

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda July 13, 2015 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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(one vacancy)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of June 8, 2015

D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

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

The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.

- 1) Discussion and possible vote on request from Valley Center Municipal Water District to **vacate portions of an existing drainage easement** located over 2 parcels of land owned by VCMWD located on Charlan Road East of its intersection with Valley Center Road (APNs 189-091-01 and 189-091-02). VCMWD is planning to construct a storm water storage facility over the property, which is to be maintained by VCMWD, negating the need for the County's Drainage Easement., County Dept of Gen Services Eric Lazovich. (Miller)
- 2) Discussion and possible vote on recommendations regarding **Road 14 and Road 19** alternatives being raised and assuring appropriate VCCPG opportunity to comment prior to any formalized decision. (Smith)
- 3) Discussion and possible vote on **Tractor Supply project** PDS2015-STP-15-005; Owner is Bell Holdings, LLC, Steve Flynn, President; email: steveflynn@aol.com; phone 858-753-3589; contact person is Ross Burnett; email: rburnett@sterlingwarner.com; phone: 702-210-1944; location is 27444 Valley Center Road south of Mirar de Valle. The project includes the construction of one 18,825 square foot retail store with a 15,000 square foot outdoor display area to be built on 3.70 acres and will include 90 parking stalls. The store will sell livestock and pet products, hardware and tool products and work clothing among other items. (Vick for Mobility; Miller for South Village).
- 4) Discussion and possible vote on **South Village Form Based Code**. Comments on the program drafted by South Village Sub-committee in response to the County's Administrative Draft dated June 4, 2015. (Vick for Mobility; Miller for South Village)
- 5) Discussion and possible vote on letter to the Department of Planning and Development Services requesting an analysis of the **amount of commercial space** that is required to service a population the size of Valley Center, both currently and in 2030. The analysis should include information on how the space required compares to the commercial space currently planned for in the General Plan. (Plotner, Smith)

G. Group Business

- 1) Discussion on additional raised medians and roundabouts in place of traffic signals along Valley Center Rd between Ridge Ranch Road and Cole Grade Rd. Discussion to include how to get representative plots and information so as to have informed full community input from all affected parties (property owners, businesses, residents of Valley Center plus fire/sheriff/water district) (Smith).

Meeting Updates: **Next VCCPG meeting: August 10, 2015**

Subcommittees of the VCCPG

- a. Mobility – (Jon Vick, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garritson, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Lilac Plaza (Ann Quinley, Chair)
- l. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

Correspondence Received for the July meeting

1. Valley Roadrunner to VCCP; Proof of publication for June 8, 2015 agenda.
2. VCFPD Fire Marshal to PDS 05Jun2015, PDS2013-TPM21202; PDS2013-STP-13-011 / Request to Omit Banbury Road access to project (Hatfield Plaza).
3. Rincon Band of Luiseno Indians, Jim McPherson, Manager, Rincon Cultural Resources Department to VCCPG. The letter represents official notification that Valley Center is within the Luiseno traditional cultural territory. The band requests notification of all projects within the planning area that present the possibility of human remains or cultural artifacts being found.
4. PDS to VCCPG 15Jun2105, Scoping letter for Lilac Plaza, 28214 Lilac Rd, Valley Center 92082.
5. PDS2015-GPA-15-003, PDS 2015-REZ-15-004, PDS2015-TPM-21224, PDS2015-15-STPPDS to VCCPG: Notice of Preparation of an Environmental Impact Report for the Agricultural Program: PDS2014-POD 14001.Log NO. PDS2015-ER-15-00-001. The project is a proposed amendment to the County Zoning Ordinance to implement the Agriculture Promotion Program. The project applies to all Community/Regional Planning areas within unincorporated San Diego County. Comments must be received no later than July 16, 2015 at 4:00. A notice of Preparation document, which contains a description of the probably environmental effects of the project can we found at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html
6. PDS to VCCPG, PDS will be circulating the CEQA documents for the Hatfield project for 30 days starting Thursday, July 2nd. The Hatfield project has been reviewed numerous times by the DRB and the South Village SC. We welcome any public comments during the 30-day review period. After that, we will incorporate any additional changes that are needed per the comments received. We will then bring the project back to the DRB and the SC/CPG for recommendations. The project documents will be available online at http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html.
7. PDS to VCCPG 01Jul2015, proposed revision to Valley Center Community Plan Residential Policy 8Once the appropriate number of lots has been established, the developer may elect to “cluster” or “lot area average” to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, 1 acre in SR-4, and 2.5 acres in SR-10 provided the project is sewered and providing that:
 - a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.AND: Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.
8. VCFPD Fire Marshal to PDS/VCCPG 02Jul2015, response to Request for Project Availability (FIRE) for proposed Granger A82, LLC Photovoltaic Solar System (commercial) / Mesa Crest Road & Avenida Annalie / 129-162-07-00.

Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

July 10, 2015

Dear Chairman Smith:

Re: Item 3, July 13, 2015 Agenda

We are writing in regard to Item 3 on the July 13, 2015 Agenda. This item, if passed, would request that the County Department of Planning and Development Services prepare an analysis to determine the amount of commercial space required to service a population the size of Valley Center now and in the year 2030, with the analysis including information on how the space required compares to the commercial space currently planned for in the General Plan. Mr. Zervas, Schaffer, and the undersigned strongly support this request, as it has been our contention that there is far too much acreage planned for commercial in this area.

We are concerned to the point that we have done some research of our own into this question. We have determined that there are 143 acres along Valley Center Road that have a commercial plan designation. That does not include the area along Nelson Way or the Bates Nut Farm. It also does not include current proposals of commercial for Lilac Plaza as it does not presently have a commercial plan designation, or the areas in the South Village which are designated Village Core Mixed. This is a commercial plan designation, but it is not possible to determine the exact amount of commercial that will be approved at this time, so it was not treated as a commercial plan designation.

The General Plan for the City of San Diego has established commercial standards per the attached Figure. They break the standards into 7 categories, two of which do not apply to commercial along Valley Center Road:

1. Regional Shopping Center. This category is not included because it serves more than 100,000 population.
2. Specialized Commercial. This category is not included because there are no golf courses zoned commercial in Valley Center, and Bates Nut Farm is not along Valley Center Road and was not included in the amount of planned commercial in paragraph 2 above.

The remaining 5 categories come to a total of 3 acres per thousand population. The 2010 census shows a population in Valley Center of 17,582 persons. If we assume a growth of 3000 population since that time, it would leave a 20,582 population presently.

Under the City of San Diego Standard, there should be 61.7 acres of commercial planned to serve a population of 20,582 leaving a present excess of 78.7 acres. Looking at it from another direction, under the same standard the planned commercial only along Valley Center Road would be sufficient to serve a population of 48,666.

The SANDAG Series 3 forecast for Valley Center for year 2030 is a population of 24,561. This equates to a need for 73.68 acres in 2030 or an excess of 66.3 acres 15 years in the future.

There are certain ramifications to having this degree of excess commercial. Vacant buildings and shops will lead to lower rents and undesirable tenants, such as pawn shops, massage parlors, and second hand merchandise stores, which can lead to blight. In addition, vacant store fronts bleed the energy from a commercial area and can cause the degradation of the entire area.

We feel it is in the best interests of Valley Center to support the proposal in item 3. In addition, it would be prudent hold off on any future requested changes that will add additional commercial acreage in Valley Center while the County is reviewing this issue.

Respectfully submitted,

Herb Schaffer

Napoleon Zervas

James Chagala

COMMERCIAL STANDARDS

	Neighborhood Shopping Center	Community Shopping Center	Regional Shopping Center	Commercial Services	Specialized Commercial	Commercial Recreation	Heavy Commercial
Functions	Provides a wide range of necessity goods and personal and repair services; limited business, financial, and professional services.	Provides convenience goods, shoppers' goods, and specialized retail goods; personal, professional, repair, business, and financial services.	Provides variety and depth of shoppers' goods; limited business, financial, and professional services.	Provides business, personal, professional, financial, and repair services.	Offers retail activities as discount and freestanding stores not typically found in shopping centers.	Provides visitor and locally oriented leisure activities, ranging from recreation facilities to tourist shopping areas.	Accommodates activities having characteristics between commercial and industrial users.
Number of Establishments	4 - 15	15 - 50	More than 50	Varies	1 - 10	Varies	Varies
	Supermarket, drugstore, liquor, variety, bank, barber and beauty services, cleaners, Laundromat, real estate, auto service, limited medical and dental services.	Neighborhood center-type establishments, apparel, shoes, banks, professional offices, medical and dental services, auto-related services.	One to five department stores, apparel, shoes, furniture, jewelry, limited professional and business services, auto-related services.	Medical and dental, engineering, architecture, interior design, business and management consulting, accountants, banks, stock and security brokerages, real estate, employment services, repair services.	Automobile dealerships, bicycle shops, appliances, building supplies, discount stores, used merchandise, boutiques.	Hotels-motels, specialized visitor shopping areas, eating and drinking places, theaters, bowling alleys, amusement centers, golf courses, stadiums, sports arenas.	Truck and bus sales, marine craft, other recreational vehicles, mobile home sales, farm equipment, lumber yards, nurseries.
Distance Apart	1 - 2 miles	3 miles	10 miles	2 - 5 miles	2 - 5 miles	Varies	Less than 10 miles
Driving Time	6 Minutes	8 Minutes	15 Minutes	Less than 15 minutes	Less than 15 minutes	Varies	Less than 20 minutes
Population Served	2,000 - 10,000	10,000 - 25,000	More than 100,000	10,000 - 50,000	10,000 - 50,000	Varies	More than 15,000
Site Area²	1 - 10 acres	8 - 20 acres	More than 50 acres	1 - 15 acres	1 - 15 acres	Varies	2 - 10 acres
Parking Requirements	3:1	3:1	3:1	2-3:1	Varies	Varies	Varies
Acres/1,000 persons	1.0	0.8	0.7	0.4	0.5	1.0	0.3

1. In some instances discount stores in San Diego have evidenced a recent tendency to locate adjacent to, or within shopping centers and, therefore, do not always represent freestanding locations.
2. Site area may not always be the result of multiplying acres per 1,000 persons by population served. Factors capable of altering site areas include the accommodation of convenience centers within the neighborhood center standard, the rising cost of land in the case of regional centers, and the variety of types and the number of uses that may be included in the other categories.

Concerns

This year the Valley Center Community Planning Group has had several meetings where citizen input was heard. Many of the Valley Center citizens who attended expressed concerns to keep the area rural, develop safe fire escape routes and build a viable commercial area for many areas of Valley Center. Oliver Smith states: "The public meetings of late have focused on the South Village for several major new projects being proposed as well as the County initiated Form Based Code project."

The VCCPG would like to address the problems of inadequate roads and emergency evacuation route capacity as well as the overbuilding of the commercial areas especially in the Valley Center North and South Village.

After a study of the Valley Center GP2020 plan by the VCCPG, the board concluded that there is an excess of commercial areas as well as multi-use areas which can be divided into commercial and residential space.

The multi-use areas have no defined percentage of built out space for residential to commercial footage. If the multi-use space is utilized with the most commercial area possible then there will be a glut of commercial space. Historically, many areas with large amounts of vacant commercial space develop is a lowering of property values, an increase in graffiti and vandalism and an introduction of inappropriate businesses.

In addition, without the construction of route 19 there will be a severe problem should our residents need to escape a fire. We have already experienced the inadequacy of our road system during the 2003 and 2007 fires with traffic delays; the few routes that we have were impassable due to fire. Adding more traffic without addressing the inadequacy of the road system at this point is unacceptable. Our steep terrain exacerbates these problems. For example, Valley center Grade was closed during one fire and backed up severely during another. This problem impacts the North and South Village but especially the South Village.

We would like a decrease in our allotted amount of commercial space as well as a defined ratio in our multi-use areas of commercial to residential so that we may have a viable business community now and in the future.

Presently the Valley Center Community Planning Group is being inundated with commercial applications. Without the widening of S-6 and the building out of route 19, we will have an increasingly difficult traffic pattern developing.