

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **March 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 all **15 members present**. The Chair welcomes the newest member, Jennifer Lindley.
- Jeana Boulos - **P**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- Jennifer Lindley - **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

C. Approval of Minutes from Regular Meeting of February 12, 2018

- **Motion: Approval of the February 12, 2018 minutes.**
- **Maker/Second:** Janisch/Mackenzie
- **Motion Carries 15-0-0 (Y-N-Ab).**

D. Public Communication/Open Forum

- Mr. Del Pilar spoke about the Daly Ranch Resort that is planned for development between the grade of Valley Center Road. The Whelan group have stated that the traffic light has been part of the original plan for decades.

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

1) Discussion and Update on the Recirculation Draft Environmental Impact Report (DEIR) for Lilac Hills Ranch, PDS2012-3800-12-001 (GPA) Specific issues include addressing Traffic Impact, Global Climate Change, Air Quality & Noise. (Hutchinson)

- Mr. Hutchinson gave an update on the recirculation report for this project. He explained some of the state environmental requirements. The project is currently in the 45 day public review period. The community can submit their comments to the County. There is a County-sponsored event at 6 p.m. at the Valley Center County Library this Thursday, March 15.
- The Chair said that the VCCPG will have a special meeting on Monday, April 2, 2018. The meeting starts at 8 p.m.
- John Rilling, the project manager for Lilac Hills Ranch, gave a presentation on "The New" Lilac Hills Ranch. Ranch Capital has taken over the development and agreed to address community concerns. The project will not increase taxes, it will increase fire safety, increase road safety, and reduce water usage. John shared a map of the North County I-15 Corridor. There are a number of completed and under construction projects. There are some developments still seeking approval. There are also County study areas.

- Lilac Hills Ranch will have 293 acres of dedicated parks and open space. It will include 11 parks, a new K-8 school, and 26 road improvements. The majority of the homes will cost between \$300,000 to \$600,000. The community will be within the 5-minute response time required by the County for fire departments.
- The project's 26 road improvements will also include an additional \$7,500,000 that will go the funds will go toward Traffic Impact Fees in the greater San Diego County. A question was asked if funds would stay in the County general funds for Valley Center. The developer will see if this is a possibility. Ms. Janisch asked about the septic system requirements. After 100 homes are built and have certificates of occupancy, the County requires the developer to have a sewer solution.
- Mr. Hutchinson shared background about the project. Although 65% of the voters voted against Measure B, this did not end the project. Instead, it caused the developer to revise the plan.
- Ms. Plotner wanted to know about fire evacuations using the Walter F. Maxwell Memorial Bridge & Old Hwy 395. The project will have five evacuation routes. There is a long list of mitigation requirements specified by County traffic engineers. Mr. Hutchinson asked for clarification about ten road modifications. This is not a shelter in place project.
- Judy Vance shared her thoughts about the danger of having 1700 additional homes and calling the project a fire-safe community. John Rillings asked Judy to contact the Deer Springs Fire District.
- Rich Rudolf spoke about Lilac Hills Ranch and how this developer refuses to listen to the wishes of the community.
- Hans Britsch spoke about Lilac Hills Ranch and his family business called Western Cactus. He said that if this project is approved, it will open up the possibility for other developers to begin similar projects in rural areas. He said that the developer has constantly worked against the community. Hans said that John Rilling tried to get approval of a road through his property. John did not tell Hans about this plan, although they had been in contact with him for two years. This would have caused Hans's property to be split in half. Hans does not trust this developer.
- Mara Synder Davis spoke about her concerns about fire hazards. She stated the fire nearly killed her in 2003.
- Jack Fox spoke about how he has fought against the Lilac Hills Ranch development for nearly ten years. He thinks this project goes against the 750,000 voters who voted against this project two years ago.
- Michael O'Connor is against Lilac Hills Ranch. He was once a firefighter and will always have the heart of a firefighter. He said that the County does a poor job of protecting the community from fires. Michael was against Measure B and is still against this development.
- Sheina Miller is opposed to the Lilac Hills Ranch. She says that this development continues to bypass rules and laws and the voters' will. The development puts people in danger of fire risks and takes agriculture land. She said that John Rillings did not look at the speakers tonight and felt this was disrespectful. John responded that he plans to live in Lilac Hills with his family.
- Stephanie Eisenhower shared background about her dealings with John Rillings. Stephanie has a background in human resources and has concerns about the integrity of this company. Her family has farmed in this region since the 1970s. She has concerns about losing half of her property through eminent domain.

- Lou Villa voiced his thoughts about Lilac Hills Ranch. He asked questions about who will build the school? He has traffic and safety concerns. Who will pay for the new power grid and increased water usage.
- Suzy Spite asked why the developer does not build the 110 homes that are currently permitted for the property.
- Drew Christianson spoke about the types of solutions that have been created for the off ramp near Lilac Hills.
- Peter D. said that the homes being proposed will not address housing affordability.
- Judy Queweers has huge concerns about young drivers who would drive to Valley Center High School from Lilac Hills Ranch.
- Greg Whitesell said that he knows someone who will buy this property from the developer if they are wishing to sell it.
- John Rillings was asked questions by Mr. Del Pilar about eminent domain. John stated that the only eminent domain usage would occur along road mediums.
- Jessica Petree is a resident of Valley Center for 41 years. She asked about the three areas where eminent domain would occur. John explained that the developers are usually the ones that will make the road improvements. Jessica said that the school would cost the Valley Center School District loss of revenue.
- The Chair explained how the County has easements along roads to take property without the use of eminent domain. He said that there is a special meeting on this project for Monday, April 2.

2) Discussion and vote on delaying PDS2017-AD-17-025, HiCaliber Horse Rescue permit until the open, ongoing code compliance violations are resolved and closed along with the VCCPG receiving the scoping letter from the county. HiCaliber is in violation of open stable and solid waste violations and the VCCPG has not received a scoping letter yet. Until resolved, the VCCPG will not move forward with a vote on the Administrative Permit. (Del Pilar)

- **Motion: That compliance violations are resolved before the VCCPG moves forward with a vote on the Administrative Permit.**
- **Maker/Second: Smith/Del Pilar**
- **Motion Carries 15-0-0 (Y-N-Ab).**

3) Discussion and vote on endorsing a panel consisting of current Board of Supervisor - District 5 candidates (Valley Center's direct representative to the Board of Supervisors) to be held for and in the Valley Center community on May 4, 2018. (Del Pilar)

- Item was postponed until the next meeting.

4) Discussion and Motion on adding modern roundabouts at VC Road and the Mirar de Valle and Miller intersections to VC's DPW Capital Improvement Plan (CIP) list as Priority #1, and requiring the developers of the N. Village to install roundabouts instead of 2 additional traffic lights between Cole Grade and Miller Roads (4 traffic lights within 1 mile), subject to the VC Fire District's approval of the design (Plotner, Vick)

- Ms. Plotner shares that the Mobility subcommittee made a 5-0-0 vote on March 8, 2018 in favor of making it a priority to build two roundabouts on Valley Center Road. Park Circle and Orchard Run are both owned by Touchstone Communities. Mr. Vick said that the grant was turned down for a study of roundabouts located along Valley Center Road.

- Chair Smith shared an email sent by Robert Eford from the SANDAG Smart Growth Incentive Program Grant Application. The Chair would like an unbiased study of two-lane roundabouts. He said that this vote is premature. Mr. Garritson asked for clarification about this new grant. The Chair would like to have this motion withdrawn.
- Mr. Vick said that the grant was turned down in February. He said that if we miss the window of opportunity, the community will get stuck with two five new traffic signals on Valley Center Road between Woods Valley and Cole Grade Roads.
- Mr. Gharmalkar shared that he travels around the world and has a lot of experience using roundabouts. He tends to like them. Ms. Boulos also has a lot of experience using roundabouts and she shares that it is possibly too late to build these now along Valley Center Road.
- Ms. Norwood asked if the already approved projects in the North and South Villages would have to go back through the approval process. The answer to her question was "Yes."
- Mr. Hutchison thinks that this is the best time to implement roundabouts. There is a lot of research on building modern roundabouts. CalTrans is in favor of roundabouts. He said studies show roundabouts are safer. The VCCPG does not make decisions; it only make suggestions.
- Mr. Del Pilar wanted to know about the cost of putting in roundabouts. They are more expensive.
- Fred Wollman spoke about his favor of roundabouts. He thinks that roundabouts will keep things moving.
- Rich Rudolf would like to see a cap on vehicle emissions and also slow the traffic along Valley Center Road. He said that roundabouts are a better idea instead of putting in more traffic lights.
- James Chagala spoke about his representation of Herb Shaffer. He has worked for two years on his project near Miller Road. The County supported synchronized lighting. The North Village subcommittee and the developer worked hard to create a landscaped median in 2016 with the agreement that there would be no roundabouts. The developer has spent hundreds of thousands of dollars in engineering fees. They feel somewhat betrayed by the discussion of 2 roundabouts at and between Miller Rd and Cole Grade Roads. They have done research on roundabouts and do not see the potential financial benefit for businesses.
- Judith Shadzi spoke about her support of roundabouts and not waiting at traffic lights. She also likes the fact they require no electrical maintenance.
- Keith Robertson shared his experience with roundabouts along Bird Rock in La Jolla. He said there are a lot of different types of roundabouts and hopes to see a vote in favor of them.
- Judy Coolith asked the fire chief about his thoughts about roundabouts. Fire Chief Joe Napier would like to see a study done about what it would look like for an evacuation using roundabouts. He said that the curbing design of roundabouts will slow down fire response times. He really needs to have a study done.
- Michael O'Conner supports roundabouts, but would like to also see a study done. He said roundabouts will slow down traffic for the future growth of the community.
- Margaret Baricevic spoke about her experience living in small towns in Oregon. She has lived in Valley Center for nearly two years and said that traffic lights ruined her small town experiences. She said that roundabouts are traffic calming. She thinks it is good for design and safety.
- Kerry Garza did design their project to support a roundabout, but would need the Bell family to support the other three corners.

- Kevin Smith favors the motion. He said that the agreement with the Weston Town Center of not building a roundabout at Miller Road should be honored by the VCCPG.
- Mara Davis said that you need polite drivers when using roundabouts.
- Lisa Burknicks spoke about concerns involving large vehicles and trailers using roundabouts.
- Nicholas Rosemond said that in all the places where he has lived that use roundabouts, he has found roundabouts are much better for larger vehicles than traffic signals.
- Ms. Norwood asked Chief Napier for clarification if there is no study done does that mean that he would not sign off on roundabouts. He answered, "Correct."
- Ms. Lindley is in favor of a study for roundabouts. Ms. Mackenzie said that roundabouts do take up a lot of space, but would like a study. Ms. Boulos shared her experiences using roundabouts. She supports a study. Ms. Quinley is in favor of roundabouts. She cannot vote to make Weston place a roundabout at Miller Rd. Mr. Del Pilar supports roundabouts. Ms. Mellor supports roundabouts, but also wants a study done. Mr. Gharmalkar would like to have a plan in place to have specific locations for both roundabouts and traffic signals. Mr. Garritson does not support building any roundabouts on Valley Center Road. He also does not support a study. Mr. Hutchison and Ms. Fajardo would like to move forward with pursuing roundabouts.
- The Chair would like to postpone a vote on roundabouts until the April 9 meeting. Ms. Fajardo also made a request to postpone a vote until the meeting next month. Mr. Vick did withdraw the motion.
- **Motion: that modern roundabouts at VC Road and Mirar de Valle and Miller Roads be added as Priority #1 on our DPW CIP list, and that this will include a study of the N. Village commercial projects be required to install modern roundabouts on VC Road rather than 2 more traffic lights between Cole Grade and Miller Road.**
- **Maker/Second:** Vick/Hutchison
- **Motion was withdrawn by Mr. Vick at the request of the Chair.**
- **Motion: Extend the meeting until 10:30 p.m.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 15-0-0 (Y-N-Ab).**

5) Discussion and Possible Vote on walkthrough of oaks with the county, an arborist, VCCPG Mobility Subcommittee, neighbors and on Cole Grade Road with a focus on Cool Valley Road. (Plotner)

- Item postponed until next month.

6) Discussion and recommendation vote on Candidates for Honorary Bridge Naming in San Diego County. The Board of Supervisors wishes to pursue honorary naming of bridges within San Diego County. Constituents within the County have expressed interest in naming bridges to honor individuals and entities from within their unincorporated communities. (Smith)

- The Chair spoke about the process of naming bridges in San Diego County. This item was postponed until next month.

1) Meeting Updates: Next Regular Monthly VCCPG meeting: April 9, 2018

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

- Item was postponed until next month.

3) Approval of reimbursing Vice-Chair for \$156 - the cost of 2018 Post Office Box Rental (Mellor)

- Item was postponed until next month.

I. Adjournment

- **The meeting adjourned at 10:30 p.m.**
- **Minutes were approved on April 9, 2018.**

James Garritson, Secretary