

# Valley Center Community Planning Group

## Minutes of the 21 July 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: 6 August 2014

Approved: 11 August 2014

<b>A</b>		<b>Call to Order and Roll Call by Seat #:</b>									<b>7:03 PM</b>				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
M I L L E R	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	A	P	A	P	P	P	P	R	A		P	

**Notes:**

**Quorum Established: 9 present**

**B Pledge of Allegiance**

**C Approval of Minutes:**

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

**Maker/Second:** Glavinic/Norwood

**Carries/Fails: 8-0-1 (Y-N-A): Voice;** Smith abstains, not present for previous meeting

**D Public Communication/Open Forum:**

None

**E Action Items [VCCPG advisory vote may be taken on the following items]:**

**E1**

Discussion and vote on Planning Group Comments on the DEIR resubmittal for Lilac Hills Ranch (Accretive) project and discussion and possible vote on a transmittal letter for the comments. Lilac Hills Ranch-- PDS2012-3800-12-001 (GPA), SP12-001. Lilac Hills Ranch is a master planned community of 608 acres and 1,746 residences, 90,000 square feet of commercial office and retail space; a 50 room Country Inn; a 200 bed care assisted living facility and civic facilities that include public and private parks, a private recreational facility, other recreational amenities, and, the developer proposes, other public facilities including a fire station and a school. The project is located east of I-15 and south and west of West Lilac Road one half mile north of Circle R Drive. (Hutchison)

**Discussion:** Hutchison presents an overview of the subjects presented in the executive summary of the proposed comments with attention to some of the more glaring inconsistencies with the General Plan [GP] and the Valley Center Community Plan.

Glavinic agrees with the sense of comments but notes typos in Chapter 3. He notes the changes in the County Staff at PDS and suggests there may be an alternative presentation. He wants to rethink Chapter 3 to take the edge off of the argumentative language. He wonders if it is better to reduce the content to be less offensive.

Franck is not worried if County is offended. He says the County should protect the public from this kind of development. He thinks this document is great. He says the County staff is not doing their job in this case.

Vick says he is interested to hear Glavinic's comments on the perceived offensive areas. He notes that the County staff is paid by funds taken from the developer, so there is a conflict of interest. He asserts that the DEIR/Specific Plan is not specific and the County is too much under the influence of the developer.

Norwood asks about roads and how they will be funded and the schedule for construction.

Miller says the comments are well thought-out. He thinks that it is not a problem to be blunt. He is astounded by the arrogance of County to merely amend the General Plan to suit the project and he asserts that this tack sets a dangerous precedent.

Jack Fox, audience, observes that approval of this project would set a precedent for other projects that are on the horizon, like Merriam Mountain. He speculates that Merriam Mountain would also ask for a GP amendment.

Smith comments that most of the comments are written very well. He suggests that the County will resonate with well-written comments. He then cites some excerpts. He follows saying some of the comments are not worthy of a professional document. He says we should focus on issues, not on surly language. He wants the document to be more disciplined and neutral. He thinks VCCPG will get more of what it wants if the document is done well. He then asks what will be documented on paper in the end, he cites phasing issues and suggestions of possible features that may or may not be realized.

Laventureure says they are only doing first phase. Smith notes Accretive can sell at any time. Only obligation is to what county has on paper.

Glavinic points out Chapter 3 has a "salt in wound" statement relative to Advanced Planning Service efforts; he then cites another excerpt for assuring performance.

Smith asks for reformatting and taming language. Offers to reformat the document. Despite formatting and typos he supports document. Hutchison asks Smith and Glavinic to send him revisions based on their objections.

Boulos agrees with Smith's criticisms of lack of professionalism in some of the comments.

Greg Dushak, audience, asks about the distribution of the project between Bonsal and Valley Center. Smith draws distinction of which phases are in Bonsall and VC. Dushak asks why we would object to the project in the VCCPG comments, and then comment on how Accretive should build the project. Glavinic clarifies saying that while VCCPG objects to the project, if it is approved anyway, VCCPG needs to provide the community perspective on its construction. Dushak asks about the authority of VCCPG. Smith responds saying VCCPG gets the opportunity to make recommendations and influence decision makers. He says we are an important voice for the community. Dushak suggests that we are losing focus with the VCCPG comments in the multiple hundred pages. He thinks VCCPG should simplify its comments to key points. Smith tries to clarify how VCCPG responds to issues of a project. Glavinic suggests a letter from nearby neighbors has more impact than from other community members. Smith emphasizes that specific comments have more of an impact. Dushak tries to understand how to formulate his own comments.

Jack Fox, audience, asks if revised comments will be available to public. Smith says yes.

**Motion:** Move to accept this report but before submitting to the County, some of the more flowery language be adjusted and typos removed.

<b>Maker/Second:</b> Smith/Laventureure	<b>Carries/Fails:</b> 9-0-0 [Y-N-A]; Britsch, Quinley and Rudolf absent; Jackson recused because of the proximity of his property to the project
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MILLER	HUTCHISON	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	BOULOS	NORWOOD	SMITH	JACKSON	RUDOLF	LAVENTURE
Y	Y	Y		Y		Y	Y	Y	Y			Y

<b>F</b>	<b>Group Business</b>
<b>F1</b>	None
<b>F4</b>	<b>Next regular meeting scheduled for August 11, 2014</b>
<b>G</b>	<b>Motion to Adjourn:</b> <span style="float: right;"><b>8.45 pm</b></span>

	<b>Maker/Second:</b> Smith/Hutchison	<b>Carries/Fails:</b> 9-0-0 [Y-N-A]
<b>Subcommittees of the Valley Center Community Planning Group</b>		
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	