

Valley Center Community Planning Group

Minutes of the April 8, 2013 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: 6 May 2013

Approved: 13 May 2013

A		Call to Order and Roll Call by Seat #:								7:02 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B D A V I S	B R E T D A V I S
A	P	A	P	P	P	P	P	P	A	P	P	P	A	P

Notes:

Quorum Established: 11 present

B	Pledge of Allegiance
----------	-----------------------------

C	Approval of Minutes:
----------	-----------------------------

Motion: Move to approve the minutes of March 11, 2013 as corrected

Maker/Second: Hutchison/Glavinic **Carries/Fails (Y-N-A): 11-0-0 Voice**

D	Public Communication/Open Forum:
----------	---

None

E	Action Items [VCCPG advisory vote may be taken on the following items]:
----------	--

E1

Discussion and vote to recommend a candidate as the VCCPG representative on the I-15 DRB. Candidate may have an opportunity to re-introduce himself. (Britsch)

Discussion: Glavinic will abstain on the vote. He cites that he doesn't "vote for non-elected potential policy persons who are unaccountable to the voter."

Motion: Move to nominate Michael Mahan to fill the vacant position on the I-15 Design Review Board

Maker/Second: Britsch/Quinley **Carries/Fails: 10-0-1 [Y-N-A]**

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B D A V I S	B R E T D A V I S
A	Y	A	A	Y	Y	Y	Y	Y	A	Y	Y	Y	A	Y

Notes: Laventure, Evans, Norwood-Johnson, & Bob Davis absent; Glavinic abstains

E2

Discussion and vote on Butterfield Trails following a presentation by Bill Lewis. The VCCPG will consider Tentative Map 2, TM5551, MUP 333- 08-0028 and EIR for the project. Project proposes to subdivide 59.5 acres into 71 residential lots with 28.6 acres dedicated for open space. Owner of housing development is Wayne Hilbig and the project is located at the Valley Center Road and Sunday Drive. (Vick)

Discussion: Jon Vick presents. The planning group approved this project in September 2008. The South Village SC reviewed it again in October 2010 due to changes in the design. The project was not brought to the Planning Group until now. Smith says the file was not complete so no action was taken before this. Vick introduces Bill Lewis to speak about the project. Wayne Hilbig, applicant, makes remarks regarding history of

his land purchase and development plans. Hilbig laments the length of the approval process. He says the concept of the project is unchanged over the years. He cites his community involvement. He endorses Bill Lewis' efforts to promote the project. Hilbig describes his efforts to enhance the appearance of the Valley Center Road bridge over Moosa Creek at Sunday Drive. Bill Lewis presents. He shows an aerial photo of the project site. It is north of Moosa Creek and south of the large granite escarpment on the east side of VC Rd. He says the property has the potential for 174 lots, but the project is placing only 71. He cites a slope analysis which shows 4-6% slope in mid-section of property. He addresses soils: alluvium along creek; just north is decomposed granite; above that is large granite outcrop. He addresses archeology: he notes that the proximity to water made it useful for Indian history; two areas are identified. To avoid further damage to those 2 sites, project will cover them with 2-feet of a soil cap with plantings. He addresses acoustic considerations; 60Db line is at extreme west of project so not a problem. Hydrology: Moosa Creek is important drainage; shows 10-yr flood zone; he cites a dam at the eastern corner of the property diverts creek flow off the project property. He addresses the Bell's Least Vireo presence on-site, which caused a buffer requirement on the project site but not on the neighboring golf course. He notes that the project calls for reconditioning the old streambed for the Vireos habitat and buffer. Federal, State, County agreed to that solution. He cites the redesign of Moosa Creek along Sunday Drive. He speaks to the large rock outcrops at the project entry and the large oak trees [coastal live oaks, *Q. agrifolia*, will remain but the valley oaks, *Q. ?*, will be removed]. Rudolf asks about oaks to be saved or replaced. Lewis responds that many will be saved and some will be removed and replaced at other locations. Lewis continues by addressing lot sizes, which will be typically a half-acre. He wants to reduce visual impact of the small lot density by having a buffer area behind and berms in front of lots. The project will try to use landscape to reduce adverse visual impact. Rudolf asks if County hindered curvy roads and landscaping. Lewis says County is supportive. Lewis cites second entrance along Winged Foot Way through neighboring Woods Valley development. Glavinic asks about pocket parks. Lewis says there will be two parks, one at either end of project. Hutchison asks about willows in the streambed buffer zone. Lewis responds that the project will be adding willows along streambed buffer area. Vick asks about trails [private not public trails]. Lewis says there will be no sidewalks. Lewis presents proposed pond area after earthen topcoat is applied to preserve archeology. Rudolf asks if there is a reason for no public trails. Lewis says the issue was reviewed, but it was too involved and harmful to project. Rudolf asks width of path [Lewis responds: 12' wide gravel]. Hilbig says trail irrigation with treated water would not work for foot traffic. Lewis presents model of project. Jackson asks about County approvals that remain: tentative map, EIR is not required [project is consistent with the General Plan]. Lewis says he wants an endorsement of project from the planning group. Smith asks about a traffic light at Sunday Dr. and VC Rd. Hilbig says there are no warrants for a light. Glavinic, with regard to median plantings on VC Rd. at project entrance, says native grasses get trimmed flat and can be a line-of-sight issue. Vick clarifies the anticipated plantings for the median. Glavinic cites similar problem along other parts of VC Rd. Hutchison questions whether grasses along VC Rd are native. Glavinic says that may be the problem.

Motion: Move to approve the plans presented with the following recommendations: 1. That, wherever possible, any landscaped median that is to be reduced be replanted with a traffic divider that includes a plantable, irrigated strip to plant native grasses, and 2. That the developer establish a landscape maintenance district that will be responsible for maintaining the landscaping in the event that the HOA is disbanded.

Maker/Second: Vick/Rudolf

Carries/Fails: 11-0-0 [Y-N-A] Voice

E3

VC Industrial LLC Site Plan Modification; STP08-005W1; Owner: VC Industrial LLC at 858-404- 9314; Project Contact Person: Gary Piro at 760-744-3700 or piroengr@cs.com; Project location: Cole Grade Road at Yuba Road. Project Description: When complete, project will contain RV storage; U-Haul or Moving Vehicles; storage of construction and farming vehicles and materials. There will be three buildings: a 30x 50 steel building used as a Weld shop; a 60x20 steel building attached to the Warehouse which has been on site for 12 years. And a 30 x 120 wood framed construction that will be used as an indoor sports training facility. (Laventure)

Discussion:

Continued to next meeting – none present to make presentation

E4

Discussion and possible vote on San Pasqual Tribes recent application to the Bureau of Indian Affairs

(BIA) putting 29 acres into tribal lands Fee To Trust (FTT) and the County response. This parcel is close to existing tribal lands but not adjacent. San Pasqual tribal lands are not all contiguous. Notifications and planned uses will be reviewed. Location is N. Lake Wohlford Rd just south of tribal land and 2 parcels north of Woods Valley Rd. Parcel # 189-181-13. Current Use: Agriculture. Planned Use: Non-Gaming & Non-commercial (tribal government facilities such as, administration, medical clinic, fire station, and recreational center & fields). Impacts may be more intensive than forecasted in County plans. . (Glavinic)

Discussion: Glavinic presents. He says fee to trust transactions are moving faster now than in the past. He addresses the County's unfavorable response to the issue. Glavinic was unable to add comments on the Fee to Trust request given time restraints, but is now on the distribution list for such actions thanks to Dixie Switzer at the County. Glavinic indicates concern for future impacts not currently known to County. He says we need to be a part of the process. Glavinic says County letter reviewing the Indian's request was a good letter. Rudolf asks why we weren't engaged in this issue? Glavinic says the timing was too tight and the County didn't include VCCPG in the distribution nor did it contact VCCPG. Glavinic wants to continue to try to engage the Indians to be able to participate more effectively.

Motion: none

Notes: Quinley departs 9.19 pm

E5

Discussion and possible vote on a VCCPG response to the public actions of the Valley Center Pauma School Board on the Camp Roe CCC Buildings. (Smith)

Discussion: Smith presents the issue. He recounts the history of the Camp Roe issue. He says those voting 'no' on the previous month's vote were likely made because too little was known about the school board's position. He says he is not opposed to or for the buildings at issue. But, he observed that the Valley Center Pauma School District Board used an engineer unfamiliar with historic preservation. The school district overtly signaled they had already made a decision before the March public meeting by letting a demolition/clean-up contract three weeks prior. The school district didn't worry about the health and safety of the students in their care with regard to the conditions on the land until after the school district had owned the land for 2 years. And, the school district only responded to the public outcry of their apparent deception two weeks after the school board meeting was over by issuing a media statement that could not be responded to by the public. Smith notes that he prepared a draft letter to the County that has been passed out. Smith says the school district has the responsibility for the ultimate decision on use of funds and property owned by the district. But, he says there needs to be accountability. Bret Davis asks why this is within our purview. Smith says it is a land use issue within our planning area. Further, he says, an abusive process has corrupted the issue. [Glavinic cites Jeff Mulford as a good superintendent who worked hard to have the community work together]. Glavinic says liability is the biggest problem. He says he spoke about termites, mold etc. at the board meeting. He notes that younger students are most vulnerable. He speaks about the North village and the visibility of the school now. He says the main point is liability. He suggests that homeless persons could have inhabited the buildings creating a liability issue. Vick says it is not an issue of liability, but it is a question of principle. It is about openness with the community, transparency. The offer to renovate the property would have negated the issue of liability. Glavinic asks about VC3 and if they still meet [yes, 3x per year]. Bret Davis says this issue is not in our jurisdiction, it is more of a governance issue. Rudolf rebuts that objecting to the process is appropriate when it regards land uses. Smith adds to clarification of jurisdiction and role as advisors to the County on land use issues and the processes that affect them. Quinley says the school district shortcut the process. Jackson says he has qualms about responding with this letter as the planning group. Smith acknowledges his concern and wants to hear from other members of the planning group. Rudolf says it is mainly a governance issue. But it also gives the County a heads-up that the action on that property is of community concern. Bret Davis again questions if this is an appropriate issue for the planning group to address. Franck agrees that the review process was deficient. But, he wonders if we will look like we are slapping the hands of the school district for not agreeing with us. He is not sure of what the letter would accomplish. Lewis is saddened we didn't have the opportunity to consider other alternatives to demolition and thinks pointing out that the school district didn't engage the community is worthwhile. Hutchison says it is a good idea for individuals to send such letters, but probably not for the planning group. Bret Davis asks what we can do now. Smith says he did not write the letter

to affect a land use decision. He was criticizing the review process. Bret Davis continues to argue that we have no jurisdiction. Vick argues for addressing the faulty process. Glavinic suggests asking for school district representative to liaison with VCCPG on related issues. Smith withdraws the motion. Vick says school district acted against the best interests of the community. David Ross, VC Roadrunner reporter, says school district doesn't consult VCCPG on any issues. Vick follows with further defense of taking action. Hutchison suggests a resolution that could be publicized by the VC Roadrunner rather than a letter to the County. Hutchison, Rudolf, Davis will draft resolution for consideration at the next meeting.

Motion: Move to approve proposed letter with three changes [withdrawn]

Maker/Second: Rudolf/Smith

Carries/Fails: [Y-N-A]

E6

Discussion and possible vote on VCCPG recommendations in support of public discussions on VC Parks & Recreation's proposal to sell 7 acres of current parkland at corner of Lilac and VC Road to Jerry Gaughan for (unspecified) "Senior Center". (Vick)

Discussion: Vick presents. He says the Parks & Recreation District [P&R] needs additional operating capital and Jerry Gaughan has expressed interest in buying the 7-acres at the southwest corner of VC Rd. and Lilac Rd from P&R. The sale would allow P&R to purchase twice as much park land elsewhere. Doug Johnson is introduced. He says the 7-acres in the corner parcel was originally going to be a new community center. However, it will not percolate for a septic system. Buying a sewer connection is too expensive. The Vacqueros group is now using the parcel for horse events. He says there are many rocks on site along with several other constraints [such as the oak trees]. Gaughan can afford the sewer connection. P&R will be required to replace the property acre for acre. P&R wants to buy even more. Hutchison asks if there is consensus on Board [yes, for sale]. Smith suggests a special meeting in the evening to allow VC to address board on issue and explore value of such a transaction to VC. This will provide transparency. Johnson says he and Board want transparency as well. He cites the financial struggle for operating funds the Board is having. Marcia Townsend, Chair of P&R Board, says board is broke. She wants to do the right thing. She cites the need for professional help to initiate a bond issue for additional funding and says the sale would provide the capital needed for that purpose. Vick was initially opposed. But, he is now supportive. Rudolf asks about plans Gaughan has for the property [Townsend says a senior assisted living facility]. Smith suggests Gaughan be present at the proposed meeting to answer questions. Rudolf suggests it may be premature since Gaughan hasn't purchased the property yet. Franck asks about present zoning [Johnson says Rural Residential]. The issue would likely come before VCCPG again concerning the land use designation. Tom Bumgardner, a member of P&R board, speaks against the sale. He says it is the most beautiful land P&R owns now. He says it could disrupt activities such as Western Days. Rudolf says selling such property could provide the financial base for the future.

Motion: VCCPG recommends that Parks & Recreation Board make an extra effort to communicate their plans for this property to the community at an appropriately timed clarification meeting for public input.

Maker/Second: Smith/Vick

Carries/Fails: 10-0-1 [Y-N-A] Voice; Glavinic recused

Notes: Glavinic recuses based on his parks and recreation board membership

F

Group Business

F1

Announcements and Correspondence Received

Announcements:

Smith recognizes Christine Lewis, who announces that after tonight's meeting she is reluctantly resigning for personal reasons. Britsch is asked to post the vacancy as soon as possible.

Correspondence:

- a. San Diego Board of Supervisors to VCCPG. Notice of hearing on the General Plan Housing Element Update. Fifth revision. The Housing Elements applies to the incorporated county. Date of the hearing is April 10, 2013 at 9:00 AM at the County Administration Center, Room 310, 1600 Pacific Highway, San Diego, CA.
- b. Notice of availability of proposed final environmental impact report for the County of San Diego Wind Energy Ordinance and General Plan Amendment; POD 10-007; Log No 09-00-003. The proposed FEIR can be viewed at

<http://www.sdcounty.ca.gov/pds/advance/POD10007FEIR.html>. The County Board of Supervisors will hear this item on May 8, 2013. For questions related to this project contact Matthew Schneider at 858-694-3714 or at Matthew.Schneider@sdcounty.ca.gov

F6	Subcommittees	
a)	Mobility – Robert Davis, Chair	
b)	Community Plan 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 – Bret Davis, Chair: Bob Davis	
k)	Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.	
l)	Lilac Hills Ranch [Accretive] – Steve Hutchison, Chair	
m)	Equine Ordinance - Oliver Smith, Chair	
F7	Next regular meeting scheduled for 13 May 2013	
G	Motion to Adjourn:	9.27pm
	Maker/Second: Smith/Hutchison	Carries/Fails: 10-0-0 [Y-N-A]