

**DRAFT Minutes**  
VCCPG South Village Subcommittee

Valley Center Community Hall, Room 5 28246 Lilac Road, VC 92082  <b>5:30 PM, Thursday, June 28th</b>	<b>S. Village S/C Members (9):</b> Jon Vick (Chair), Sue Janisch (Vice Chair), Susan Fajardo (Secretary), Will Rogers, Gary Wynn, Erik Jockinsen, Jeanna Boulos, Jennifer Lindley, Claire Collins <b>Invited Guest:</b> Kurt Bausback, KB Home
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- 1. Establish Quorums: SVSC: 8 /9 present = quorum**
  
- 2. Open Forum –**
  - Jon Vick notes that the DRB will be looking at Shady Oak at the July 2<sup>nd</sup> meeting to be held this coming Monday.
  - Audience participant Josie Fox, asks questions and voices concerns in regards to the 12 lots recently sold at Woods Valley and Oakmont Rd. This is an area that has a stream and heavy brush through it. Some of the new owners of these lots are building fences across this sensitive wet area, disrupting wildlife. Josie asks if this is legal. She is advised to contact the county offices at overland, to get more detailed information.
  
- 3. Review and approval of SV S/C Minutes** for Feb. 6, 2018. Motion to approve the minutes of Feb 6, 2018 was made by Sue Janisch and seconded by Will Rogers. Approved 8/0/0.
  
- 4. Habitat Loss Permit for Orchard Run, mitigation planned, and PDS Findings:** Planner Kimberly Smith joined us via a phone conference call to help explain the county’s position on the HLP for Orchard Run. Claire Collins and several people voiced concerns re: the recent massive cutting down of hundreds of eucalyptus trees. The trees provided habitat for wild animals and raptors. And also contributed to the rural atmosphere of VC. Kimberly repeatedly points out that the county does not consider eucalyptus trees to be sensitive habitat, in spite of the animals and birds that may live among them. It is noted that .2 acres has been put aside for wildlife/habitat mitigation. Jon Vick asks if there are any grounds for a legitimate complaint, and asks if grading permits had been issued? These concerns are also voiced by Gary Wynn. Kimberly states that Ben Mills is the project manager and she will ask him to get back to the SVSC in regards to these concerns. It was decided to not vote on this issue tonight, pending more information from Mr. Mills.
  
- 5. KB Home presentation regarding the architectural changes they are proposing for the Shady Oaks project:**

Kurt Bausback presented his architectural plans for the homes that KB plans to build at the proposed project: Shady Oak. The purchase of this property is in escrow, the property is currently owned by Kerry Garza of Touchstone. The plan is for 54 homes to be built on 4 acres. Almost all S/C members voice concerns in regards to the density.

**6. Update on roundabout at Mirar de Valle & VC Road** to calm traffic on Valley Center Road in S. Village: review and possible vote (Vick) Jon Vick provided an update on the proposed roundabouts, hopefully to be located at Mirar de Valle and Miller Rd. The DPW has been requested to provide a preliminary engineering study to determine the practical aspects of the roundabouts at these 2 locations.

**7. Adjourn.**

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