

Valley Center Community Planning Group

Minutes of the May 12, 2014 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services DPW=Department of Public Works DRB=Valley Center Design Review Board N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 19 May 2014; 2 June 2014 as corrected

Approved:

A		Call to Order and Roll Call by Seat #:									7:06 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	H U T C H I S O N		G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	B O U L O S	N O R W O O D	S M I T H	J A C K S O N	R U D O L F		L A V E N T U R E	
	P		P	P	P	P	P	P	P	P	P	P		A	

Notes: Quinley arrives 7.09pm; Britsch arrives 7.21 pm

Quorum Established: 9 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of April 14, 2014, as corrected

Maker/Second: Rudolf/Glavinic Carries/Fails:10-0-0 (Y-N-A) Voice

D	Public Communication/Open Forum:
	<p>Jack Fox announces the availability of Jim Woods for Supervisor signs.</p> <p>Smith announces regrets for the failure to properly post vacancies with seat numbers for VCCPG vacancies in the Roadrunner newspaper. The Registrar of Voters is holding up Miller's nomination because the announced vacancy listed the wrong seat number in his application, VCCPG minutes and newspaper. Smith says VCCPG will vote to revise the December 2013 minutes to correctly reflect the vacant seat number. He adds that two other vacancies were improperly noticed as well and must be delayed for a vote. Glavinic asks if we should publish notice in more than one media outlet. Rudolf notes that such media must meet certain requirements to be media of record for such notices. Smith advises that he is checking on the status of Valley Center Press in that regard. Smith also acknowledges that there is a new PDS manager for Planning Groups and Sponsor Groups, Eric Lardy.</p>

E	Action Items [VCCPG advisory vote may be taken on the following items]:
E1	<p>PDS2013-MUP-73-248W2, Skyline Ranch Country Club, LTD, 18218 Paradise Mountain Road at Latigo Road, Applicant is Fred Gritzen for Skyline Ranch Country Club, LLC at 858-756-4144 or deldios@sbcglobal.net; Project Contact Person is Sharon Thornton for Wynn Engineering, Inc. at 760-749-8722 or Sharon@wynnengineering.com. Skyline Ranch Country Club proposes to submit a Major Use Permit Modification request to update and modernize the community buildings within the mobile home park located on Paradise Mountain Road. They will rehabilitate the existing office/restroom/storage/laundry/maintenance building. A replacement pre-fabricated steel Maintenance structure is proposed. The gated entry way off Paradise Mountain Road will be improved. (Franck)</p>

Discussion: Franck presents. He recapitulates the scope of the project. He notes that the County granted all the requested exceptions last week. Smith questions the phasing of the project. Gary Wynn, speaking on behalf of the applicant, responds to the phasing issue saying that construction will be sequential to accommodate the replacement or enhancement of existing structures. For example, they will build the new maintenance building before removing the old one in order to have uninterrupted service. Similar requirements apply to the other project components, and work will likely span a couple of years. Rudolf asks if there is any commitment to complete all phases. Wynn says an agreement with the County will be in place to require all phases to be

completed timely. Smith asks if there is a need to revote on the project, but no one suggests the need for another vote.

Motion: None

E2

PDS2014-AD-14-020, Construction of a second dwelling unit at 10320 Lilac Ridge Ranch, Escondido, CA 92026; Applicant is Stephanie Lupton at 760-224-9704 or sjdrafting@gmail.com. This project entails the conversion of the guesthouse garage into living space. Two parking stalls will be provided outside the structure. (Boulos)

Discussion: Project application has been withdrawn

E3

Discussion and possible vote on presentation by Gina Molise, Senior Public Affairs Representative on modifications to the Valley Center Pumping Station on Rodriguez Road concerning larger pumps that will be installed to increase efficiency of the delivery system.

Discussion: Gina Molise, Senior Public Affairs Representative, San Diego County Water Authority, presents a PowerPoint report. She introduces the project to expand the pumping station on Rodriguez Rd. at Jay Jay Road in the Lilac Triangle area of VC. Jackson asks about the reason for the expansion. Jeff Shoaf, also with the SD County Water Authority [the Authority], says the Authority wants to maximize the output of the Twin Oaks Water Treatment Plant [WTP] and to do so will require upgrading the pumping station on Rodriguez Road. The upgrade is also necessary to enhance the Authority's ability to move water around its service area.

Molise then reviews the Authority and the sources of water for San Diego County. Local county supplies are about 17% of the present total consumption. She refers to the previous drought years that resulted in harsh cut backs and the need for diversification of supply sources and local storage. Jack Fox, audience, asks if any of the supply pipelines and canals cross fault lines. Molise replies, yes, several faults. James Gordon, audience, asks about evaporation losses from open canals and aqueducts. Molise says it is too costly to cover aqueducts to limit evaporation.

Molise says there is a better return on investment through conservation efforts and utilizing local supplies than covering aqueducts. She adds that water sources will include desalinated water from the Carlsbad desalination plant that will be blended into system. The Metropolitan Water District [MWD] exports to San Diego County have dropped from 95% to 46% over the past decade and, they are expected to drop further to 30% by 2020. Vick asks about the cost of desalinated water relative to other sources. Molise says desalinated water is presently more expensive, but technology improvements will continue to lower the cost in the future. The estimated additional cost of adding desalinated water to the Authority's blend is about \$5-7 per month per average user.

Shoaf then addresses the Authority's efforts to reduce reliance on the MWD. The Authority is currently pumping treated water from the WTP. This plan will increase the volume of WTP water pumped into Authority's system. The goals are to meet emergency demands and to optimize the output of the WTP. Catastrophic interruption of MWD water supplies, as has happened in the past [1991], would require about two months to repair. In addition, the water from WTP is about \$100 per acre-foot less than MWD water. WTP water would be pumped to the Valley Center Pipeline, which connects major aqueducts from MWD, and would be blended with MWD water to create a less costly blend.

Shoaf and Molise reports that the present plan to upgrade the pumping station on Rodriguez Rd. will make only minor changes to the exterior of the pump station. Two larger pumps will replace the existing pumps and another large pump will be added to increase the throughput volume to 41 cu ft/sec. Glavinic asks about the power source for the pumps, will they use solar photo-voltaic panels? Shoaf says power will come from San Diego Gas & Electric [SDGE] and available mobile auxiliary diesel generators. The upgrade will include improved supervisory control and data acquisition [SCADA], security and communications. The Authority will replace perimeter fences. It plans to up-size the nearby electrical transformer, requiring a new trench to the facility. The upgrades will include off-site improvements to the Air Vacuum and Air Release valves at Hauck Mesa. The Authority will use a design-build procurement method. This method requires the same bidding entity

to design and construct the project in order to reduce coordination inefficiencies and difficulties and other issues. Molise addresses the issue of notice to residents near to the construction sites and coordination with community.

Smith asks how long pumps will be offline during construction. Shoaf replies for the entire construction period. But, no disruption to service will result. Molise speaks to future projects that include: relining of aqueduct pipelines 3, 4, & 5. Pipelines 1 & 2 will undergo structural rehabilitation and lining repair. The **North County ESP pump station** will be completed to facilitate movement of water in the event of an emergency. Smith asks if these projects will coincide with other routine maintenance. Shoaf says, yes. Smith asks why the Authority isn't using solar panels for the pumping station on Rodriguez Rd. Shoaf says the Authority is using solar power at other facilities but doesn't know why it is not being used at Rodriguez Rd. Jack Fox, audience, asks about the path of water sources through pipelines. Shoaf says the pipeline network offers several options for distribution. Vick asks about the reduction of ground water due to the Gregory Canyon landfill lining. Molise says her agency has carefully discussed this issue and made comments during the review process for that project. Glavinic suggests that 70% of the electricity used nation-wide is used to pump water. Molise responds, saying in California 20% of electricity is used to pump or treat water. Shoaf points out several locations where the Authority is recovering electricity as it moves water around the network. He says wind and solar are changing the notion of cheaper electric rates at night since both have maximum output during the daylight hours. He says the Authority is looking for ways to contribute to power generation to compensate for the loss of the San Onofre Nuclear Generating Plant.

Motion: None

E4

Chairman's Smith update on meeting with PDS concerning the median at Sunday Drive and Valley Center Road. Last July the county put a condition to the property to teach out 650 feet of median, of which 300 feet is plants, on Valley Center Road south of Sunday Drive (Smith)

Discussion: Smith asks for comments from members that attended a meeting at the County offices in April. Rudolf cites Wayne Hilbig, the developer, saying we were bad guys for bringing the issue of median removal on VC Rd. up at this point in the approval process and that he [Hilbig] needs left turn access to and from his project. He notes that after the meeting concluded, the PDS director, Mark Wardlaw, said the ultimate solution must arise out of consideration of the entire road, not just the segment.

Jackson says the County listened to the information presented and now has a difficult judgment to make because the project is already approved.

Vick says there was some confrontation between the developer and the VC contingent in attendance. He says if the County asks for only 120 feet of median being removed, that he thinks it should be replaced elsewhere. He adds that Kerry Garza's development at the Konyon Dairy location may be asked to provide a traffic light at Mirar de Valle which could mitigate the anticipated problem at Sunday Drive.

Hutchison observes that the County will be trying to characterize the outcome as a win-win solution for all concerned, but the loss of the planted median, even partial loss, will wound a significant element of the community. He adds that he had recommended that the median be left unchanged and that adjustments to the timing of the traffic signals at VC Rd./ Lilac Rd. and VC Rd./Woods Valley Rd. could mitigate the perceived left turn challenge at Sunday Drive with less cost and disruption.

Quinley thinks the County is considering the removal of half the 650 ft. of median between Mirar de Valle and Sunday Drive.

Glavinic asks about other South Village roads and how they might impact the situation at Sunday Dr.

Smith says that his research reveals that VCCPG did not receive the updated traffic report and that the County and the developer knew it, without saying anything. He says the County is looking for win-win solution. Smith notes that the planted median nearest Sunday Drive will be the most impacted by removal of any of the raised median. He recounts the history of the median development and the challenge the community faced and the efforts the community made to create median. He thinks developer is satisfied with the present median removal requirement and content to move forward with his approved project. The County seems determined to minimize

removal of the median.

Motion: None

E5

Discussion by sub-committee Chair Steve Hutchison on the revised EIR that is coming for the Accretive Lilac Hills Ranch project in the West end of Valley Center. There is a specific concern about the recommended use of Eminent Domain in favor of the project. (Hutchison)

Discussion: Hutchison presents an update on Lilac Hills Ranch. He says he has been in regular communication with Mark Slovick, the County's project manager and Kristen Blackson, a PDS staff member handling California Environmental Quality Act [CEQA] issues for the project, since the submission of comments for the Draft Environmental Impact Report [DEIR] last August. He reports that the comments submitted in response to the release of the DEIR last August will not be addressed by the County Staff as required by CEQA because a number of issues with the original DEIR have been identified as a result of those comments and it has been judged to be more prudent to re-release an entire, modified DEIR for another round of public comment. Comments already submitted for the original DEIR will be responded to subsequent to the re-release of the revised DEIR if they remain germane. Revisions to the DEIR may make some previously submitted comments irrelevant, and those comments will not be responded to. The County will indicate changes to the original DEIR with strikeout text or highlighted additions.

One of the newest issues revealed by Mark Slovick is the potential for using Eminent Domain to convert Mountain Ridge Road from a private road, on a private easement, to a public road. He says that such a move may be necessary for approval of the project to address the need for a second ingress/egress for the project, to potentially provide shorter routes for sewage lines to the Lower Moosa Canyon Water Treatment Plant, and to provide timely access to the project by the Deer Springs Fire Protection District. Such use of Eminent Domain is generally not the policy of the County, but it is not unprecedented.

Rudolf notes that Chris Brown, a lobbyist for the applicant, is present and asks if he could provide some comments on the issue of road development, re-routing water or sewage lines or relocating other components, and addressing specific requirements for fire protection. He elaborates that for fire protection it could mean expanding station 15 on Miller Rd., adding a type 1 engine to that station, building a new station or providing quicker access to the project over Mountain Ridge Rd. He says that such changes are not necessarily requested by the applicant, but may be necessary to meet service requirements of agencies like the Deer Springs Fire Protection District who will need access to serve the project. Hutchison interjects that requirements for such access would not exist except for the extraordinary needs of the proposed project and that making Mountain Ridge Rd. a public road does not comport with County policy.

Hutchison accepted questions for Chris Brown from the audience: Jack Fox, a nearby resident, asked if other roads, like Nelson Way, would be considered for Eminent Domain seizure? Brown replied that as far as he knew, no other private roads were being considered for Eminent Domain seizure at this time. Mark Wollam, a neighboring resident, asked if a senior care center was still being considered for the project? Brown replies, yes, that part of the project has not changed. James Gordon, a neighboring resident, asked about both the potential Mountain Ridge Rd. seizure and any planned use of the private road, Covey Lane. Brown reiterated his statement re Mountain Ridge Rd. and added that he was unaware of any requested changes to the status Covey Lane. Mary Reyes, a neighboring resident, confronts Chris Brown on why Brown keeps insisting that it is other agencies (the County, Fire Districts, etc.) that are causing the need for Eminent Domain on Mountain Ridge Private Road. A lively discussion ensues, with little disclosure of new information. Brown says that as the applicant works through the approval process, the County has identified things that the applicant must agree to do to move the project forward. Such things could include making certain private roads public, requiring specific components for water treatment, and requiring specific mitigations for fire protection. The discussion seemed to be devolving into exchanges on details of the project already addressed. Smith requests that due to other agenda items, discussion on Lilac Hills Ranch needs to conclude. Hutchison concludes the questions.

Motion: None

E6

Discussion on Escondido Safari Heights project and its impact on Valley Center. The project proposes 550 homes on

	100 acres (lot sizes 10,000 square feet to 1 acre) east of Valley Center and north of route 78 and the Safari Animal Park. (Smith)
Discussion: Smith Presents. He says the City of Escondido wants to include the Safari Heights proposed development within its sphere of influence. The proposed development may require secondary emergency access to the north, connecting possibly with Lake Wohlford Road. Safari Heights is outside of VC boundaries and VC will not have much to say about its consistency with the General Plan. Hutchison asks for clarification of the possible connection to Lake Wohlford Rd.	
Motion: None	
E7	Discussion and possible vote on an item from the Mobility subcommittee for approval of a letter of support for the Active Transportation Program. http://www.dot.ca.gov/hq/LocalPrograms/atp . (Jackson)
Discussion: Jackson presents a letter for consideration to support a comprehensive Active Transportation Plan within the County. Glavinic asks if it was presented or discussed in the Mobility SC. Jackson says no, it was not requested timely for such consideration. Rudolf clarifies that County must update the plan every year in order to be considered for state funding.	
Motion: Approve recommended letter for presentation to the County [Everett Hauser]. Appended below.	
Maker/Second: Jackson/Rudolf	
Carries/Fails: 11-0-0 [Y-N-A]:	
F	Group Business
F1	Review and vote on revising the wording of the recommendation vote for Orrin Miller taken at the December 2013 meeting to reflect that we were voting for Seat # 1, not Seat # 15 and revise the January 14, 2014 minutes and submittal letter to reflect that Mr. Miller is recommended for Seat #1. (Smith)
Discussion: Smith explains briefly the need to correct the minutes of December 2013 regarding vacant seats and the VCCPG's efforts to fill them. The proposed correction will facilitate the appointment of Orrin Miller.	
Motion: Correct minutes to reflect seat number change to seat #1. Correction appended below	
Maker/Second: Quinley/Rudolf	
Carries/Fails: 11-0-0 [Y-N-A]: Voice	
F2	All previous candidates for seats # 3 and # 14 will be presented in June and voted on in July. All new application received by June 7 will also be presented in June and voted on in July. (Britsch)
Discussion: Not addressed except in open forum by Smith	
F3	The tribal Liaison sub-committee lost a member to resignation. They are seeking a new member to replace the one who resigned (Glavinic)
Discussion: Jim Wood came to one meeting and then resigned. Smith suggests posting vacancy in Roadrunner.	
Motion: None	
F4	Discussion and update on the Land Development Process Review Committee (Smith)
Discussion: Smith presents by initially reviewing the action to send a letter to the County re this committee. Jim Piva, Ramona Community Planning Group Chair, supported expanding the charter of the Land Development Process Review Committee. Smith reviewed the responses of the BOS, and most agreed that reorganization of PDS has been successfully effected and Deputy Chief Administrative Officer, Sarah Agassi, suggested disestablishment of the committee on 1 August 2014. There will be one more meeting in July. BOS Voted 4-1 to disestablish the committee. Smith advises members to read carefully the propositions on the June ballot to understand changes proposed to fiscal support for Brown Act activities, moving responsibility from state to local governments and the potential implications of such action on San Diego County and its planning and sponsor groups.	

Motion: None		
F5	Next regular meeting scheduled for June 9, 2014	
G	Motion to Adjourn:	9.10 pm
	Maker/Second: Glavinic/Norwood	Carries/Fails: 11-0-0 [Y-N-A]
Subcommittees of the Valley Center Community Planning Group		
a)	Mobility – Mark Jackson	
b)	Community Plan Update – Richard Rudolf, Chair	
c)	Nominations – Hans Britsch, Chair	
d)	Northern Village – Ann Quinley, Chair	
e)	Parks & Recreation –LaVonne Norwood Johnson, Chair	
f)	Southern Village – Jon Vick, Chair	
g)	Tribal Liaison – Larry Glavinic, Chair	
h)	Website – Oliver Smith, Chair	
i)	Lilac Hills Ranch – Steve Hutchison, Chair	
j)	Solar – Oliver Smith, Chair	

Correspondence Received for the May Meeting:

- 1) Delgado Second Dwelling Unit Administrative Permit; PDS2014-AD-14-020; Project address:10320 Lilac Ridge Road' A{N 129-200-00; The project is an Administrative Permit for a second dwelling unit with uncovered parking. The applicant proposes a 2,650 square-foot second dwelling unit with an attached deck and two covered parking spaces, which exceeds the 30% of the living area of the main dwelling and therefore, requires an Administrative Permit. The site has an existing 2,640 square-foot single family residence and a guest house with an attached garage that would be converted into the second dwelling unit. The project would be served by on-site septic system and imported water from the Valley Center Municipal Water District. (LaVenture)

Appended Materials
Item E7:

Everett Hauser, AICP, PTP
Project Manager
Active Transportation Plan
Planning & Development Services
5510 Overland Ave, Suite 310
San Diego, CA 92123

May 16, 2014

RE: CALIFORNIA ACTIVE TRANSPORTATION PROGRAM - COUNTY APPLICATION

Dear Mr. Hauser,

The Valley Center Community Planning Group (VCCPG) understands that the Active Transportation Plan would be a joint effort between the Department of Planning and Development Services, Public Works and Parks and Recreation and would integrate and align the various plans (trail, bicycle, pedestrian) that address active transportation in the un-incorporated county.

VCCPG looks forward to working with staff in the development of the plan and providing valuable stakeholder contributions about the unique aspects of our community.

At our May 12, 2014 regular meeting, the Valley Center Community Planning Group voted 11-0-0 to support the County of San Diego in their effort to secure a non-infrastructure grant through the California Active Transportation Program to create a comprehensive County Active Transportation Plan.

Regards,

Oliver Smith
Chair, Valley Center Community Planning Group
Oliver.smith@philips.com
(760) 703-1455

Item F2: VCCPG Minutes December 2014

F2	Discussion and vote on recommending the appointment of Orrin Miller by the Board of Supervisors to the Valley Center Community Planning Group (Britsch)
Discussion: Britsch cites Orrin Miller's presentation last month and asks for questions. Vick asks to review the application.	

Motion: Move to approve recommendation of Orrin Miller for seat #1 vacancy.

Maker/Second: Britsch/Rudolf

Carries/Fails: 11-0-0 [Y-N-A] Voice