

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **December 13, 2021** 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. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **12 members present.**
- ~~Lisa Adams~~ - **A**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- ~~James Radden~~ - **A**
- Dori Rattray - **P**
- Larry Schmidt - **P**
- Kevin Smith - **P**
- ~~Renee Wolf~~ - **A**

C. Pledge of Allegiance - Chair Harmes

D. Approval of November 8, 2021 and November 29, 2021 Special Meeting Minutes

- **Motion: To approve the November 8, 2021 Minutes and November 29, 2021 Special Meeting Minutes.**
- **Maker/Second:** Norwood/Smith
- **Motion Carries 10-0-2 (Y-N-Ab). Ms. Bothof and Ms. McCabe both abstained.**

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

1) Well and Septic Program Stakeholders: San Diego County Planning & Development Services

- Heather from the County presented a Director Update that provided information about the Wells Program, LAMP, and Cost Recovery Proposal. Information was shared about changes in monitoring Wells Fees and Land Use Fees. Craig shared information about consolidating the Wells Program for electronic permitting and insurance fees. There are proposals to increase the number of field staff and increase hours.
- One reason for the increase in staff is because of the increase of applications for accessory dwelling units. There is a Five-year LAMP Report posted on the County website. SB9 is a California HOME (Housing Opportunity and More Efficiency Act.)
- Mr. Garritson asked about the cost of hiring a staff member. Heather stated that the annual salary of an employee with benefits would cost about \$150,000. Information was also discussed about embracing more technology to cut costs instead of raising fees.
- Mr. Hutchison asked for further clarification about SB9 lot splits.

- Will Rogers (audience) asked for further information about water rights and well permits. A well must be 100 feet away from a septic system or leech lines. Water rights are not changed with these programs.

2) Agricultural Clearing & Grading: San Diego County Planning & Development Services

- Ryan Lau is the project manager and provided information about the status of the dewatering testing. This testing will take place in mid-January and will require any water that is removed to remain in storage tanks on the property. This stored water is available to neighboring property owners to spray back onto the properties. The project should be completed sometime in the spring.
- The resurfacing of Valley Center Road project will probably end at the end of December 2021. The Planning Group recommends that the County continue to move forward and complete this project this year.
- Mr. Schmidt asked a question about the 10,000 gallons of water that was removed. Ryan explained how the County will analyze the dewatering data. The County will have a contingency plan in place prior to moving forward with removing the 10,000 gallons of water.

3) Vehicle Miles Traveled Tax/SANDAG: San Diego County Planning & Development Services

- Jacob Armstrong spoke about the land use side of VMT (Vehicle Miles Traveled). Senate Bill 743 requires that all counties use VMT to meet CEQA (California Environmental Quality Act) requirements. The OPR (Office of Planning and Research) was asked by the County to analyze 13 areas. They are proposing Best Practices and Infill areas. The County is not proposing VMT taxes; SANDAG is proposing these transit taxes.
- Options include Infill Areas, Transit Opportunity Areas, Land Use Changes, By-Right-Development Options, and a VMT Mitigation Program. The County analyzed Transportation Study Guides, Affordable Housing, and Local Mobility Analysis. Chair Harmes asked about Valley Center options. Any project is less than 11 homes, it does not require a VMT report. SB9 allows a single family parcel to be split into four home plots.

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

1) State Redistricting: (Ratray): Submit VCCPG position to state commission. [APPENDIX]

- Ms. Ratray provided a brief overview about the 2021 Redistricting Plan. She provided a County of San Diego Independent Redistricting Commission Map. Chair Harmes would like the Planning Group to review map proposals and take an official position for the California Assembly and House of Representative districts.

2) Butterfield Trails Ranch (Norwood): Submit VCCPG position to the county. (vote)

- Ms. Norwood spoke about the three legs of park planning. Butterfield Trails Ranch is 59 acres and has a number of features that are ideal for parkland, and among other things has cultural findings.

- Mr Hillbig, the property owner, reported that the property no longer sits on a 100-year floodplain.
- Joaquin Aganza, President of Friends of Hellhole Canyon, presented a video with members of the community sharing their support for the November 6, 2021 open park.
- Catherine Kristensen (audience) is a local Girls Scout leader and mom that would like to see the County acquire this property. She has sent a letter to Supervisor Desmond and hopes he can help with funding to purchase the property.
- Jeff Keys (audience) has strong support about acquiring the property.
- Laurie Florman (audience) Valley Center Trails Association Board member, is missing a TA board meeting to attend this meeting and show support.
- Wayne Hillbig, the property owner, really hopes that the Planning Group considers acquiring Butterfield Trails Ranch.
- Ms. Feliciano would like Star Valley Park to have sport fields and keep Butterfield Trails Ranch as a nature preserve.
- **Motion: To send County Supervisor Jim Desmond the VCCPG support of purchasing the property known as Butterfield Trails Ranch and use it as a public park for Valley Center and other residents.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 12-0-0 (Y-N-Ab)**

3) PDS2021-ABC-21-005 Grocery Outlet: (Feliciano) Village Station application for ABC license. (vote)

- Ms. Feliciano provided a report about the application for the Grocery Outlet ABC license. The County has 90 days to make a decision based on the filing of the application that was filed on October 14, 2021. There are currently 19 active licenses in Valley Center. There are 6 businesses that have a Type 21 license. Ms. Feliciano provided information about the number of Type 21 licenses located at each census tract. Grocery Outlet will train all employees in how to sell alcohol.
- Antwain Wall (audience), representing Unincorporated Association of Residents for the County of San Diego, read a letter that opposes the approval of an ABC license for Grocery Outlet.
- Jimmy Olson (audience) believes that not supporting an ABC license for a grocery store places it at an extreme disadvantage. Will Rogers (audience) shared that limiting a market from selling alcohol would make it nearly impossible for it to survive.
- Chair Harmes read some emails she has received. Community members against approving this license included Claire Collins, Robert Petersons on Behalf of Better Valley Center, and the Law Offices.
- Pat Barber is the Vice President of Real Estate for Grocery Outlet bargain market. This location has the right to sell alcohol as a grocery store. A PCN (Public Convenience or Necessity) determination is required when the Alcoholic Beverage Control Board of the State of California (ABC) finds that there is an oversaturation of alcohol beverage outlets in a particular census tract. Every grocery store has a right to sell alcohol because it provides a

convenience. Chair Harmes shared some of the concerns that the community has about alcohol.

- Ms. Norwood shared that they have a right to sell alcohol. Mr. Garritson shared concerns about crony capitalism trying to stop Grocery Outlet from acquiring an alcohol license.
- **Motion: To approve the PDS2021-ABC-21-005 Grocery Outlet license.**
- **Maker/Second:** Garritson/Fajardo
- **Motion Carries 10-2-0 (Y-N-Ab) Mr. Hutchison and Mr. Smith voted nay.**

G. Subcommittee Reports

1) Emergency Evacuation (Harmes): Goals for 2022

- Chair Harmes shared that Greater Valley Center Fire Council would like to reach the Hispanic community living in agricultural areas by producing a Spanish version of their video.

2) Cannabis Subcommittee (Mathews): November 16th meeting w/ Mental Health Systems

- The County has delayed the ordinance because of health concerns. The County needs between 560 to 600 dispensaries to meet the legal need for cannabis. There are currently 50 dispensaries.
- Becky Rapp (audience) provided information packets to Planning Group members. The State regulations are much more lenient than alcohol licenses.

3) Parks & Rec (Norwood):

- Ms. Norwood shared the 2021-2022 Priority List. Darci read the priority list.
- Mr. Smith would like Parks and Rec to reopen the bicycle section at Adams Park.
- **Motion: To approve the PLDO 2021-2022 Project Priority List**
- **Maker/Second:** Norwood/Garritson
- **Motion Carries 12-0-0 (Y-N-Ab).**

4) Mobility (Adams): TAC meeting December 10th

- No report.

5) Tribal Liaison (Smith, Chair)

- No update.

6) Design Review Board (Smith/Adams)

- There were two items that came before the DRB last week. The Country Trader applied to place billboards. McDonalds made extensive changes to the building design and was approved. Plans now call for a farmhouse style building.

7) Community Plan (Hutchison)

- No report.

8) Redistricting Subcommittee (Rattray): Update on county commission maps

- Report was presented earlier in the meeting.

9) Website (Wolf, Chair)

- She will need to step down from the board, but will continue to update the website.

10) Nominations (Harmes/Fajardo)

- No nominations.

11) Trails Subcommittee (Norwood)

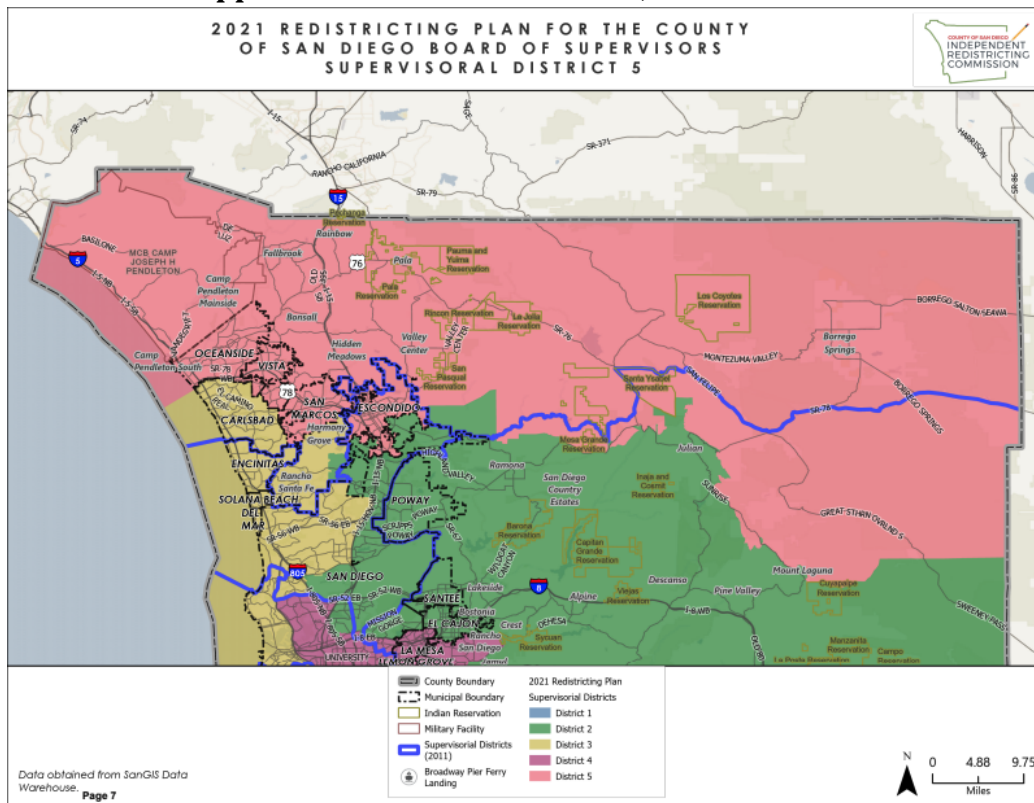
- No report.

I. Adjournment

- Next regular meeting of VCCPG: **January 10, 2022 7 p.m.**
- **The meeting adjourned at 9:35 p.m.**
- **Minutes were approved on January 10, 2022.**

James Garritson, Secretary

Appendix VCCPG December 13, 2021 Minutes



County of San Diego IRC
2021 Redistricting Plan for the County of San Diego Board of Supervisors
Supervisorial Districts Summary Statistics
12/11/2021



**County of San Diego
Independent Redistricting Commission**

**Regular Meeting
Thursday, December 9, 2021, at 5:30 pm
Continued to Saturday, December 11, 2021, at 10:00 am**

ON MOTION of Commissioner Inman seconded by Commissioner Ponds, the Commission approved to amend the Final Working Draft Map to include the changes reflected in Final Working Draft Map Scenario 3b, including everything in the Desert and Borrego Springs Community Plan Areas, and to include the Guejito area and to include the Valley Center Fire District into District 5.

**Special Meeting
Saturday, December 11, 2021, at 2:00 pm**

ON MOTION of Commissioner Inman and seconded by Commissioner Russ, the Commission approved the Final Working Draft Map Scenario 3b as amended, and further amending to maintain the Mountain Empire Community Plan area.

Comment on Village Station Grocery Outlet [Item F(3), PDS2021-ABC-21-005]

December 13, 2021

Valley Center Community Planning Group
P.O. Box 127
Valley Center, CA 92082

To the Honorable Valley Center Community Planning Group:

This comment is submitted on behalf of Working Families for a Better Valley Center, in regards to the proposed Village Station Grocery Outlet [Item F(3), PDS2021-ABC-21-005].

We are writing to request that the Community Planning Group (CPG) issue a non-recommendation for the proposed ABC license to allow for the off-site sale of alcohol at the proposed Grocery Outlet project at Village Station.

We are concerned about the undue concentration of liquor licenses in the area and the potential increase in demands on our scarce public safety resources. If Grocery Outlet's ABC license is approved, it will result in an over concentration of Type 21 alcohol licenses in this area which may negatively impact public safety, property values and the long-term character of our community.

The County should consider how to properly evaluate the social and public resource impacts of granting additional liquor licenses prior to supporting this application. Proper limits to hours of sales and monitoring of resulting social and public resource impacts are needed to ensure that the public is fully informed of these impacts prior to supporting issuance of more licenses.

We also have strong concerns about the impact that the proposed Village Station and Grocery Outlet development will have on traffic and commute and emergency response times in Valley Center. It's difficult enough any time of the day to make a left or right turn onto Valley Center Rd., let alone during peak commute times.

What will the cumulative impact on traffic and commute and emergency response times be when thousands of new daily car trips are added to Valley Center and our local roads from this project and the Liberty Bell Plaza and Park Circle developments? No amount of adding a signal or driveway will mitigate this increase in traffic.

At a minimum, the CPG should demand that the County require that the developer conduct a full and comprehensive Environmental Impact Report (EIR) to assess the impacts that the proposed Village Station development will have on traffic, emergency response times, air/water quality, public safety, wildfires, drought and existing businesses.