

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **October 8, 2018** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ann Quinley, **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; **PSR**=Property Specific Requests; **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 **14 members present**. Ms. Chavez Harmes arrived at 7:08 p.m.
- ~~Jeanne Boulos - A~~ ● Delores ChavezHarmes-**P** ● LaVonne Norwood - **P**
- William Del Pilar - **P** ● Steve Hutchison - **P** ● Claire Plotner - **P**
- Susan Fajardo - **P** ● Susan Janisch - **P** ● Ann Quinley - **P**
- James Garritson - **P** ● Jennifer Lindley - **P** ● Oliver Smith - **P**
- Dina Gharmalkar - **P** ● Kathy MacKenzie - **P** ● Jon Vick - **P**

B. Pledge of Allegiance - Mr. Gharmalkar

C. Approval of Minutes from Regular Meeting of September 10, 2018

- **Motion: To approve the minutes from the Regular Meeting of September 10, 2018 meeting.**
- **Maker/Second:** Vick/MacKenzie
- **Motion Carries 12-0-2 (Y-N-Ab).**
- Ms. Janisch and Ms. Quinley both abstained, as they were not present at the September meeting.

D. Public Communication/Open Forum Members of the public may address the Planning Group on any topic not on the agenda.

- Judy Cahagen (audience) shared her thoughts about the possible signage that was proposed last month. She stated that money spent on this sign would better serve other community programs. She also would like Valley Center to retain its rural character by not looking like Escondido.
- Mr. Del Pilar shared background about the upcoming **Board of Supervisors District 5 Candidate Debate Invitation** on October 19, 2018 in the Maxine Theater at 5:00 p.m. He hopes that the event has a large turnout so that candidates will continue to debate or discuss policy within our community.

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

1) Presentation of Measure SS by Valley Center Fire Chief Joe Napier. Proposition SS, on which Valley Center will vote in November 2018 will add a third fire station on Cole Grade Road. Proponents argue SS will provide increased fire protection to Valley Center, reduce response times and improve life safety services. All funds raised by the proposition will remain in Valley Center. It may reduce homeowner insurance rates for those living in the Cole Grade area. (Vick)

- Fire Chief Joe Napier shared background about how the Valley Center Fire Department was formed. Chief Napier stated that he has always wanted responsible growth for the fire department. Proposition SS will require
- The firefighters start at \$11 an hour. He would like firefighters in Valley Center to earn a living wage. All Valley Center firefighters do not receive health benefits. A lot of firefighters leave this community for other cities because of the low pay and lack of health benefits.
- Proposition SS will make the fire department more liable to the Valley Center community. This measure will make a third fire station possible.
- Chief Napier shared that the Valley Center Fire Department makes a lot of effort to support community schools.
- Mr. Garritson asked what is a living wage. Chief Napier would like starting salary to begin at \$20-24. Fire chiefs would earn \$28-32 an hour. Benefits cost about \$1500 for two employees. The Valley Center Fire Department will not be part of PERS to avoid present problems with funding problems.
- The \$150 Cal Fire tax was suspended and will fully be repealed in 2030. The requested amount is \$180 or \$90 for each property tax assessment per parcel, or \$30 more than the Calfire assessment. 100% of the Prop SS funds will stay in VC, whereas most of the Calfire funds went elsewhere.
- Ms. Chavez Harmes asked about how the new housing projects will pay for the Valley Center Fire Department. Mr. Garza and Chief Napier shared that the new homes will have mello-roos of about \$100 a month.
- Mr. Vick shared that the additional fire stations will often lower the cost of home insurance premiums by as much as 30% or more for homes within 5 driving miles of the new station, as well as lowering all homeowners insurance by some amount greater than paying for the \$180 assessment. He distributed examples prepared by a local insurance broker (**attachment**).
- Mr. Vick shared that additional fire stations will often lower the cost of home insurance premiums.
- Mr. Smith (audience) asked about what will happen if Measure SS does not pass. Chief Napier stated that the plan would shift fire employees to the two stations and hire full time employees.

2) Discussion and possible vote on Valley Center Parks & Recreation District PLDO Priority List proposal which totals \$320,000. (Norwood) (Appendix)

- Mr. Vick recused himself because he is a director on the Valley Center Parks & Recreation District.
- VC Parks & Rec General Manager Darcy Lahaye spoke about the PLDO. She is requesting \$100,000 to create a permanent equestrian arena. If the arena is built, Mr. Garritson asked if the arena would generate revenue. Ms. Lahaye said that the arena will probably generate about \$250 a day in user fees.
- Mr. Galvinic shared that the Parks District gets about \$100,000 a year from property taxes. The cost of lighting the parks is about \$200,000 a year. Mr. Galvinic is working to get the County to release the \$800,000 they are holding for maintenance fees.
- Mr. Garritson wanted to know why the Parks District is not working to install full sized solar panels instead of the older style solar heating panels for heating the pool. Ms. Lahaye said that the building is too small to support many panels.
- **Motion: To approve the amount of \$320,000 for the Valley Center Parks & Recreation District PLDO Priority List proposals.**

- **Maker/Second: Norwood/Hutchison**
- **Motion Carries 13-0-0-1 (Y-N-Ab-R).**

3) Discussion and possible vote on Site Plan Modification for Orchard Run.

PDS2018-STP-05- 055W1, located at Mira de Valle and Valley Center Road. Touchstone Communities is the applicant. The project representative, Kerry Garza, will be present to speak and answer questions. (Vick)

- Mr. Vick introduced Mr. Kerry Garza, who made a presentation sharing the designs of the revised site plan. The homes will look less boxy. The color palettes were approved by the DRB. There are 52 total homes. There are 48 affordable homes, with 4 surrounding the development that are not part of the affordable housing section.
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- Affordable homes are based on a formula. They start in the low \$300,000 range. Mr. Garza shared numerous diagrams of housing and park plans. The recreation centers are private. The HOA fees are about \$200 a month. He also shared that the cost before the monthly mortgage fee is between \$1300-1700 a month just to move into a home. The DRB approved the landscaping and irrigation plans.
- The Southern Park has a large parking lot, bocce ball courts, and a gazebo.
- Harvest Park is probably the name of the public park in the Park Circle development. This park is 2.6 acres and this is on the eastern side of Park Circle. Grading might begin on this project towards the end of this year.
- There are 300 hundred homes for Orchard Run.
- Mr. Vick contacted the Planning Department and they have approved all plans and are awaiting for the VCCPG recommendation.
- **Motion: Whereas on July 19th, 2018 the VCCPG South Village S/C voted 5/0/0 to approve the renewal of the Orchard Run Habitat Loss Permit, and approved the motion to approve the Site Plan Modification, subject to DRB approval, by a vote of 7/0/0, the following motion is presented:**
 - **Moved, that, as the VC DRB approved the Site Plan Modification on October 1st, 2018, that the VCCPG hereby approve the Site Plan Modification as presented, and confirm approval of the renewal of the Habitat Loss Permit.**
- **Maker/Second: Vick/Garritson**
- **Motion Carries 13-0-1 (Y-N-Ab).**

4) Discussion and possible recommendation vote on Valley Center Entrance sign. The proposal is to install a community entrance sign in Valley Center's South Village that stretches over the full width of Valley Center road. The project will be presented by Clare Collin who has taken the lead in developing the project and Will Rogers who has worked on sign design. The project involves the South Village Sub-committee working with Collins and Rogers. (Vick)

- Mr. Vick introduced Clare Collins and Will Rogers. Clare and Will shared pictures of the Community Gateway and Traffic Calming signage.
- The gateway will have a banner that organizations would be able to rent for announcements. Clare hopes the sign will become a source of pride to the community. Clare and Will have received nothing but support from the community. The gateway is just before Banbury Road. The tower beams are 27 feet high. The width is 62 feet. The Department of Public Works would take over the maintenance of the gateway. Carlsbad spends about \$4000 a year for sign maintenance. The Chair shared that any commercial

advertisements are forbidden on a sign. The County would maintain the sign, but this would require a permanent source of revenue. The advertising banner is only a suggestion.

- Julia Feliciano (audience) shared that she did not like the look of the red banner.
- Scott Mancano (audience) shared that his neighbor lives directly on the corner of Banbury Road and the pillars might pose a blindspot for people making a turn onto Valley Center Road.
- Mr. Del Pilar shared that he likes the design and wanted to know the timeline and cost of this gateway. Will shared that the 480 placards will cost \$3000 each. This would amount to 1.2 million dollars . This gateway is 100% privately funded. The Mobility subcommittee approved the design. The DRB deferred to the Planning Group on this project.
- The Planning Group applauded the hard work of Clare Collin and Will Rogers.
- **Motion: To approve the design with modifications to the corbels to reflect a “western” motif.**
- **Maker/Second:** Vick/Del Pilar
- **Motion Carries 14-0-0 (Y-N-Ab).**
- **Jeana Boules - Absent**
- **William Del Pilar - Y**
- **Susan Fajardo - Y**
- **James Garritson - Y**
- **Dina Gharmalkar - Y**
- **Delores ChavezHarmes-Y**
- **Steve Hutchison - Y**
- **Susan Janisch - Y**
- **Jennifer Lindley - Y**
- **Kathy MacKenzie - Y**
- **LaVonne Norwood - Y**
- **Claire Plotner - Y**
- **Ann Quinley - Y**
- **Oliver Smith - Y**
- **Jon Vick - Y**

5) Update discussion on Cole Grade Road widening project neighbor walk through of trees to be removed. (Plotner)

- Ms. Plotner stated that there will be a walk on Friday, October 12 at 9:00 a.m. The group will meet at the Valley Center Library. The maximum size of the group is nine people. There are approximately 52 properties which the county will need to get a right of way acquisition. If community members have questions, contact Ryan Lau at ryan.lau@sdcounty.ca.gov or 858-495-5510. The walk is 2.8 miles from Fruitvale to Pauma Heights. The round trip is 5.6 miles.
- The Chair hopes that most of the members of the walking group are people that are directly affected by the Cole Grade Road widening project.

6) Discussion on the Capital Improvements Projects List and impact of Valley Center Rd Corridor evaluation grant. The list communicates to the County which mobility projects are of greatest importance to the community. (Plotner)

- Ms. Plotner shared that the County gave the community a grant of \$320,000. She shared that Valley Center really does not have a network of roads and that will be addressed with the County. The mobility subcommittee will meet again in November. Ms. Plotner stated that the Planning Group needs to come to a consensus about the planning of roads.

F. Group Business

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

2) Welcome new member Delores Chavez Harmes (Smith)

3) Announcement of BOS approval for Keith Robertson on the Valley Center Design Review Board.

4) Continue nomination process for VCCPG seats #4 and 6 that will be vacant 1/17/2019. Each seat carries a four-year term ending 1/9/2023 (Fajardo)

- There are two vacant seats that remain open on the Planning Group.

5) Continue nomination process for VCCPG-nominated member of the I-15 Design Review Board for Seat 4. This seat carries a term of 2 years after appointment by the Board of Supervisors. (Fajardo)

- This board meets quarterly. At the moment, there is not an applicant for this position.

6) Possible change of membership on the Mobility Subcommittee. (Plotner)

- All members have agreed to attend the next two meetings.

G. Reports of subcommittees of the VCCPG

Mobility – (Claire Plotner, Chair)

Community Plan Update - (Steve Hutchison, Chair)

Member Training - (Oliver Smith, Chair)

Nominations – (Susan Fajardo, Chair)

North Village – (Ann Quinley, Chair)

Parks & Rec. – (LaVonne Norwood, Chair)

South Village - (Jon Vick, Chair)

Tribal Liaison – (Jeana Boulos, Chair)

Website – (Chair, William Del Pilar)

Lilac Plaza - (LaVonne Norwood, Chair)

Lilac Hills Ranch – (Steve Hutchinson, Chair)

I. Adjournment

- **The meeting adjourned at 9:20 p.m.**
- **Minutes were approved on November 12, 2018.**

James Garritson, Secretary