

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **April 9, 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 **7:00 p.m.** and a Quorum was established with **13 members present.**
- ~~Jeana Boulos~~ - **A**
- William Del Pilar - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- ~~Jennifer Lindley~~ - **A**
- 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 - Ms. Norwood

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

- **Motion: Approve the Minutes from Regular Meeting of March 12, 2018**
- **Maker/Second:** Vick/Quinley
- **Motion Carries (Y-N-Ab). 13-0-0**

- **Motion: Approve the Minutes from Special Meeting of April 2, 2018.**
- **Maker/Second:** Vick/Quinley
- **Motion Carries (Y-N-Ab). 10-0-3. Plotner, Mackenzie, Gharmalkar all abstain because they were not present at the meeting.**

D. Public Communication/Open Forum

- Mr. Vick shared reasons for not having roundabouts on tonight's agenda.
- Larry Gartner (audience) supports roundabouts.
- Tom Shepard (audience) is strongly against roundabouts and believes they are a huge mistake. He believes that roundabouts require really courteous people. He said that people with large trailers and fire trucks will have a difficult time using roundabouts.
- Dorothy Kennedy is opposed to roundabouts and would prefer having a traffic signal because of the safety of pedestrians.
- Kevin Smith (audience) is strongly in favor of roundabouts. He believes they are safer and advocates for numerous roundabouts.
- Ms. Plotner shared that her son was hit by a car while riding his bicycle. She said that a roundabout might be safer, but we need a lot more studies about roundabouts.
- Mr. Gharmalkar shared that the study needs to include traffic studies.
- Mr. Garritson shared that colleagues he works with that live in Valley Center are against roundabouts.
- Mr. Vick asked Chief Napier if there is a way to have property owners remove their dead groves. He said the fire protection district is working together with property owners to

mitigate these dead groves. There are three families trying to bulldoze and burn the dead groves. Chief Napier said that this controlled burn will happen.

- Mr. Vick asked about when the Valley Center Fire District Annual Wildfire Symposium will have another class. Chief Napier said that the event will have a number of guest speakers at the Valley View Casino Event Center on June 9 from 9 a.m.-2 p.m.

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

1) Presentation by Michael Crews on behalf of Brook Forest Conservation/Mitigation Bank. Brook Forest Conservation/Mitigation Bank provides mitigation solutions to restore and protect wetlands and other sensitive habitats while allowing builders and city/county public works agencies to build roads, schools and develop land. (Smith)

- The Chair introduces Michael Crews and a packet is handed out . He said that his original goal was to build a personal home, but decided against this idea because of the difficulty of getting permits to build. The land is now 32 acres of wetlands and includes 45,000 trees that will attract numerous varieties of birds. There is a total of 225 acres.
- Mr. Hutchison and Jon Vick both asked questions about how credits work. Mr. Crews said that it takes about five years for wetland trees to grow. These credits are very expensive. The County comes out to inspect the growth every year. Some of the trees are now twelve feet high. Mr. Crews works with a biologist to decide the best types of trees to grow. It took Mr. Crews four years and 1.2 million dollars to get approval of this project.
- Mr. Vick asked about why it is so difficult to get approval from the County to undertake these types of properties. Mr. Crews said that the government does not want pedestrians to have any access to these properties.
- Ms. Fajardo asked about who owns the property. It is now owned by the Fallbrook Land Conservancy. Mr. Gharmalkar asked about who purchases these credits. Mr. Crews said that numerous people purchase these credits in Valley Center. Ms. Fajardo asked for more details about how buyers purchase credits.
- Ms. Norwood asked about how oak trees are sold. Ms. Janisch shared that she lives near the property at the Ranch and asked for clarification about selling the mitigation land throughout the state. She also commented that the land is not accessible to people.
- Mr. Crews said that wetlands in uplands can sell for \$500,000- \$600,000. The property is watered using well water. Mr. Gharmalkar asked about how much a credit is worth. One credit equals one acre. Mr. Crews did offer members of the VCCPG a tour of the property. Ms. Janisch will set this tour time and date up with Mr. Crews.

2) VCCPG vote to approve or deny attached letter for VCCPG's interest in the SANDAG Smart Growth Incentive Program Planning Grant application being submitted by the county of San Diego for the Valley Center Community Plan Update and the Valley Center Road Special Study that was submitted by the Chair and was due prior to our next meeting. (Smith)

- The Chair shared information about the submission of this letter. The VCCPG had a special on April 2
- Kevin Smith (audience) asks if the study includes roundabouts. Chair Smith said that roundabouts are included in this application.
- **Motion: Move that the VCCPG approves the letter.**
- **Maker/Second:** Smith/Quinley
- **Motion Carries 13-0-0 (Y-N-Ab).**

3) Discussion and possible vote on Butterfield Trails Ranch PDS2017-TM-5551; Presentation by KB Homes of Southern CA/Coastal representative Mr. Kurt Bausback & Team, to present architectural drawings of proposed homes and site and landscaping plan approved by VC DRB, and restoration of landscaped median on VC Road, approved by the S. Village S/C. (Vick)

- Mr. Vick made an introduction about the Butterfield Trails Ranch development and the hard work the developer made to work with the VCCPG. Wayne Hillbig and his team worked to retain most of the landscaped median. Only 14 feet of median will be lost because of the project. Mr. Vick introduced Mr. Kurt Bausback, the new developer of KB Homes. Mobility and South Village both voted in favor of the project.
- Mr. Bausback shared display boards of a number of different housing plans. Mr. Vick asked about if the plans had different Spanish plans. The DRB asked KB Homes to remove an Italian plan design and replace it with a Farmhouse design. The largest plan will have four bedrooms and a den. Homes with this plan will be 2810 sqft. The smallest lot size is about 10,000 sqft.
- Housing prices will range between \$650,000 -\$750,000 and there will be 71 homes on 89 acres. If final plans are approved, Mr. Bausback hopes to begin building the project sometime this December. Mr. Vick and Mr. Hutchison asked questions about one of the Valley Center Road display boards.
- **Motion: Approve the Butterfield Trails Ranch project with the agreement that 309 linear feet of landscaped median will remain.**
- **Maker/Second:** Vick/Garritson
- **Motion Carries 13-0-0 (Y-N-Ab).**
- 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

4) 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)

- Ms. Plotner does not believe having a group of members from the VCCPG is appropriate. She says that having an arborist accompanying the County is the most appropriate recommendation.
- Mr. Hutchison said that the subcommittee chair limited the number of members to walk the Stargaze road. The idea of having a select group of members was suggested by the Chair. Ms. Plotner will provide Chair Smith with another report in coming months.
- **A possible vote will take place in the future.**

5) 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)

- Mr. Del Pilar said that the Valley Roadrunner is sponsoring the event. He said that Carl Demaio, a local radio host has agreed to host the event. He is hoping to make this a nice event with a great turnout.
- The event is costing \$320.
- Doors will open at 6 p.m. and the forum will begin at 7 p.m.

- The Chair said that the VCCPG can endorse a forum.
- **Motion: Move that the VCCPG endorses a forum consisting of current Board of Supervisor District 5 candidates.**
- **Maker/Second:** Del Pilar/Garritson
- **Motion Carries 12-0-0 (Y-N-Ab).** Ms. Quinley left the meeting at 8:30 p.m. prior to the vote.

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 would like to have a Bill Lewis Bridge at Moosa Creek. The Chair found out that a bridge can only be named after someone who is deceased or a group. Ms. Fajardo has gathered 100 signatures to name a bridge after Sandy Puccio, a former VCCPG librarian who was a wonderful lady who helped develop the new Valley Center Library. Joaquin Aganza, the husband of Sandy Puccio, would like Bridge 26 named after his wife.
- Ms. Mellor shared information about Scotty Latulippe, a Valley Center High School teacher who taught there for twelve years. Scotty died in November 2017 and Ms. Mellor has gathered 145 signatures in support of naming a bridge after him.
- **Motion: Approve the naming of Bridge 26 along Old Castle Road the Sandy Puccio Bridge.**
- **Maker/Second:** Fajardo/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab).**
- **Motion: Approve the naming of a Bridge the Scotty Latulippe Bridge.**
- **Maker/Second:** Fajardo/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab).**

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: May 14, 2018

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

- **No discussion or vote on this item.**

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

- **Motion: Approve the reimbursement of \$156 for the cost of 2018 Post Office Box Rental.**
- **Maker/Second:** Smith/Mackenzie
- **Motion Carries 13-0-0 (Y-N-Ab).**

I. Adjournment

- **The meeting adjourned at 8:54 p.m.**
- **Minutes were approved on June 11, 2018.**

James Garritson, Secretary

Appendix VCCPG April 9, 2018 Minutes
Brook Forest Conservation/Mitigation Bank