

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **February 12, 2018** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ashly Mellor, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab**=Abstention; **BOS**=Board of Supervisors; **PDS**=Department of Planning & Development Services; **DPW**=Department of Public Works; **DRB**=Valley Center Design Review Board; **GP**= County General Plan; **N**=Nay; **P**=Present; **PC**=County Planning Commission; **R**=Recused; **SC**=Subcommittee; **TBD**=To Be Determined; **VCCPG**=Valley Center Community Planning Group; **VC**= Valley Center; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

A. Roll Call

- Meeting was called to order at **7:05 p.m.** and a Quorum was established with **14 members present.**
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- Kathy MacKenzie - **P**
- Ashly Mellor - **P**
- LaVonne Norwood - **P**
- Claire Plotner - **P**
- Ann Quinley - **P**
- Oliver Smith - **P**
- Jon Vick - **P**

B. Pledge of Allegiance – Mr. Hutchison

C. Approval of Minutes from Regular Meeting of January 8, 2018

- **Motion: Approval of Minutes from the Regular Meeting of January 8, 2018.**
- **Maker/Second:** Janisch/Boulos
- **Motion Carries 11-0-3 (Y-N-Ab). Del Pilar, Quinley, and Plotner abstain, as they were not present at the last meeting.**

D. Public Communication/Open Forum

- Mr. Dep Pilar would like the VCCPG to host a community forum of people running for 5th District Supervisor in coming months.

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

1) Discussion and recommendation vote on PDS2017-TM-5551TE & PDS2017-MUP-08-028TE Butterfield time extension. The applicant requested an extension of 6 years to complete all the conditions and record the Final Map. (Vick)

- See **Appendix** to review the tentative map of Butterfield Trails Ranch.
- This is a 71 home project that is set on approximately 60 acres. When it was approved by the County, 600 feet of median was planned for removal. This loss was reduced down to 380 feet and finally down to 190 feet. There was discussion with Wayne Hilbig about how to mitigate the median loss.
- Wayne gav,mhgfty6ifvkuilij;km,;o'8uhe a presentation tonight that provided background about the project. The County originally wanted 119 homes instead of the 71 that Wayne would like to build. The owner bought the property in 1980. The property currently has a bid on it from a developer. If it was purchased, the builder would build 2800 sq. ft. homes in the \$500,000 range.
- The engineers have designed a new median that will now only lose 14 feet. The original median is 323 feet and the new one will be 309 feet.
- Ms. Norwood asked about the number of years Wayne has worked on this project.

- Claire Collins (audience) asked a question about the turning lane. Wayne and his son showed diagrams of how the new median will look. Claire had concerns about the dangers of making a left turn onto Valley Center Road. Mr. Vick explains that this median will provide safety for cars making a turn onto Valley Center Road.
- **Motion: On the condition that the proponent revises the landscaped median to no less than 309 feet of planted area south of Sunday Drive and this is documented in the project plans and approved by the County, the S. Village and Mobility Subcommittee recommend approval of the 6-year time extension requested.**
- **Maker/Second:** Vick/Hutchison
- **Motion Carries 14-0-0 (Y-N-Ab).**
- **Roll Call Vote** was requested by ?? at **7:00 p.m.**
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- James Garritson - Y
- Dina Gharmalkar - Y
- Steve Hutchison - Y
- Susan Janisch - Y
- Kathy MacKenzie - Y
- Ashly Mellor - Y
- LaVonne Norwood - Y
- Claire Plotner - Y
- Ann Quinley - Y
- Oliver Smith - Y
- Jon Vick - Y

2) Discussion and recommendation vote on Valley View Casino Expansion Environmental Evaluation response letter by Chair. The proposed project consists of expanding the existing Casino by approximately 40,000 square feet, thereby creating space for restaurants, offices, an expanded gaming floor, and other facilities. (Smith)

- See **Appendix** to read the full letter written by the Chair.
- Chair Smith explains the content of his letter. Mr. Hutchison says that he heard that there will be 58 foot Las Vegas-styled signage. Representatives from Caltech had concerns about the size of the sign. The tribe will consult with Caltech about the possibility of dimming the sign to meet the nighttime light County requirements. Ms. Janisch had questions about what type of lighting the sign would use. Ms. Boulos said there would be two screens that use LED technology (one on each side) and would be similar to the existing signage currently outside of the front entrance to Valley View Casino.
- One suggestion was to expand the road to four lanes due to the number of public buildings including Valley Center Middle School, a fire station, and a sheriff station.
- Joe Navarro, the president of Gaming for the San Pasqual Tribe, stated that the tribe will stay within the guidelines of the Dark Skies Ordinance.
- **Motion: Approval of the letter that Chair Smith sent to the County and the San Pasqual Tribe.**
- **Maker/Second:** Smith/Hutchison
- **Motion Carries 13-0-1 (Y-N-Ab).** Garritson recuses himself from voting due to the location of his property.

3) Discussion and recommendation vote on DPW request to remove dead trees along Cole Grade Rd and Old Castle Rd. The trees locations are: 3 along Cole Grade and 1 on Old Castle at Costalota. (Smith, Plotner)

- Chair Smith says that the only comments he has heard from the public all recommend immediately cutting these trees down.
- The Chair will send an email to the County asking them to notify adjacent property owners of the plan to remove these trees.

- **Motion: A recommendation that the County cuts down the four dead trees after being identified and marked by a certified arborist. The adjacent property owners must be notified at least one week before the removal of these trees.**
- **Maker/Second:** Smith/Vick
- **Motion Carries 14-0-0 (Y-N-Ab).**

4) Discussion and recommendation vote on PDS2018-AD-18-001 Administrative Permit for accessory dwelling unit on Cool Valley Rd. (Mellor)

- Ms. Mellor passed out a floor plan that is from the County. The owners of the property were present. There will be no additional parking added to the property. A new septic system will be added. Twenty neighbors were notified of the project. One neighbor was in favor of the granny flat, while another did not see how this would be used by ailing parents.
- **Motion: Approval of the permit for an accessory dwelling unit on Cool Valley Road.**
- **Maker/Second:** Mellor/Vick
- **Motion Carries 14-0-0 (Y-N-Ab).**

5) DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR), COLE GRADE ROAD IMPROVEMENT PROJECT, SCH# 2015121090, County of San Diego Department of Public Works, January 2018. Discussion and recommendation vote on a comment letter to the County. Specific issues include addressing Pathway and Oak Tree Mitigation. (Plotner)

- Chair Smith provides information about the next major project that the County will undertake in 2020.
- Keys Creek will require special County controls due to the environmental impact of removing oaks. Some of the larger existing oaks will be removed and mitigated by planting new oak trees on private land. There is a 6 foot pathway, 7 foot swale, 3 foot shoulder, 5 foot shoulder, 5 foot bike lane, and 12 foot traffic lane.
- Cindy Wright (audience) would prefer that the trail only is 8 feet instead of 12 feet to reduce the removal of oaks.
- Miss. Norwood is concerned with the type of fencing that will be installed due to deaths caused by lodge pole fencing.
- **Motion: Whereas it is understood that the cost of the entire pathway is included in the Cole Grade Road improvement budget. Whereas the Type D Special Pathway was specific in the original plan with regards to materials, aesthetics and structure. Whereas there is local citizen concern regarding keeping the pathway exactly as specified as a Type D Special Pathway with a twelve foot trail tread, except through the Keys Creek/Cool Valley area where an 8 feet tread is preferred to preserve the oaks. Whereas there are safety issues and concerns about the cross rails. Whereas rope can present other, possibly unknown, safety issues such as a poor visibility in a fog and at night. Until the Community Trails Master Plan (CTMP), Valley Center Community Road Standards, and any other applicable county documents making the "Type D Special" the applicable Standard for pathway railings in Valley Center, are properly amended to alter the split rail design, that Standard should be followed by the County. If staff desires an alternative design which does not match Valley Center's Heritage Trail, the VCCPG and the public should first have the opportunity in a public hearing to see and make recommendations on any proposed amendments to the existing Standard.**
- **See Appendix to review the full letter sent to the County.**
- **Maker/Second:** Plotner/Vick

- **Motion Carries 14-0-0 (Y-N-Ab). Roll Call Vote:**

- | | | |
|-------------------------|-----------------------|----------------------|
| ● Jeana Boulos - Y | ● Steve Hutchison - Y | ● Claire Plotner - Y |
| ● William Del Pilar - Y | ● Susan Janisch - Y | ● Ann Quinley - Y |
| ● Susan Fajardo - Y | ● Kathy MacKenzie - Y | ● Oliver Smith - Y |
| ● James Garritson - Y | ● Ashly Mellor - Y | ● Jon Vick - Y |
| ● Dina Gharmalkar - Y | ● LaVonne Norwood-Y | |

- Mr. Vick explains that a nursery with 100% success rate of planting oaks should plant, consult, and care for existing and planted oak trees. Cindy Wright (audience) would like a certified arborist to take care of the oaks. Cindy says that watering oaks in the summer causes root rot. The larger trees need to be planted in the fall. Mr. Del Pilar asks about the success rate of large oak trees transplanted in median. Mr. Vick says that all of the oaks died, but this is because a certified arborist did not care for them. Mr. Hutchison comments that the median also was not a location where oaks originally were grown.

- Cindy will work hard to speak with County officials about her concerns about the removal of oaks. She says that the County has not notified property owners of a final map identifying which trees will be removed. The Chair would like the County to provide a map of the exact oak trees that will be removed. This will provide the property owners and community the chance to discuss ideas to save additional oak trees.

- **Motion: For the 177 oaks removed we are recommending a replacement total of one oak in a 60"box for each 5-12 inch in diameter oak removed and a replacement of two 60" boxes for each 12 inch in diameter and above trees removed (a 60 inch box is a tree that is 13-16 feet tall and measure 4" to 7" in diameter one-foot above the ground), at a cost not to exceed \$2,000 per tree (\$442,000), including delivery to the site. Replacement oaks will be provided by a local nursery that specializes in raising large boxed oak trees, and an arborist who has a track record of transplantation success, and that will guarantee a maximum success rate. An independent arborist with no vested interest in the County or any party be contracted to the determined location of what trees are to be removed and where replacements are located. The recommendation is a map is developed to locate which trees are removed and where new oak trees will be planted. The map is to be available for standard public review and comment and include individual property owner notice by mail prior to finalization. We recommend that the County consult with the independent arborist on all aspects of this project.**

- **Maker/Second:** Plotner/Gharmalkar

- **Motion Carries 14-0-0 (Y-N-Ab).**

- | | | |
|-------------------------|-----------------------|----------------------|
| ● Jeana Boulos - Y | ● Steve Hutchison - Y | ● Claire Plotner - Y |
| ● William Del Pilar - Y | ● Susan Janisch - Y | ● Ann Quinley - Y |
| ● Susan Fajardo - Y | ● Kathy MacKenzie - Y | ● Oliver Smith - Y |
| ● James Garritson - Y | ● Ashly Mellor - Y | ● Jon Vick - Y |
| ● Dina Gharmalkar - Y | ● LaVonne Norwood-Y | |

6) Update and discussion only on PDS2017-AD-17-025 Administrative Permit-Horse Stable. Proposed to utilize 11223 Calle Oro Verde, Valley Center and 11227 Calle Oro Verde, Valley Center as a horse stable as defined in ordinance #10285. (Del Pilar, Boulos)

- See **Appendix** to review the site plan.
- Mr. Del Pilar spoke with John Levitt about the status of the scoping letter. The funds paid

for the permit are now depleted. The owners are being asked to reduce their number of horses from 150 to 100. Mr. Del Pilar discussed the operation of the horse stable. Michelle Kuniza, a current employee of the County humane society provided details about threats they have have received from people who do not believe in euthanizing horses. Horses are only euthanized when there are extreme quality of living issues. There are currently 161 horses living on 16 acres and an additional 2 acres of land from an adjacent property. Michelle said that County zoning does not provide additional designations for rescue and nonprofit animal organizations. Most rescue organizations are now affected by the new permit process and costs.

7) Update on Rite-Aid project since submittal of VCCPG comments (Smith)

- The Chair says that the owners are redesigning their landscaping because they received a lot of complaints about present plans.

8) Discussion regarding request for lighting evaluation along Heritage Trail near Lilac Rd. (Smith)

- The Chair says that since the incident took place during the day, lighting would not have made a difference.

9) Update on request to DPW Traffic Engineering sent October 2017 for review of traffic at Lilac Food/Hideaway Lake Rd – followed up with DPW on January 18th, 2018. Project now underway. (Smith)

- The County says that there is not enough room to place a turn pocket lane. The road would require a capital improvement. The Chair said that the County addresses road concerns when fatalities are involved.

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: March 12, 2018

2) Discussion and vote on adding/deleting subcommittee member (Smith, Subcommittee Chairs)

- The Chairs of all subcommittees either provided a list of their members or will provide this information to the Chair.

3) VCCPG Member reminder for required training. (Smith)

- Members need to complete the required training and send the Chair a notice when it is completed.

4) Update on recommended candidate Jennifer Lindley for vacant Seat #13 – currently scheduled for BOS nomination at the Feb 13, 2018 BOS meeting (Smith).

- The Chair will find out if Jennifer is approved to the vacant seat tomorrow, February 13.

G. Reports of subcommittees of the VCCPG

a. Mobility – (Claire Plotner, Chair)

Margaret Baricevic, Dina Gharmalkar, Larry Glavinic, Steve Hutchinson, Dorothy Ken, Mike O'Connor, Will Rogers, Jon Vick

b. Community Plan Update - (Steve Hutchison, Chair)

c. Member Training (Oliver Smith, Chair)

d. Nominations – (Susan Fajardo, Chair)

e. North Village – (Ann Quinley, Chair)

Deb Hofler, Dennis Sullivan, Don Richards, Jeana Boulos, Jon Vick, Rich Rudolf, Steve Hutchison, Chris Stiedmann

f. Parks & Rec. – (LaVonne Norwood, Chair)

g. South Village - (Jon Vick, Chair)

Sue Janisch, Susan Fajardo, Will Rogers, Gary Wynn, Erik Jackson, Jeanna Boulos, Jennifer Lindley, Claire Collins

h. Tribal Liaison – (Jeana Boulos, Chair)

i. Website – (Ashly Mellor, Chair)

James Garritson, Jeana Boulos, Kathy MacKenzie

j. Lilac Plaza - (LaVonne Norwood, Chair)

Hans Britsch, Ann Quinley, Jon Vick, Jeanna Boulos, Marcus Britsch, Ashly Mellor, Rich Rudolph, Dave B

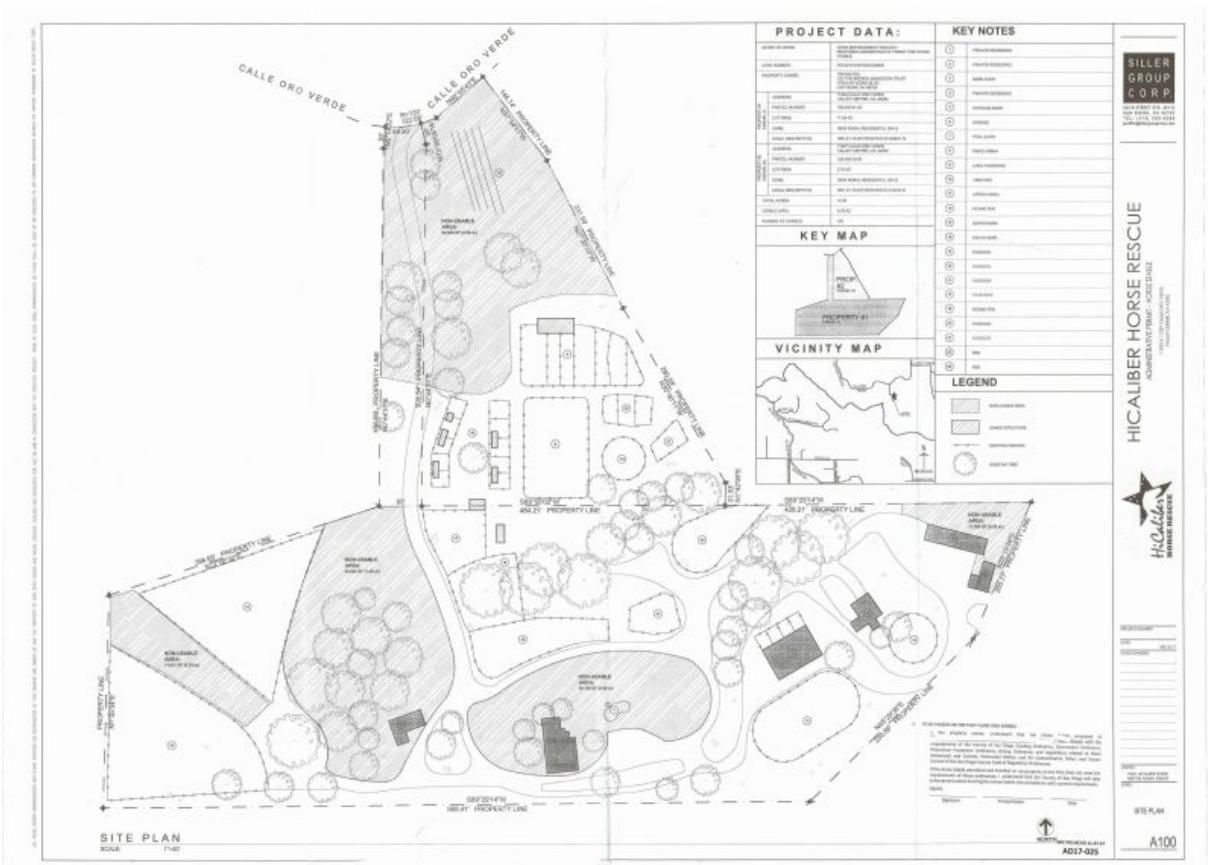
k. Lilac Hills Ranch – (Steve Hutchinson, Chair)

I. Adjournment

- The meeting adjourned at 10:00 p.m.
- Minutes were approved on March 12, 2018.

James Garritson, Secretary

Appendix VCCPG February 12, 2018 Minutes



Valley Center Community Planning Group

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1 vacancy

February 7, 2018

Eric Lardy
Group Program Manager, Advance Planning
Planning & Development Services
5510 Overland Avenue, Suite 102
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Subject: VCCPG Comments On Valley View Casino January 2018 Expansion Project Environmental Evaluation

Eric,

The Valley Center Community Planning Group has reviewed the provided documentation for the Valley View Casino January 2018 Expansion Project Environmental Evaluation. In general, we are supportive of a major business in Valley Center that wishes to expand and agree that the casino expansion itself will be a positive impact on Valley Center.

However, we have the following comments and concerns with the project as presented.

- 1) The proposed 58 foot tall dual display digital billboard located at the southeast corner of Valley Center Rd. and North Lake Wohlford Rd is seen as a significant light source for residents of Valley Center within a half a mile radius of its location. This light source, as proposed, will result in a significant, deleterious effect on the dark evening and night skies that are a hallmark reason why many Valley Center residents moved to our fine community. A key element to the Conservation and Open Space Element of the San Diego County General Plan updated in 2011 is:

"Visual Resources—Protect scenic corridors, geographically extensive scenic viewsheds, and dark skies within the natural environment. Goals and policies in this section emphasize the protection of scenic corridors and dark skies within the natural environment and the recognition and enhancement of community character within the built environment.

GOAL COS-13

Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories."

Policies

COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

COS-13.3 Collaboration to Retain Night Skies. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

We recommend the signage comply with the County's Dark Skies and Light Pollution Codes. The following are suggested requirements for the digital billboard signage:

- a) Emitted light from the light-emitting diode (LED) display shall be self-dimming (day and night) and limited to 0.3 foot-candles over ambient light (day and night) measured at 5' high and 250' away in maximum white contrast.
- b) The LED emitted light from the display should be directional, shielded from above, and with less light overspill than current backlighting.

- 2) The implementation of the messaging on the proposed 58 foot tall dual display digital billboard is seen as a potential major source of driver distraction on the projects adjacent nexus roads. To preclude the creation of any traffic hazards, the following are suggested requirements for the digital billboard messaging content:
- a) Message/image duration should be at least six seconds with instant transition to subsequent messages Message/Image shall contain no special effects. video. flashing, intermittent. moving lights. motion. or changes in intensity (driver distraction reduction).
 - b) Message/image duration should be at least six seconds with instant transition to subsequent messages Message/Image shall contain no special effects. video. flashing, intermittent. moving lights. motion. or changes in intensity (driver distraction reduction).
 - c) The sign should only advertise events occurring on Tribal property.
- 3) We do not know if technical representatives from the Palomar Observatory are aware of, and have analyzed the proposed 58 foot tall dual display digital billboard and the significant of the light output from the displays. If so, we would like to get a copy of their response. From the Conservation and Open Space Element of the San Diego County General Plan updated in 2011 is:

"The maintenance of dark skies in San Diego County is vital to the two world-class observatories (Palomar and Mount Laguna Observatories) that depend on them for astronomical research. The criteria for high-quality sites includes freedom from nearby sources of light, dust, and smoke."

- 4) We question why the proposed digital billboard is separate from the casino. Other local casinos have their digital billboard signage on the casino property itself rather than separate or significantly remote from the casino property. A concern raised was the possible impact of vandalism on what appears to be very costly signage due to its remote location that is potentially not as well monitored as signage on the casino property itself. This should be a question asked not only of the Tribe, but also the San Diego Sheriff's Department and California Highway Patrol that are responsible for public safety in this area.
- 5) Valley Center Rd and North Lake Wohlford Rd are key thoroughfares for traffic in Valley Center, whether it be for local residents or for traffic only transiting through Valley Center to other destinations. A key concern raised is concern over safety of the community by the increase of public traveling to and from the casino.

It was noted that the project takes full advantage of the road expansion on Valley Center Rd at the bottom of the hill in Escondido. However, the evaluation indicates road traffic in places such as Cole Grade Road to N. Lake Wohlford Road will change from LOS E to LOS F. Yet the evaluation of different factors relating to this project have come up as "less than significant". We would like clarification on the several conclusions by the evaluation that designate any impacts relating to the expansion as "less than significant".

The following are specific suggested changes to the project nexus roads:

- a) Any nexus road Traffic Impact Fees collected by the county be used to specifically improve the nexus roads around the casino.
 - b) Improve the Westbound right turn lane on Cole Grade and Valley Center Rd.
 - c) Improve N Lake Wohlford road south from Valley Center Rd towards the casino and up to casino entrance into a four lane road. This is so that, from a safety perspective, ingress and egress from the Middle School, Fire Department Station, and Sheriff Station are still easily accessed and responders to and from these locations can leave and arrive more quickly.
- 5) Other concerns raised with the evaluation include:
- a) Are the additional 5 security personnel being added to the casino for the expansion enough? Casinos can be a general natural attraction for theft/crime in the area.

- b) Does the County of San Diego have any additional information on the project not currently supplied by representatives of the project.
- c) It is very unfortunate that the Valley Center Design Review Board has not formally reviewed the project and provided comments and recommendations of their own. We appreciate their varying and well thought out viewpoints on projects such as this.

The Valley Center Community Planning Group would like to thank you for your consideration of these issues seen with the Valley View Casino January 2018 Expansion Project Environmental Evaluation.

If there are questions or concerns, please let me know.

Respectfully,

A handwritten signature in blue ink that reads "Oliver Smith". The signature is written in a cursive, flowing style.

Oliver Smith, Chair
Valley Center Community Planning Group

cc: San Pasqual Casino Development Group, Inc.

VCDRB Chair Keith Robertson

VCCPG Members

Valley Center Community Planning Group

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Jon Vick

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1 vacancy

Thomas Duffy, Environmental Planning Manager
San Diego Dept. of Public Works
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February 20, 2018

Subject: VCCPG Comments On Cole Grade Rd Draft EIR of January 2018

Thomas,

The Valley Center Community Planning Group has reviewed the Draft EIR for the Cole Grade Road Widening Project in Valley Center. We have the following comments and concerns with the project as presented.

- 1) There are concerns raised regarding the pathway and changes from the original proposals approved by the local residents and VCCPG.

Whereas it is understood that the cost of the entire pathway is included in the Cole Grade Road improvement budget;

Whereas the Type D Special Pathway was specific in the original plan with regards to materials, aesthetics and structure;

Whereas there is local citizen concern regarding keeping the pathway exactly as specified as a Type D Special Pathway, although with a twelve foot trail tread rather than an eight foot tread,, except through the Keys Creek/Cool Valley area where an 8 feet tread is preferred to preserve the oaks;

Whereas there are safety issues and concerns about the wooden cross rails;

Whereas it is understood that rope can present other, possibly unknown, safety issues such as a poor visibility in fog and at night;

Until the Community Trails Master Plan (CTMP), Valley Center Community Road Standards, and any other applicable county documents making the "Type D Special" the applicable Standard for pathway railings in Valley Center, are properly amended to alter the split rail design, ***the county should follow the current standards.***

If staff desires an alternative design which does not match Valley Center's Heritage Trail specifications, other than the tread width, the VCCPG and the public need first have the opportunity in a public hearing to see and make recommendations on any proposed amendments to the existing Standard.

- 2) For the 177 oaks above 5" diameter to be removed (Per Ryan Lau), we are recommending:

- a replacement total of one oak in a 60" box for each 5-12 inch in diameter oak removed. VCCPG understands that a 60 inch box tree to be a tree that is 13-16 feet tall and that measures 4" to 7" in diameter one-foot above the ground.
- a replacement of two 60" boxed oaks for each 12 inch in diameter and above trees removed.
- The oak tree replacements should be at a cost not to exceed \$2,000 per tree (\$442,000), including delivery to the site.
- Replacement oaks need be provided by a local nursery that specializes in raising large boxed oak trees, and having an arborist with a track record of transplantation success so as to guarantee a maximum success rate.
- An independent arborist with no vested interest in the County or any party currently related to the project to be contracted by the county to determine the specific location of which trees are to be removed, where replacements are to be located, and provide cultural advice and direction.