

# Valley Center Community Planning Group

## Minutes of the April 9, 2012 Meeting

**Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison**

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 1 May 2012

Approved: 7 May 2012

| 1. Call to Order and Roll Call by Seat #: |   |                            |                                      |                                 |                            |                                 |                  |                       |   | 7: 05 PM              |                                 |                            |                       |                                 |
|---|---|----------------------------|--------------------------------------|---------------------------------|----------------------------|---------------------------------|------------------|-----------------------|---|-----------------------|---------------------------------|----------------------------|-----------------------|---------------------------------|
| 1   | 2   | 3                          | 4                                    | 5                               | 6                          | 7                               | 8                | 9                     | 10  | 11                    | 12                              | 13                         | 14                    | 15                              |
| A<br>N<br>D<br>E<br>R<br>S<br>O<br>N      | H<br>U<br>T<br>C<br>H<br>I<br>S<br>O<br>N | H<br>O<br>F<br>L<br>E<br>R | G<br>L<br>A<br>V<br>I<br>N<br>I<br>C | B<br>R<br>I<br>T<br>S<br>C<br>H | F<br>R<br>A<br>N<br>C<br>K | Q<br>U<br>I<br>N<br>L<br>E<br>Y | V<br>I<br>C<br>K | L<br>E<br>W<br>I<br>S | N<br>J<br>O<br>O<br>R<br>H<br>W<br>O<br>S<br>O<br>O<br>D<br>N | S<br>M<br>I<br>T<br>H | J<br>A<br>C<br>K<br>S<br>O<br>N | R<br>U<br>D<br>O<br>L<br>F | D<br>A<br>V<br>I<br>S | B<br>A<br>C<br>H<br>M<br>A<br>N |
| P   | P   | A                          | P                                    | P                               | P                          | P                               | P                | P                     | P   | P                     | P                               | P                          | P                     | A                               |

**Notes:** Bachman excused; Lewis arrives 7.15pm

**Quorum Established:** 12 present

**Pledge of Allegiance**

**2. Approval of Minutes: March 12, 2012**

**Motion:** Move to approve Minutes of March 12, 2012, as corrected

**Maker/Second:** Rudolf/Jackson

**Carries/Fails 12-0-0 (Y-N-A):** Lewis not present

**3. Open Forum:**

Sandy Smith delivered a box of office materials collected over time for the VCCPG and subcommittee work.

Tom Baumgardner announces his inauguration of a senior transportation service in Valley Center. He is holding an outreach meeting 25 April 2012.

Jerry Gaughan asks for clarification on the status of VCCPG support for his property specific request. VCCPG action was taken in January. Another VCCPG action was taken in March to deny all outstanding property specific requests returned from the BOS, that action included Gaughan's property. Rudolf responds with specific details about the VCCPG actions. Gaughan suggests the county will be taking additional actions in regards to this property.

**4. Discussion Items**

**4.a. Report and discussion on Board of Supervisors Meeting on March 28, 2012. (Smith)**

Smith reports on an item related to planning groups [part of the Red Tape Reduction Task Force report]. Essentially, County will work on additional training, especially re the Brown Act. Training will be a requirement for indemnification. But, after a single infraction, indemnification will be terminated. BOS wants to rotate planning group chairs on a regular basis as is done in Jamul. BOS will revisit policy I-1 and may make any other changes they deem appropriate. The Resource Protection Ordinance was upheld. But, BOS reserves the right to modify it to any extent they deem appropriate as was done in 2007. Most speakers [38] on this item were supporting planning groups. Only one person spoke in opposition to planning groups. Quinley was saddened to see comments on Ranchers Roost web site that indicated that decisions had already been made before proponents spoke. Two other contentious issues preceded the Red Tape Reduction Task Force report on the BOS agenda: an expansion of a Residential home for the disabled in Ramona and an eye-gnat problem in San Pasqual. The organic farm in San Pasqual determined to be the cause of the "eye-gnat" problem may be ordered to use non-organic materials to achieve control if organic methods fail.

**4.b. Report on TIF [Transportation Impact Fee] discussions from the Mobility Sub-committee**

|             |   |
|-------------|---|
|             | <p><b>(Davis)</b></p> <p>Sandy Smith presents. She attended a workshop in Bonsall in March. Representatives were from Bonsall and Valley Center communities and the bulk were developers. County staff is going to propose a significant change to BOS re the formulation of TIF revenue generation and designation of TIF roads. Jerry Gaughan, audience, says the previous charge of \$16 per square foot was prohibitive; it is now about \$3 per square foot. S. Smith and Gaughan acknowledge that many roads formerly designated as funded by TIF have been removed from eligibility for those funds. Davis asks Gaughan about the timetable for development of the Valley Center North Village. Gaughan says banks are just now loosening up availability of commercial loans. Banks have been asking for pay-downs of notes based on shrinking valuations on properties. Gaughan says he expects to be doing grading in as little as 6 months. Glavinic asks for clarification of TIF for small projects. S. Smith replies residential development would pay about \$2800 per house. She adds that our TIF fees are now more in line with other jurisdictions. However, very few road segments in VC remain eligible for TIF.</p>   |
| <b>5.</b>   | <b>Action Items:</b>  |
| <b>5.a.</b> | <p><b>Discussion and vote on letter from the I-15/395 Master Planned Community Sub-committee requesting corrections and clarification of the summary letter issued to Accretive Investments, Inc on February 7, 2011. The letter summarizes the major issues discussed at Accretive's February 4, 2011 meeting with DPLU and provides guidance for project processing. (Hutchison)</b></p> <p><b>Discussion:</b> Hutchison presents a proposed letter to be sent to Sarah Aghassi, County of San Diego General Manager/ Deputy Chief Administrative Officer by Chair Oliver Smith. He summarizes the request to have six corrections made to the scoping letter sent to Accretive Investments, Inc. by the County's DPLU on 7 February 2011. Sandy Smith, Vice-chair of the I-15/395 Master Planned Community Subcommittee, then speaks to three clarifications related to the project called for in the proposed letter. The subcommittee desires to have a written response so that the issues called out in the proposed letter are made part of the project file and will be available to all concerned and especially any County staff that may be added to this project in the future.</p> <p><b>Motion:</b> Move to authorize Chairman Smith to send the proposed letter to Sarah Aghassi [Attached]</p> <p><b>Maker/Second:</b> Hutchison/Quinley      <b>Carries/Fails 10-0-3 [Y-N-A]: Voice</b></p> <p><b>Notes:</b> Britsch and Jackson recuse because they live in proximity to project; Hofler/Bachman absent; Glavinic abstains</p>   |
| <b>5.b.</b> | <p><b>Discussion and possible vote on equine ordinance and new potential environmental impacts arising from changes in the existing ordinance and the introduction of new tiered permitting of horse stables. (Smith)</b></p> <p><b>Discussion:</b> Continued</p>   |
| <b>5.c.</b> | <p><b>Report and Vote on GPU Committee Recommendation on Abe Boulos' property concerning the down zoning of his property at 28582 Valley Center Road in the County's new general plan. The property was previously zoned commercial and was re-zoned rural residential in the new General Plan. (Rudolf)</b></p> <p><b>Discussion:</b> Rich Rudolf presents SC report and introduces Abe Boulos. Rudolf outlines the location of the parcel. Property used to house a nursery and then construction trailers during the widening of VC road. The new GPU eliminated strip commercial along VC road except in north and south villages. The property, purchased by Boulos in 2007, was still commercially designated. Boulos was noticed by the County about the proposed zoning change prior to BOS final adoption of GPU but he didn't present to the BOS until after adoption. His property was not included in the subsequent referrals because the community didn't want strip commercial at that location. Presently, it is designated rural residential. Because the property is vacant, it won't be considered for an existing non-conforming use. Previous zoning was C-34. Rudolf says committee is recommending County staff confer with Boulos about alternative zoning. Boulos presents saying property has been commercial since 2005. He says the lot is unsuitable for residential development. He wants to have VCCPG recommend that County staff revisit his issue. Glavinic says he asked Boulos about what notification he had about the change in designation. He thinks that, given nonconforming commercial uses on adjacent lots, Boulos should retain commercial use. Glavinic wants to throw the issue back to the County. Norwood-Johnson asks about how changes of zoning were accepted by nearby properties. Rudolf responds with a</p> |

clarification of the process of County contacting neighboring parcel owners. Kerry Watts [Wynn Engineering] speaks in favor of a commercial designation for this property. He says it is not appropriate for housing. Boulos' property is flat with surrounding properties rising from it. He notes that sewer would be necessary for development. He thinks Boulos should have the commercial designation given the history of this property and lack of notice of change from the County. Jerry Gaughan, audience, expresses his concerns about such zoning changes as facing Boulos. He says most referrals want to zone for future uses while Boulos already had a commercial designation from the beginning. He says Boulos paid for commercial land and it has been taken away. He thinks removing value through rezoning is not right. Tom Yeager, audience, also spoke on behalf of Boulos' request for reconsideration. Rudolf reiterates a summary of the proposal recommended by the subcommittee. A discussion of the process ensues. Smith notes that BOS declined to take action. Rudolf declines a modification to his motion suggested by Davis to allow the property to revert to C-34 if no acceptable alternative can be found. Glavinic declines to support motion. Quinley objects to tenor of Glavinic's comments. Vick clarifies that motion is seeking options. Britsch says he made the motion at the SC and thought Boulos was agreeable. Davis voices objections to not allowing Boulos to continue historic use of property. Anderson asks about the failed percolation test and the need to acquire additional land in order to be developed. Rudolf clarifies what his motion is intended to do. Boulos says the motion doesn't provide much support for discussion of alternatives with County. Sandy Smith suggests some possible alternatives for a solution. Wants to know how many other properties would need to be adjusted to resolve the issue. Gaughan adds that County staff asked developers to return to planning groups for support. Rudolf asks about timetable for review.

**Motion: Move to accept Subcommittee report [appended] and recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road parcel.**

|                                      |   |                            |                                      |                                 |                            |                                 |                  |                                     |  |                       |                                 |                            |                       |                                 |
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| <b>Maker/Second: Rudolf/Anderson</b> |   |                            |                                      |                                 |                            |                                 |                  | <b>Carries/Fails 5-8- 2 [Y-N-A]</b> |  |                       |                                 |                            |                       |                                 |
| A<br>N<br>D<br>E<br>R<br>S<br>O<br>N | H<br>U<br>T<br>C<br>H<br>I<br>S<br>O<br>N | H<br>O<br>F<br>L<br>E<br>R | G<br>L<br>A<br>V<br>I<br>N<br>I<br>C | B<br>R<br>I<br>T<br>S<br>C<br>H | F<br>R<br>A<br>N<br>C<br>K | Q<br>U<br>I<br>N<br>L<br>E<br>Y | V<br>I<br>C<br>K | L<br>E<br>W<br>I<br>S               | N<br>J<br>O<br>O<br>R<br>H<br>W<br>N<br>O<br>S<br>O<br>O<br>D<br>N | S<br>M<br>I<br>T<br>H | J<br>A<br>C<br>K<br>S<br>O<br>N | R<br>U<br>D<br>O<br>L<br>F | D<br>A<br>V<br>I<br>S | B<br>A<br>C<br>H<br>M<br>A<br>N |
| Y                                    | Y   | A                          | N                                    | Y                               | N                          | N                               | Y                | N                                   | N  | N                     | N                               | Y                          | N                     | A                               |

**Notes: Hofler and Bachman absent**

**Motion: Move to Support Boulos in retaining commercial designation of some type, but no more intensive than C34, such as office/professional, with the issue coming back to VCCPG for review from DPLU**

|                                      |   |                            |                                      |                                 |                            |                                 |                  |                                      |  |                       |                                 |                            |                       |                                 |
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| <b>Maker/Second: Glavinic/Davis</b>  |   |                            |                                      |                                 |                            |                                 |                  | <b>Carries/Fails: 10-3-2 [Y-N-A]</b> |  |                       |                                 |                            |                       |                                 |
| A<br>N<br>D<br>E<br>R<br>S<br>O<br>N | H<br>U<br>T<br>C<br>H<br>I<br>S<br>O<br>N | H<br>O<br>F<br>L<br>E<br>R | G<br>L<br>A<br>V<br>I<br>N<br>I<br>C | B<br>R<br>I<br>T<br>S<br>C<br>H | F<br>R<br>A<br>N<br>C<br>K | Q<br>U<br>I<br>N<br>L<br>E<br>Y | V<br>I<br>C<br>K | L<br>E<br>W<br>I<br>S                | N<br>J<br>O<br>O<br>R<br>H<br>W<br>N<br>O<br>S<br>O<br>O<br>D<br>N | S<br>M<br>I<br>T<br>H | J<br>A<br>C<br>K<br>S<br>O<br>N | R<br>U<br>D<br>O<br>L<br>F | D<br>A<br>V<br>I<br>S | B<br>A<br>C<br>H<br>M<br>A<br>N |
| N                                    | N   | A                          | Y                                    | Y                               | Y                          | Y                               | Y                | Y                                    | Y  | Y                     | Y                               | N                          | Y                     | A                               |

**5.d.**

**Cole Grade RV and Outdoor Storage; STP 12-005, Kiva Project # 12-017-2515; 28404 Cole Grade Road Valley Center; cross street: Valley Center Road; owner Bob Reed and Jerry Gaughan, phone- 619-204-8797. The parcel consists of a 4.3 acre flat gravel lot used as a mobile home, truck transfer storage over the last 22 years. The proposed use would include 1.5 acres of RV outdoor storage and 1 acre of tow yard space. Remaining space would be used to store construction materials and equipment. The tow yard would require a small portable unmanned office trailer to store keys on site and a telephone pole to provide lighting and camera equipment. For Planning Group review--a site plan and a landscaping plan for the project. Mr. Gaughan will also discuss the down zoning of property which was once zoned M-54 and was later down-zoned to rural residential. Because it is in a flood plain it cannot be used for housing. (Hofler)**

**Discussion:** Quinley presents report by Hofler in Hofler's absence. Quinley gives lot description. The current zone is R2. DPLU is said to be willing to allow a police impound lot on part of the property. The remainder of

the lot could be used for aggregate, construction and landscape storage only. Gaughan corrects that property was previously M54. He was told he could operate an impound yard for 30-day storage. After GPU adoption, properties along this stretch of Cole Grade Rd. were down-zoned. Gaughan says the property previously had a long history of outdoor storage and manufacturing. He wants to also allow recreational vehicle [RV] storage. Rudolf responds with a history of zoning considerations for the property. He thinks we should not approve unless county concurs. Gaughan says county allowed him to develop site plan. Rudolf wants county to advise VCCPG on legal uses of property before VCCPG approves. Rudolf asks about wrecked cars in police impound lot such as the one proposed. Gaughan says all fluids would remain at the original crash site. Rudolf wants to continue this item until the Design Review Board [DRB] reviews tomorrow. Gaughan says the County is anxious to move this forward. Gaughan says the Highway Patrol is allowed to grant exceptions to local uses for such storage. Rudolf suggests that delaying consideration of this item would allow clarification of the issues before approval. No businesses in M54 area have site plans. Gaughan claims RV storage is granted by previous use prior to GPU. Oliver Smith says County will make the decision without consideration of VCCPG desires. Gaughan is concerned about perception of shifting position on this issue. Smith says county must clarify. Davis asks if we can support the tow yard and let the County sort out the legalities. Vick supports Gaughans uses based on historical uses.

**Motion:** Move to allow the proponent to operate a one-acre police impound lot on the northeastern portion of the property, with the remainder of the parcel to be used for aggregate, construction, and landscape storage only [gravel, sand, rock, etc.]. The landscaping must adhere to the VC Design Guidelines.

**Maker/Second:** Quinley/ no second

**Motion:** Move to continue until May and ask the County for clarification on legalities of the proposed uses.

**Maker/Second:** Rudolf/Hutchison – withdrawn by consent

**Motion:** Move to support use as a tow yard, RV storage, and aggregate storage consistent with a County determination of legality and constraints on land use and Design Review Board recommendations.

**Maker/Second:** Smith/Davis

**Carries/Fails (Y-N-A):** 12-0-0 Voice

Notes: Glavinic departs before vote

**5.e**

**Discussion and possible vote on whether to request earlier attention to road issues on Valley Center. The VCCPG received notice of consideration of award of construction contracts for asphalt resurfacing and culvert replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn’s district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1<sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street. No Valley Center Roads are included in this list. (Smith)**

**Discussion:** Smith presents. Present list is remainder of a six-year road study/program/process. VC had some roads on list that were addressed in previous years. Smith says a new list is in the making. Davis says the County has not approached VCCPG on this issue. Smith wants to refer this issue to mobility SC. No vote necessary. Tom Baumgardner, audience, says it is important to voice the needs of Valley Center to the County.

**Motion: none required**

**6.**

**Subcommittee Reports & Business: None**

a)

Mobility – Robert Davis, Chair.

b)

GP Update – Richard Rudolf, Chair.

c)

Nominations – Hans Britsch, Chair.

d)

Northern Village – Ann Quinley, Chair.

e)

Parks & Recreation – Brian Bachman, Chair.

f)

Rancho Lilac – Ann Quinley, Chair. - inactive

g)

Southern Village – Jon Vick, Chair. :

h)

Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive

i)

Tribal Liaison – Larry Glavinic, Chair:

j)

Website – Robert Davis, Chair:

k)

Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.

|  |   |  |
|--|---|--|
| l)   | I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair  |  |
| m)   | Equine Ordinance - Smith, Chair   |  |
| <b>7.</b>  | <b>Correspondence Received for September 12, 2011 Agenda:</b>   |  |
| a)   | DPLU to VCCPG, Statement of Economic Interest (FORM 700) for VCCPG members. (all)   |  |
| b)   | City of Escondido Planning Division to VCCPG, Notice of Availability of a Draft Environmental Impact Report assessing the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan Draft. The Draft EIR is Available at <a href="http://www.escondido.org/general-plan-update.aspx">http://www.escondido.org/general-plan-update.aspx</a> . Written comments must be received by February 27, 2012 at 5:00 PM directed to Jay Petrek, AICP, Principal Planner, City of Escondido Planning Division, 201 North Broadway, Escondido, CA 92024 |  |
| c)   | DPLU to VCCPG; County of San Diego, DPLU will be the lead agency and will prepare an EIR for POD 11-011, Tiered Equine Ordinance which proposes amendments to the County of San Diego Zoning Ordinance for equine uses. It will implement a new tiered system of permitting for horse stables with both ministerial and discretionary tiers of permitting. (Smith)  |  |
| d)   | Tentative Agenda for March 9, 2012 meeting of the Traffic Advisory Committee. The meeting will begin at 9:00 AM in the Department of the Sheriff, Room 2, 9621 Ridgehaven Court in San Diego. (Note: there are no items of special concern to Valley Center on this agenda.   |  |
| e)   | Notice of Consideration of Award of Construction Contract for Asphalt Resurfacing and Culvert Replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn's district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1 <sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street.  |  |
| <b>8.</b>  | <b>Motion to Adjourn:</b>   | <b>9.45pm</b>                              |
|  | <b>Maker/Second: Smith/Quinley</b>  | <b>Carries/Fails (Y-N-A): 12-0-0 Voice</b> |
| <b>Note: Next regular meeting scheduled for 7 May 2012</b> |   |  |

Appended materials:

To: VCCPG

From: GPU Subcommittee

Re: Recommendation on Boulos Parcel (Not a Property-Specific post-GPU Board Referral)

Date: April 9, 2012

Recommendation:

Accept this Report and Recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road Parcel.

Discussion:

On March 12 you accepted and approved all the GPU Committee's recommendations for DPLU regarding Property-Specific referrals following Board of Supervisors adoption of the new General Plan. Mr. Boulos' triangular parcel at the southwest corner of Valley Center and Canyon Roads was not one of those referrals, but the VCCPG referred its changed designation from Commercial to Residential to the GPU Committee for review and recommendation. The Committee at its 4/5/12 meeting, 6-0-0, approved the above recommendation. All members were present except Lael Montgomery, Andy Washburn and Bob Davis.

In 2005-6 the planning group continued planning the north and south villages, and worked

with staff on the concept of “Village Limit Lines” to prevent village-intensity development outside the villages, and eliminate the Valley Center Road “strip commercial” which had developed over time, despite its prohibition in the then Community Plan. The Planning Group did not want the two villages to ultimately merge into one large blob. By late 2010 the Planning Commission recommended a Land Use Map to the Board eliminating all the strip commercial along Valley Center Road and Lilac Road, confining the village intensity to the historic north and south villages. The north village was to terminate generally on the west side of Portino’s restaurant. However, the Boulos parcel was inadvertently left as commercial on the Planning Commission recommended Map, but ultimately redesignated, like all it’s eastern neighbors, to Residential, on the final Board approved new General Plan Map.

Mr. Boulos purchased the property on 9/15/2006, midway through the GPU planning process, and after the county had taken more than half of the original parcel from the nursery business then operating, leaving 1.2 acres. He attempted to have his parcel included in the Board post-GPU referrals, but staff advised that the VCCPG wanted to eliminate strip commercial on VC Road. He hopes to build a pre-school for one of his daughters to operate. According to Mr. Boulos, he attempted to obtain percolation test results through Wynn Engineering in 2007 and 2008, without success. He states he will need additional acreage for parking and septic, but has not initiated discussions with neighboring parcel owners. He states he received no notices from the county regarding potential redesignation as Residential, after his purchase. During the Board’s hearings on property-specific requests after GP adoption, staff advised him to seek approval from the planning group for his parcel. He was asked to bring the “disclosure statement” from the real estate transaction to the GPU Committee meeting, but did not.

The committee considered the following options: Recommend the Boulos parcel be redesignated Commercial, as it was when purchased; Recommend redesignation as Commercial all parcels along the Valley Center Road strip west of Miller road; Recommend against redesignation; or Recommend staff give Mr. Boulos the same opportunity the other commercial parcels along VC Road had, to discuss options to commercial designation. The committee feels there are significant impediments to potential commercial development under current circumstances, and there may be other options available that would allow the requested use without reintroducing strip commercial.

## CONCLUSION

As recommended in March, the Planning Group should recommend no changes at this time to the Land Use Designations approved by the Board when it adopted the new General Plan. Other alternatives may emerge from staff discussions with Mr. Boulos that will allow him to proceed with his plans.

Respectfully submitted,

Rich Rudolf

Chairperson

GPU Subcommittee

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



**Oliver Smith**  
Chair  
[oliver.smith@philips.com](mailto:oliver.smith@philips.com)

**Ann Quinley**  
Vice Chair  
[annquinley@gmail.com](mailto:annquinley@gmail.com)

**Steve Hutchison**  
Secretary  
[hutchisonsrn@gmail.com](mailto:hutchisonsrn@gmail.com)

**Dave Anderson**  
[davestang6@hotmail.com](mailto:davestang6@hotmail.com)

**Brian Bachman**  
[bbachman@vcweb.org](mailto:bbachman@vcweb.org)

**Hans Britsch**  
[thomas@westerncactus.com](mailto:thomas@westerncactus.com)

**Robert Davis**  
[hob@hobdavisreality.com](mailto:hob@hobdavisreality.com)

**Bob Franck**  
[Franckfort@yahoo.com](mailto:Franckfort@yahoo.com)

**Larry Glavinic**  
[larryglavinic@gmail.com](mailto:larryglavinic@gmail.com)

**Deb Hofter**  
[debhofter@gmail.com](mailto:debhofter@gmail.com)

**Mark Jackson**  
[jacksonmark92026@gmail.com](mailto:jacksonmark92026@gmail.com)

**Christine Lewis**  
[lewisvc@CS.com](mailto:lewisvc@CS.com)

**LaVonne Norwood-Johnson**  
[johnson.lavonne@rocketmail.com](mailto:johnson.lavonne@rocketmail.com)

**Rich Rudolf**  
[richrudolf@sbcglobal.net](mailto:richrudolf@sbcglobal.net)

**Jon Vick**  
[JonVick2@aol.com](mailto:JonVick2@aol.com)

April 9, 2012

To: Sarah Aghassi – County of San Diego General Manager /  
Deputy Chief Administrative Officer

Fr: Valley Center Community Planning Group

Re: Pre-application Letter to Accretive Investments, Inc.

On February 7, 2011, the Department of Planning and Land Use (DPLU) issued a letter to Accretive Investments, Inc. summarizing a February 4, 2011 Pre-application Meeting. The Valley Center Community Planning Group (VCCPG) formed the I-15/395 Master Planned Community Sub-committee. The mission of the sub-committee is to analyze and assess the project proposed by the applicant, particularly as the application complies with the General and the Community Plan and make recommendations to the VCCPG for action.

The February 7, 2011 letter is the last communication documented on the project and has several errors that we would like corrected. We also request clarification on a variety of issues, which cross department responsibilities – that's why we're sending this letter to you.

Please correct the following:

1. Page 1 - Include the Valley Center Design Review Board in the list of local citizen advisory groups that will be reviewing the project and making recommendations.
2. Add the VC DRB to the distribution list.
3. Pages 3, 6, 91 – Remove references to Road 3A and anywhere else in the document. This road was not included in the General Plan Update.
4. Page 90 – Complete the last sentence under Project Specific Information: "...to prepare an Evacuation Plan to determine the...".
5. Page 93, Public and Private Roads – Add reference of conformance to Valley Center Community Right-of-Way Development Standards (VCCRDS) approved by the BOS in 2011.
6. Page 98 - Correct reference to the width of decomposed granite pathway. The Special Type D Pathway from the County's Trails Master Plan (CTMP) and the VCCRDS indicate a 15', not 10' pathway. Valley Center adopted the Special Type D Pathway in our Goals section of the CTMP.

Please clarify the following:

1. Trails page 9 - How will new trail requirements be added to the CTMP. The current VC Plan shows pathways on known roads. If we don't know the roads, how can we add pathways? When does this happen for any new, large development? We have been asking these questions of DPLU and DPW for years and cannot get a clear answer.
2. Status of project - There are numerous references to dates that the applicant needed to respond, however, all the dates came and went. What is the status of the applicant's filing requirements? What are the deadlines with which they need to comply?
3. Board Policy I-63 - How does the revision of Board Policy I-63 impact this project? What is the status of their 2010 PAA approval given the change in policy?

We are concerned that the February 7, 2011 letter is the only written documentation of the project from the county. The corrections that we request must be documented by the county in order to maintain the integrity of the documentation so those involved in the review of the project may refer to accurate information.

We request that this letter and your response be added to the official record for this project. We would appreciate a response within the next 30 days.

Thank you for your consideration,



Oliver Smith

Chair, Valley Center Community Planning Group