

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda November 9, 2015 at 7:00 pm  
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for the Meeting of September October 12, 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- 1) Discussion of (now withdrawn) **Sherman Second Dwelling**; PDS2015-AD-15-032 located at 30686 Saddleback Road near Cool Valley Road. Owner is Barry Sherman- email: [shermancompany@gmail.com](mailto:shermancompany@gmail.com). Project contact person is Mike Mitchell of Residential Designs at 760-484-0182 or [residentialdesigns@yahoo.com](mailto:residentialdesigns@yahoo.com). The PDS project manager is Browyn Brown at 858-495-5516. Sherman requests administrative permit to increase size of second dwelling from 714 square feet to 946 square feet, thereby adding a second bedroom to the second dwelling. (Garritson)
- 2) Discussion on meeting with PDS on **Road 19**. (Smith and Vick)
- 3) Report on meeting with the County to discuss safety and traffic calming measures at **corner of Valley Center and Ridge Ranch Roads**. (Miller)
- 4) **Motion on Roundabouts**: (Vick).

Whereas traffic is passing through our South Village at speeds in excess of the posted 45 mph speed limit thus causing accidents and creating safety issues and making it difficult to shop at S. Village businesses, and

Whereas the average daily trips are already above 20,000 and are expected to increase further, and

Whereas slower traffic will allow the roadway to accommodate more ADTs, and

Whereas there is currently no traffic calming such as a landscaped median through the S. Village, and

Whereas a roundabout will slow traffic in the heart of the S. Village by 42%, and

Whereas a roundabout in the S. Village will create a true Village Center, and

Whereas the US DOT (Department of Transportation). Federal Highway Administration has published documents stating that roundabouts reduce serious accidents and are safer for emergency vehicles to negotiate than signalized intersections, and

Whereas other communities in CA are successfully installing roundabout to slow traffic and improve safety while keeping traffic moving, therefor the following motion is proposed:

**"The Mobility S/C recommends to the VCCPG that the PG investigate further the opportunity to create a roundabout at the intersection of VC Road and Mirar de Valle, and work with the developers who own the four corners and the County to develop a detailed design and budget for this project."**

Inherent in this motion are the following assumptions:

1. That the developers of the 4 corners are not in opposition and will make the necessary land available.
2. That the development of the roundabout will not slow their projects down
3. That the cost of the roundabout over and above the cost of signalization will not be borne by the developers.
4. That a roundabout will not impede emergency vehicles
5. That the County will support a roundabout at this location as it will slow traffic and reduce serious accidents.

5); PDS2015-ABC-15-007;Valley Center Oil Corporation located at 28010 Valley Center Road; This existing minimart gas station seeks an ABC license to sell beer and wine. (Norwood)

## F. Group Business

- 1) Meeting Updates: **Next VCCPG meeting: December 14, 2015.**
- 2) Additions or subtractions of members from subcommittees, including adding Susan Janisch to the Solar subcommittee, Ashly Mellor to Website subcommittee and removing Bob Franck from South Village subcommittee (all)

## G. Correspondence Received for the August meeting

- 1) Department of Public Works to VCCPG; the County of San Diego, Department of Public Works evaluates concrete structures through inspections and requests received from residents and determines which locations throughout the County warrant repair or replacement. The County Board of Supervisors will be asked to authorize repair of Meadow Glen Way. The construction is scheduled to begin in February 2016 and will last approximately three months. Project manager is Michael Aguilar at 858-694-2817 or [Michael.aguiar@sdcounty.ca.gov](mailto:Michael.aguiar@sdcounty.ca.gov)
- 2) PDS to VCCPG; Rite Aid-Cole Grade; PDS 2015-STP-15-002; Located at Corner of Valley Center and Cole Grade Road; owner is Halferty Development Company LLC, phone 626-405-0956 or email [Cpeto@halferty.com](mailto:Cpeto@halferty.com); Applicant is Chris Peto and project contact person is Gary Wynn at 760-749-9412 or [Gary@wynnengineering.com](mailto:Gary@wynnengineering.com). Halferty Development Company LLC is proposing to develop a Rite Aid Pharmacy at 28535 Cole Grade Road, an existing developed site, currently in use by The Corner Skillet Restaurant. The site is subject to General Plan Use Designator of General Commercial/Village, Zoning C36 and contains a B (Design Review) special area regulation with setback designator "O". Prior to the Rite Aid construction, the demolition of the existing building structure will take place with minimal grading in order to prepare the site for construction and off-street improvements. (Quinley)
- 3) PDS to VCCPG; Village Station Project located South of Valley Center Road between Mill and Indian Creek Roads; PDS 2015-STP-15-025; PDS 2015-ER-IS-08-033; owner is Napoleon Zervas at 619-405-2629 or [zervasn@gmail.com](mailto:zervasn@gmail.com); the applicant and contact person is Lee Vance at 760-436-4593 or [vanceplan@cox.net](mailto:vanceplan@cox.net). This project is a commercial development fronting on Valley Center Road. The development consists of 7 buildings; four General Retail totaling 19,410 square feet and three service retail buildings (food and beverage) totaling 21,800 square feet. (Quinley)
- 4) PDS to VCCPG, ATP Outreach letter indicating a public participation opportunity, The purpose of the ATP is to encourage active modes of transportation and to achieve the following goals: Increase the proportion of trips accomplished by biking and walking, increase safety and mobility for non-motorized users, and Enhance public health. The ATP will update and/or integrate these existing County plans and efforts: Trails Master Plan (2009), Bicycle Transportation Plan (2003) (and sync with General Plan Mobility Element (2011)), Pedestrian Area Plans: Alpine, Borrego Springs, Fallbrook Town Center, Lakeside Town Center, Spring Valley (2010), Safe Routes to Schools, New Pedestrian Gap Analysis: existing conditions for sidewalk and pathway networks. The plan's development is expected to take approximately two years, Received 09Sep2015. (Smith)
- 5) DPW to VCCPG, CONTRACT FOR CONSTRUCTION OF GUARDRAIL MAINTENANCE FISCAL YEAR 2015-16, 22Oct2015, This project will install, repair or replace these high priority guardrails at various locations throughout the County. Locations are in Districts 2 and 5. The Valley Center Location is: location 42 (TG: 1091-D1 Valley Center Road, 4220' Northeast of North Lake Wohlford). During construction, traffic control measures will be in place to limit impacts to the community and the traveling public. Construction will take place within the public right of way. Construction is scheduled to begin in Spring 2016 and be completed by late Summer 2016.
- 6) PDS to VCCPG; PDS2015-MUP-15-024; PDS 2015 ER-15-02-008 VC Jaguar NCD; Owner is Valley Center Municipal Water District at 29300 Valley Center Road; 760-735-4500; contact person is Tracy Thomas at 858-336-1599 or [tracy.thomas@jacobs.com](mailto:tracy.thomas@jacobs.com). Project location is 30777 Pauma Heights Road and Glenoak Road. Verizon is proposing an unmanned telecommunication facility at this location, comprised of a 60 foot mono-eucalyptus tree along with a prefabricated equipment building and a generator, surrounded by a concrete block enclosure. Access is through a public street (Pauma Heights Road). (Plotner)

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