

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **December 10, 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 **7:04 p.m.** and a Quorum was established with **13 members present.**
- Jeana Boulos - **P**
- ~~William Del Pilar~~ - **A**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- Jennifer Lindley - **P**
- ~~Kathy MacKenzie~~ - **A**
- LaVonne Norwood - **P**
- Claire Plotner - **P**
- Ann Quinley - **P**
- Oliver Smith - **P**
- Jon Vick - **P**

B. Pledge of Allegiance - Ms. Plotner

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

- Text
- **Motion: To approve the Minutes from Regular Meeting of November 12, 2018.**
- **Maker/Second:** ChavezHarmes/Quinley
- **Motion Carries 13-0-0 (Y-N-Ab).**

D. Public Communication/Open Forum

- Don Richards (audience) asked a question about the County's approval of Rite Aid. Chair Smith explained that the Planning Group gave numerous recommendations to the County, but the project was still approved.
- The Chair shared background about the documents that were handed out to all attendees at the meeting. These handouts were not part of tonight's Action Items or Agenda.

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

1) Presentation and discussion by PDS Planners Kevin Johnson and Robert Efird on the Upcoming Valley Center Community Plan Update anticipated to start late January 2019. (Hutchison)

- Mr. Hutchison introduced Kevin Johnson and Robert Efird who presented information about the update to the Community Plan. Mr. Johnson shared that he was part of the 2013 and 2014 Valley Center Community Plan cleanup. He will work closely with Robert Efird to develop the schedule and scope of the plan.
- The Scope and Review Meeting will take place in mid-January. Planners will work on revising or adding to existing goals and policies of the current plan. Mr. Hutchison asked if the Planners will contact a variety of community groups. Mr. Johnson will contact numerous members and groups in the community.

- The plan will include an environmental supplement. Chair Smith asked if anything is off limits in the present Community Plan. Mr. Johnson and Mr. Efirid explained more details about the process of updating the plan.
- Kevin Smith (audience) asked about the timeframe to complete the plan. Mr. Efirid said that it usually takes about two years to complete a plan. Both Alpine and Valley Center are the communities that Planners will focus on.
- Will Rogers (audience) asked Mr. Johnson to explain the strength of the Community Plan to members of the community and developers. Mr. Johnson said that the Community Plan and General Plan are not recommendations.
- Lisa Adams (audience) also asked for clarification about the Community Plan. It was explained that the Community Plan supersedes the Design and Review Guidelines.
- Mr. Vick asked about how the Planning Group can ensure that the County follows the Community Plan. Ms. Quinley also wanted clarification about how projects are approved. Mr. Hutchison shared how the Planning Group received notification only one day before a meeting about the approved Rite Aid project. He would like the revised plan to include concrete language. Mr. Johnson said that he intends to use concrete language that will avoid a lot of wiggle room for future projects and developments.
- Fire Chief Joe Napier asked how the Community Plan will incorporate the Valley Center Fire Protection District's five-year strategic plan and ten-year master plan. Mr. Johnson and Mr. Efirid shared that they will closely work with the Fire District and study the strategic plan.

2) Discussion and possible recommendation vote on a proposed agreement that, if approved by the Board of Supervisors on December 12, 2018, the County would enter with the San Pasqual to mitigate off-reservation impacts associated with the Valley View Casino expansion. (Smith)

- Mr. Efirid shared a Valley View Casino Expansion Chart. Joe Navarro shared information about the compact requirements. The proposed signage will be reduced in size from 58 feet down to a size similar to the casino entrance at Nyemii Pass Pl. The nine-acre property will mostly be developed on the east side of the lot.
- The proposed Casino expansion project consists of 40,000 sq. ft. of additional gaming area and the renovation of the existing Casino to accommodate a 2,550 sq. ft. buffet expansion and a 1,130 sq. ft. players club. The San Pasqual Band is also proposing the development of a fuel station and convenience store.
- Don Richards (audience) asked if the DRB has any involvement with the design of the Valley View Casino expansion.
- Kevin Smith (audience) asked for information about the environmental report.
- Mr. Vick asked if the tribe might meet with the DRB. Mr. Navarro shared that the tribe would consider meeting to have a non-binding conversation.
- The expected opening for the completed Valley View Casino expansion is on July 4, 2019.
- Chair Smith explained that the biggest concern at the tribal meeting was the lighting of signage. The Chair shared concerns he had about numerous casino buses that currently use Lilac Road, which is causing maintenance issues on this road.
- Ms. Chavez Harmes asked Mr. Navarro how Valley View conducts traffic studies. Mr. Navarro stated that Valley View conducts guest surveys. Mr. Vick asked which tribal casinos use Lilac Road as a bus route. Mr. Navarro believes that 3 buses use this daily route.
- Valley View contributed 6 million of the 37 million dollars spent on the road expansion of Valley Center Road to Cole Grade Road.

- Ms. Norwood stated that it is difficult getting tribal members to attend subcommittee meetings because of the perception of unfairness. Numerous tribes are using Lilac Rd., but the Planning Group is requesting that only the San Pasqual Tribe should pay additional money to the County for road mitigation.
- Ms. Norwood called for the question to end discussion. The Chair requested a roll call vote to end discussion.
- **Motion to end discussion Carries 12-1-0 (Y-N-Ab). Ms. Quinley voted Nay.**
- Jeana Boulos - Y
- Susan Fajardo - Y
- James Garritson - Y
- Dina Gharmalkar - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - Y
- Susan Janisch - Y
- Jennifer Lindley - Y
- LaVonne Norwood -Y
- Claire Plotner - Y
- Ann Quinley - N
- Oliver Smith - Y
- Jon Vick - Y
- After the roll call vote to end discussion, a vote was taken on this motion:
- **Motion: That the County consider additional off-reservation impacts addressing Lilac/Old Castle Road degradation mitigation.**
- **Maker/Second:** Smith/Quinley
- **Motion Carries 12-1-0 (Y-N-Ab). Ms. Norwood voted Nay.**

3) Discussion and Possible Vote on establishing a priority list of New Roads and Evacuation Roads to be sent to the County. (Plotner)

- Fire Chief Joe Napier shared a presentation about primary evacuation routes and how the reverse 911 system is implemented. There are a number of private and public agencies that the Fire District works with. There is a beautiful network of cameras that the Valley Center Water District has posted on hilltops that the Fire District can utilize during emergency evacuation. Ms. Fajardo asked about how the animals are evacuated in an emergency.
- The Fire District would like to work with the community to establish a network of roads that are maintained 365 days of the year. The map does not have any non-paved roads at the moment. The Fire District might contact private property owners to open an access gate or chain in emergency situations. When this option is used, the road would only be used by a small number of vehicles or people.
- Ms. Chavez Harmes has contacted Assemblywoman Marie Waldron about working on evacuation routes.
- Chief Napier shared how the Fire District works with property owners to get brush and dead trees removed. Letters are sent to various property owners who are out of compliance. If necessary, the Fire District will send out fire personnel to properties out of compliance.
- Ms. Plotner shared a New Roads and Evacuation Roads presentation. Improper turns are a major problem throughout Valley Center. Ms. Plotner would like to prioritize the construction of Road 19 and Road 14 for the New Roads.
- **Motion: Whereas the Valley Center Community has a need for new roads, to ease congestion and provide for alternative roads for evacuation purposes, the Valley Center Community Planning Group requests that the County consider the following roads as high priority for development. (Appendix Attachment)**
- **Maker/Second:** Plotner/Hutchison
- **Motion Carries 12-1-0 (Y-N-Ab). Ms. Fajardo votes nay.**

4) Discussion and Possible Vote on submitting a letter to San Diego County to strongly reiterate our community need for a network of roads, especially for evacuation purposes.

(Plotner)

- Ms. Plotner explained background about the tremendous need to send this letter to all elected and County officials.
- The Chair sent a number of letters to other County Planning Groups and two Chairs responded. The Camp Fire shows how important it is for the County to construct new roads. These roads are vital to the entire County, not just the Valley Center community.
- Ms. Chavez Harmes asked about trying to get tribal involvement with this request.
- Kevin Smith (audience) requested that the distribution letter be expanded to include the Union Tribune and all tribal leaders.
- The letter will be sent to Planning and Development Services (PDS).
- **Motion: To send this letter to County and elected officials requesting their support in developing more evacuation routes.**
- **Maker/Second: Plotner/Vick**
- **Motion Carries 13-0-0 (Y-N-Ab).**

F. Group Business**1) Meeting Updates: Next Regular Monthly VCCPG meeting: January 14, 2019. VCCPG officers and subcommittee chair recommendation votes, please be thinking about what subcommittees you would like to chair or be part of. (Smith)**

- Planning group members should consider the subcommittees that they would like to serve on.

2) All members need to complete annual county training, update Form 700s, complete biannual Ethics training. (Smith)

- Ethics training is every two years. All members need a new to fill out a new Form 700.

3) Discussion and nomination vote of Renee Wolf for VCCPG vacant seat #6 (4 year term) for appointment by the Board of Supervisors. (Fajardo)

- Ms. Fajardo introduced Renee Wolf once again.
- **Motion: To nominate Renee Wolf for VCCPG vacant seat #6 (4 year term) for appointment by the Board of Supervisors.**
- **Maker/Second: Fajardo/Vick**
- **Motion Carries 13-0-0 (Y-N-Ab).**

4) Introduction of Kevin Smith and Lisa Adams as candidates for VCCPG vacant seat #7 (2 year term) for appointment by the Board of Supervisors. (Fajardo)

- Lisa Adams introduced herself to the Planning Group by sharing her background in civil engineering. She is a retired Senior Civil Engineer and moved to Valley Center two years ago. She lives on 2.5 acres and would like to use her experience in working with planners as a member of the Planning Group. Ms. Adams believes that density is the biggest issue facing Valley Center.
- Mr. Vick asked Lisa about her knowledge of reading plans. Lisa stated that she has a lot of experience reading and reviewing plans.
- Kevin Smith introduced himself and his background in engineering. He has attended most Planning Group meetings for the last four years and also attends South Village, North Village, and Mobility Subcommittee meetings.

5) Introduction of Dee Chavez Harmes as candidate for VCCPG nominated vacant seat #4 on

I-15 DRB (2 year term) for appointment by the Board of Supervisors. (Fajardo)

- Ms. Chavez Harmes is willing to take on this responsibility.

6) Auld lang syne...

- Chair Smith thanked Claire Plotner and Ann Quinley for their service on the Valley Center Community Planning Group.

I. Adjournment

- **The meeting adjourned at 10:01 p.m.**
- **Minutes were approved on January 14, 2019.**

James Garritson, Secretary