Wolf shared that this project still needs much work before it can move forward. The Planning Group needs to wait for further review about the scoping letter.

3) Valley Center Professionals PDS2020-STP-20-008 (McCabe): Update. (No Action)

- Dr. Clark's office has submitted everything to the County and is now awaiting approval.

4) Valley Center Road ABC Permit PDS2021-ABC-21-002 (Adams): Informational. ABC license for mini-mart at 27455 Valley Center Road & Charlan Road. (No Action)

- Ms. Adams shared that the property owners are in the beginning stages of filing for an alcohol license.

5) Tree Removal: County Vegetation Manager has identified trees for removal on Banbury & Lilac.

- Chair Harmes shared images of four trees in Valley Center that the County plans to trim or remove. Three are located on Lilac Road and one is located on Banbury. Ms. McCabe asked if the trees are located on private property.

G. Subcommittee Reports

1) Member Updates (Harmes, Chair): Ethics training every 2 yrs from last completion date.

2) Emergency Evacuation (Harmes, Chair): The County matrix will be updated.

3) Parks & Rec (Norwood, Chair): Parks & Rec members will not become part of LAFCO, but will be on the county VC park board.

4) Mobility (Adams, Chair): No updates

5) Tribal Liaison (Smith, Chair) Mr. Smith has shared his contact information with all local tribes.

6) Design Review Board (Smith/Adams): The Matz property owners near the corner of Old Castle and Indian Hill Road are requesting a waiver in order to use the property.

7) Community Plan (Hutchison, Chair): Mr. Hutchinson would like Dr. Matthews to join this subcommittee.

- **Motion: To approve Dr. Matthews as a member of the Community Plan subcommittee.**
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab)**

8) Website (Wolf, Chair)

9) Nominations (Fajardo, Chair):

10) Potential Trails Subcommittee:

- Chair Harmes stated that Mr. Vick contacted Ms. Norwood about having a VCCPG representative for the trails committee. Mr. Hutchison said that there has never been an official subcommittee. It was agreed that an official Trails subcommittee should represent the Planning Group.
- **Motion: To appoint Lavonne Norwood as a representative of the Valley Center Community Planning Group for the Valley Center Trails Association.**
- **Maker/Second:** Smith/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

I. Adjournment

- Next regular meeting of VCCPG: **March 8, 2021 at 7 p.m.**
- **The meeting adjourned at 9:13 p.m.**
- **Minutes were approved on March 8, 2021.**

James Garritson, Secretary

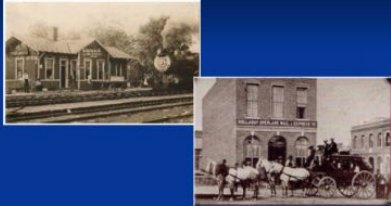
Appendix VCCPG February 8, 2020 Minutes Village Station Presentation

Concept Statement

In the 1860's Valley Center was developing and gaining in population and many events happened in and around the valley. This shopping center will embrace these events with an imagination of what could have been. The site plan indicates a linear walkway which symbolically represents the trails or roads of the past used by the Butterfield/Overland Stage line or a transcontinental railroad line. Historically buildings were aligned with the trails, road and railways of the past in anticipation of greater things to come, as in this Center.

1

**VILLAGE STATION
VALLEY CENTER CALIFORNIA**



Historic Relevance

2

Valley Center's Past

- 1860 Pony Express brings mail to California. ★
- 1861 First transcontinental telegraph line opens. ★
- 1862 Civil War. Union militia is garrisoned around Valley Center to guard telegraph lines. ★
- 1862 President Lincoln signs Homestead Act, James Davis is Valley Center's first permanent settler.
- 1866 Largest California grizzly bear in history is killed in Valley Center; area becomes known as Bear Valley.
- 1869 Transcontinental railroad completed. ★
- 1873 First navel orange trees planted. ★
- 1874 Post office established in Valley Center; town name is Valley, California. ★

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Valley Center's Past

- 1876 First one-room schoolhouse opens in Valley Center.
- 1879 New constitution adopted.
- 1882 First church is built in Valley Center.
- 1883 Elizabeth Jane Wimmer, co-discoverer of gold at Sutter's Mill, moves to Valley Center.
- 1883 First burial at Valley Center Cemetery.
- 1886 First shipment of oranges leaves for east coast. ★
- 1887 Valley Center population reaches 1,000.
- 1888 California's pioneer cotton plantation planted in Valley Center. ★
- 1896 First telephone in Valley Center is installed in general store. ★


4

Valley Center's Past

- 1906 Earthquake and fire devastate San Francisco.
- 1912 Rubber plantation established in Valley Center. ★
- 1913 Owens Valley Aqueduct opens.
- 1917-19 World War I.
- 1920 Pioneer aviation flying field opens on Cool Valley Road.
- 1923 Union School and Community Hall completed in Valley Center.
- 1929 Stock market collapses and Depression begins.
- 1930 Electricity comes to Valley Center.
- 1936 World's largest turkey farm operates in Valley Center. ★

5

Overland Stage



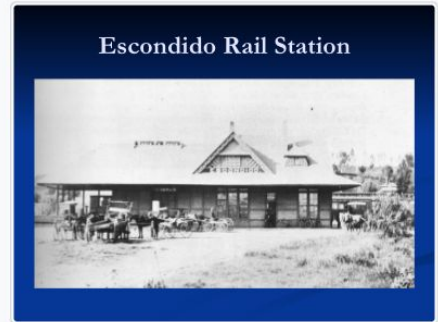
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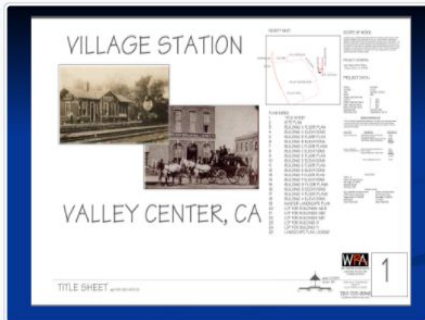
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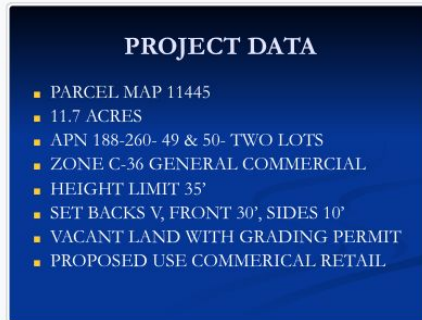
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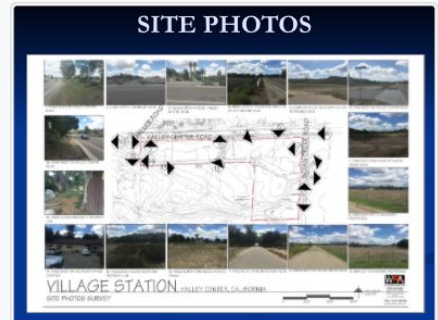
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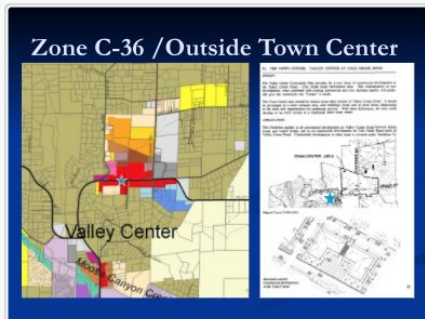
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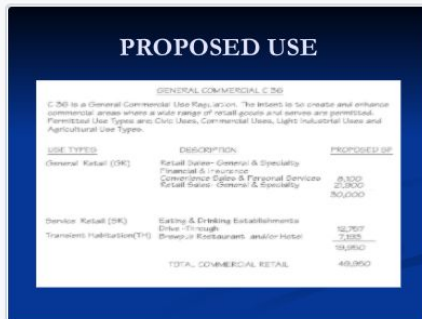
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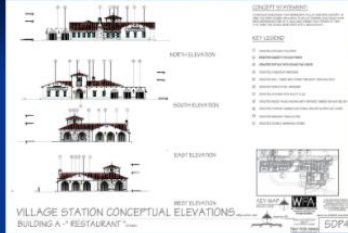
Concept Statement

The concept is to develop a collection of buildings that symbolically represent Valley Center's past by providing:

- Authentic Architecture Styles such as-
 - Ranch & Farm
 - Monterey
 - Spanish or Mission Revival
- Symbolic historic signs on each building

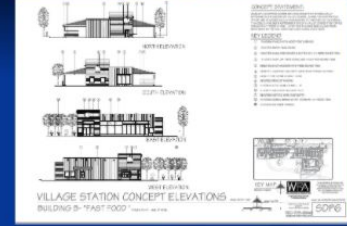
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Building "A" Elevations



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Building "B" Elevations



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Building "C" Elevations



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Building "D" Elevations



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Building "E" Elevations



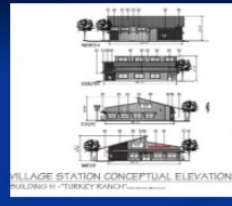
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Building "F" Elevations



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Building "H" Elevations



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Proposed Building I & J



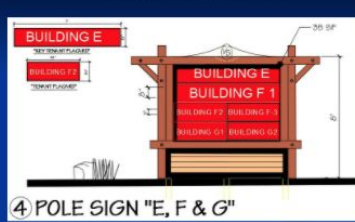
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Sign Plan



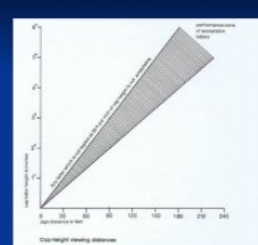
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Sign Program



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Sign Distance Chart



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Letter Heights

Character height, ft	Reading distance, ft	Traffic speed, mph
0.30	10	Pedestrian
0.34	12	
0.38	14	
0.40	16	
0.48	24	
0.60	32	
0.80	42	
1.00	52	
1.20	62	Vehicular
1.50	82	
2.00	100	
2.40	120	
3.00	150	
4.00	200	
4.80	240	
6.00	300	
8.00	400	

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Master Landscape Plan



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East Landscape Plan



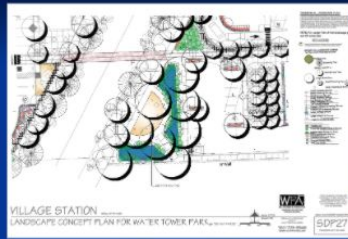
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West Side Landscape Plan



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Water Tower Park



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Q & A



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Master Landscape Plan

