

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **March 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/86482255595>, **Meeting ID:** 864 8225 5595,
Passcode: VCCPG-Mar

B. Roll Call

- Meeting was called to order at **7:02 p.m.** and a Quorum was established with **13 members present.**

- | | | |
|-------------------------------------|----------------------------------|------------------------------|
| ● 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:

- | | | |
|--------------------|---------------------|-------------------|
| ● Jim Chagala | ● Dulce Tello | ● Kelly McCormick |
| ● Sean Oberbauer | ● Shawn | ● Judi Strang |
| ● David Ross | ● Kerry Garza | ● Jim Davidson |
| ● David Cook, COSD | ● Kristin Blackson | ● Becky Rapp |
| ● Kevin Johnston | ● Tania T | ● Mimi |
| ● Fred Wollman | ● Joe | ● Rhora |
| ● Bianca Lorenzana | ● Ellen Maisen | |
| | ● William Del Pilar | |

C. Pledge of Allegiance - Chair Harmes

D. Approval of February 8, 2021 Minutes

- **Motion: To approve the February 8, 2021 Minutes.**
- **Maker/Second:** Smith/Adams
- **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.

- Dr. Matthews spoke about concerns he has about cannabis dispensaries. He brought up the dangers of this drug and shared an example of a cat licking cannabis butter and a toddler eating a cannabis brownie. Under his veterinary license, marijuana is categorized as an illegal drug and violates federal law.
- Chair Harmes also shared her concerns about cannabis dispensaries.
- Judi Strang (audience) shared how some people are surprised to learn about the cannabis pushback within unincorporated regions in the County. She does not believe medical marijuana is a social equity issue.

- Becky Rapp (audience) shared that marijuana has a number of negative effects. County Supervisors have approved cannabis edibles, which could have extremely harmful side effects. Supervisor Nathan Fletcher was once against flavored tobacco products, but is now pushing cannabis edibles. She is also concerned about consumption lounges. Employees and customers can eat and smoke and then immediately get in a vehicle and drive away.
- Kelly McCormick (audience) shared background about her fight against smoking and lung cancer. She does not understand how the County now supports cannabis dispensaries.

1) County PDS Staff: Proposed Goals & Policies for Valley Center Community Plan Update

- Kevin Johnston made a slideshow presentation. Staff recommendation refers to the current County Staff recommendation. Sample Goals and Policies Items were shared to better understand each matrix.
- Yellow Highlights are Items staff accidentally left off the order by category document used for Subcommittee deliberations. Red Highlights are Items where the Subcommittee and staff have different recommendations.
- Ms. Norwood asked for clarification about commercial developments and some of the open space requirements. She also wanted to know about the definition of the term “village green” (page 17). We will automatically deliberate this item at the March 22 meeting.
- Fred Wollman shared that the trail's master plan will always be out of date and it should remain a dynamic document.
- Mr. Hutchison asked a question about item 556 on page 19. He would like to have revisions made to the language on this item. Kevin asked Mr. Hutchison to add this item to the deliberations list.
- Mr. Smith asked Mr. Johnston for clarification about the process the Planning Group will follow to approve the Valley Center Community Plan.
- **Motion: To further review item 556 on page 19. “In order to expedite the implementation of public trails for Valley Center shown in the County’s Community Trails Master Plan (CTMP), the development of new private trail systems should be avoided. Trail plans in new housing developments shall prioritize public access and connectivity to the CTMP.”**
- **Maker/Second:** Hutchison/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Chair Harmes stated that these are the next two meetings for the Planning Group and community.
- Next meeting of VCCPG: **March 22, 2021 at 6 p.m.**
- Next regular meeting of VCCPG: **April 12, 2021 at 7 p.m.**

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

- 1) Valley Center Community Plan Update: Special meeting for review of VCCPU scheduled for Monday, March 22nd 6pm.

- Chair Harmes reminded the Planning Group and the community about this additional meeting.

2) Valley Center Road ABC Permit PDS2021-ABC-21-002 (Adams): Informational. ABC license for mini-mart at 27455 Valley Center Road & Charlan Road. (Update) [APPENDIX]

- Ms. Adams introduced Luis Tello (Applicant) and David Cook (County). She stated that the Sheriff has requested that the applicant not sell single servings of beer or wine.
- David Cook explained that the County can add additional requirements for an ABC permit.
- Chair Harmes provided information about existing sites that sell alcohol.
- Mr. Smith asked Mr. Cook about the operating status of the prior business. He understood that the previous business did have an ABC license and asked Luis for clarification.
- Dr. Matthews wanted to know how the business would secure the store from the possibility of theft. Luis stated that there will be a number of changes made to the existing building.
- Chair Harmes asked for information about why Hard Liquor was omitted from the original application. The applicant originally requested a license for take out only beer and wine. Luis explained to the Chair that this was a mistake due to his oversight.
- Luis explained that his family has four restaurants located throughout the County.
- Dr. Matthews wanted to know if the business might become a cannabis dispensary. Luis said that this building would not serve as a cannabis dispensary.
- Since the applicant had not completed the purchase of the property and also provided very vague answers to several questions relating to his project, Chair Harmes asked the Planning Group to table this item until we have more concrete information about the project design and use.
- **Motion: To table item number 2 until the applicant is further along in purchasing the land and sharing design plans for the building structure.**
- **Maker/Second:** Harmes/Hutchison
- **Motion Carries 13-0-0 (Y-N-Ab)**

3) Arco PDS2015-STP-15-012: (Informational) Public Disclosure period has begun.

- Chair Harmes provided a brief overview about this project. Sean Oberbauer (County) reviewed background information about revisions made to the building design. Ms. Adams asked about the two entrances to the property. Mr. Oberbauer said that both road entrances are commercial.
- Dr. Matthews asked about the seasonal creek and existing plants on the property. Sean said that the County will probably require fencing around the existing creek and vegetation.
- Chair Harmes said that all signage must use exterior lighting, not interior lighting. There are applicants at Liberty Plaza that are asking about having interior lighting because Chevron has exterior lighting. Chair Harmes and DRB are working to address this problem. Sean requested that the Planning Group vote on this public disclosure period.
- **Motion: To accept the public documents and disclosure period of Arco.**
- **Maker/Second:** Harmes/McCabe
- **Motion Carries 12-1-0 (Y-N-Ab).** Mr. Hutchison voted nay.

4) Guejito Road: (Informational) County will be performing some maintenance activities on Guejito Road over Escondido Creek. There are 14 locations throughout the County that will be receiving maintenance treatment and the Guejito Road bridge is one of them.

- Chair Harmes provided a brief statement about Guejito Road.

G. Subcommittee Reports

1) Revitalization: Zoom meeting March 11, 2021 2pm for mobility, parks & rec & emergency evacuation subcommittees.

- Ms. Adams and Ms. Norwood had nothing to add to this report.

2) Emergency Evacuation (Harmes, Chair): SDCFPD & Delzura EE subcommittee.

- Chair Harmes said that there is an eight-minute video that will be produced to help educate the community about evacuation plans.
- The Delzura subcommittee participated in the Emergency Evacuation Subcommittee meeting because they have interest in forming their own subcommittee. The reason that evacuation signs are not posted in the community is because fire is a natural force that has a number of different variables.

3) Parks & Rec (Norwood, Chair):

- Ms. Norwood shared that the County has taken over the Parks and Recreation district. They are making title changes and looking to hire people for park positions. Mr. Smith wanted to know information if the Planning Group will still be able to meet at the Community Center.

4) Mobility (Adams, Chair):

- Some of the roads are private, but the rest of the public roads are in the process of being paved. Dr. Matthews wanted to know how the County can begin cleaning up a lot of the illegal signs displayed on a number of properties in the community. Ms. Adams has contacted James Campbell (County) and he has had a number of signs removed.

5) Tribal Liaison (Smith, Chair)

- Mr. Smith has contacted local tribes. The leader of the Rincon tribe would like to make a presentation sometime in the near future about some of the improvements they have made for the community.

6) Design Review Board (Smith/Adams):

- Ms. Adams is closely following the signage design of Autozone.

7) Community Plan (Hutchinson, Chair):

- The plan is making progress.

8) Website (Wolf, Chair):

- No update. Ms. Norwood asked about the previous owner of the domain. Ms. Wolf has paid to renew the domain.

9) Nominations (Fajardo, Chair): No update.

10) Trails Subcommittee: (Norwood, Chair) No update.

I. Adjournment

- Next special meeting of VCCPG: **March 22, 2021 at 6 p.m.**
- Next regular meeting of VCCPG: **April 12, 2021 at 7 p.m.**
- **The meeting adjourned at 8:42 p.m.**
- **Minutes were approved on April 12, 2021.**

James Garritson, Secretary

Appendix VCCPG March 8, 2021 Minutes

APPROVED: VCDRB *[Signature]* 9-18-20

SDC PDS RCVD 10-23-20 SNA-1
STP15-012

SIGN SITE PLAN
SCALE: N.T.S.

DEVELOPMENT INFORMATION	
ARCO NIX	
2500 sqm/gross	
FUEL CANOPY w/ 6 MPD's	
SITE ADDRESS	
VALLEY CENTER ROAD	
9000 VALLEY CENTER ROAD	
VALLEY CENTER, CALIFORNIA	
FACILITY #TBD	
DRAWN BY:	ALLANNE MARR
DESIGNED BY:	SP RFP
DATE:	ALLANNE RA
PROJECT NO.:	17067
SHEET TITLE:	
SIGN PLAN	
9/8/2020	
SHEET NO.:	