

Valley Center Community Planning Group

Minutes of the September 8, 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: 15 September 2014

Approved: 13 October 2014

A		Call to Order and Roll Call by Seat #:								7:03 PM				
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	A	A	A	P	P	P	P	P		P

Notes:

Quorum Established: 9 present

B Pledge of Allegiance

C Approval of Minutes:

Motion: Move to approve the minutes of August 11, 2014

Maker/Second: Hutchison/Rudolf

Carries/Fails 8-0-1 (Y-N-A): **Voice;** Laventure abstains because of absence at previous meeting

D Public Communication/Open Forum:

None

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

E1 Discussion with Valley Center Municipal Water District on the impact of the current stage 2 water reduction and sewer expansion for existing users and new projects. (Smith)

Discussion: Gary Arrant, General Manager and Wally Grabbe, District Engineer, Valley Center Municipal Water District [VCMWD] are present, Arrant presents. Arrant plans to address the local water supply and new development but is willing to address other issues as well if desired. He notes that the state has imposed mandatory restrictions presently. On August 4, the VCMWD Board of Directors voted to issue a Level 2 alert condition. Conditions could become more restrictive next year depending rainfall statewide. Level 2 requires certain enforcements regarding water use on existing users and limitations on new development. Installed meters that have no usage at present, will be given a 7500-gallon allocation per month. Large, new developments will have to provide an additional water supply in order to advance under Level 2. The same restrictions apply to district annexations and they too must provide a new water supply equal to the anticipated demand plus one half-acre foot. A couple of projects in Valley Center will be subject to these requirements, including Lilac Hills Ranch. That project did a water supply assessment as required. With a combination of reclaimed water, well water and existing agricultural use meters, Lilac Hills Ranch will satisfy their water supply requirement. If Level 3 is imposed, a percentage of use restriction [20% reduction] would be applied to the project as with all other users. The phasing plan of the project could potentially mitigate the water restrictions without halting the progress of project, if approved. Arrant mentions new water supplies for the San Diego region such as the Carlsbad desalination plant, increases from the California Aqueduct, and other conservation projects that are being considered by the state as the drought continues. Smith asks if the North Village has received a 'will serve' letter yet. Arrant says, no. Those projects are moving forward. They will have a net zero water use with the addition of reclaimed water. Rudolf asks about 'will serve' letters for the South Village. Arrant says none have been issued, but the district is aware of several projects and they have anticipated the water use for them.

Glavinic asks about gray water use. Arrant says developers can use gray water under County and State law, but it is difficult to retrofit systems for gray water use. Glavinic says the local Indian tribes have a claim on 16,500 acre-feet of water and wonders if a deal be made with tribes for its use locally. Arrant says that water must be used to benefit only the tribes. That allocation was made in court in 1968 and is not subject to the state restrictions. Glavinic observes that the County Water Authority says we are in better condition than some areas of the state because of the recent additions to the distribution network and new water sources coming on line in the County. Arrant says some other areas of the state are in much worse shape, having to truck water for domestic use. Arrant says past investments in infrastructure have made a big difference in San Diego County's water position. Smith asks if Level 2 enforcement has affected the current South Village reclamation flow requirements. Arrant says, yes, water flows have curtailed and the district is changing its treatment procedures. Arrant offers to revisit VCCPG with an update on the new sewer system.

Motion: None

E2

Report and vote on the Valley Center Parks and Recreation District request for an updated PLDO priority list from the VCCPG. The annual update includes a five-year park priority for the expenditure of Park Lands Dedication Ordinance funds. The project priority list refers to construction projects, such as playgrounds. The recreational programming list refers to activities such as after school programs or cultural events. (Norwood)

Discussion: Norwood presents. She notes that the proposal [attached] is self-explanatory. She explains the three Park Land Dedication Ordinance [PLDO] projects and their priority. Last year, Rudolf says he requested a change to add other financial vehicles to the wording in item III, Recreational Program Priority List. In sub-item 3b, he asks to change "local tax dollars" to "revenue", and in 3a, add, "including trails" following "...proposed new facilities". Glavinic tries to clarify that trails are not an active use, as required for such funding. Rudolf responds that trails are a part of parks and it is a reasonable addition. Glavinic requests that item II, 2, be amended to add "and adults" after "children." And change to "baseball and softball and other sports programs."

Motion: Move to approve projects priority, goals, and recreational program priority list with changes proposed.

Maker/Second: Rudolf/Glavinic

Carries/Fails: 9-0-0 [Y-N-A]: Voice

E3

1) Review of and vote on Chairman Smith's letter to the County on Valley Center Road Planted median. (Smith)

Discussion: Smith presents explaining the need for the letter [final version attached]. He recounts the history of the discussion between VC, the County, and Butterfield Ranch. He says there is interest in developing the property at the corner of Sunday Drive and VC Road. Such a development could generate enough warrants for a traffic signal, which would obviate the need to remove median to accommodate an acceleration lane.

Motion: Move to approve letter with change to 4th paragraph.

Maker/Second: Glavinic/Rudolf

Carries/Fails: 9-0-0 [Y-N-A]: Voice

E4

2) Discussion and possible vote on recent updates proposed for "County of San Diego Traffic Guidelines". (Jackson)

Discussion: Jackson presents, with a brief review of the 45-page County of San Diego Traffic Guidelines document, based on the one-page summary of changes that accompanied it. He explains the state and county requirements in the guidelines. He says topics such as traffic lights were included to accommodate development. He notes that traffic lights are either paid for by a contribution to the county taxpayer 'pool' or developers can pay the costs of installation. A new requirement is that 60% of residents within a proposed special lighting district must agree to join the county 'pool' for both street lighting and traffic signals and pay for installation. However, if a safety issue exists, the county will install the lighting or traffic signal without a special district being formed. For those who wish to install a 'personal' streetlight, they must pay SDGE to do the installation and maintenance.

Laventure notes that the speed indication sign eastbound on VC Road has been vandalized with black paint.

[The paint was removed within a week following this observation].

Motion: None

F	Group Business
F1	VCCPG attendance review and vote. (Smith)

Discussion: Smith explains the rules governing absences by VCCPG member and the waivers that can be granted. He observes that Laventure has 3 absences. Laventure, in defense of one of the three absences, says it regarded his son's motorcycle accident for which he was life-flighted to the hospital. Laventure accompanied his wounded son to the hospital and consequently missed the VCCPG meeting on the same day.

Motion: Move that we find good cause to excuse the absence and that we authorize a waiver of that absence.

Maker/Second: Rudolf/Glavinic	Carries/Fails 8-0-1 [Y-N-A]: Laventure abstained because he was the object of the vote.
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Notes:

F2	Next regular meeting scheduled for October 13, 2014	
G	Motion to Adjourn	8.05 pm
	Maker/Second: Rudolf/Laventure	Carries/Fails: 9-0-0 [Y-N-A] Voice

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 Meeting:

- 1) From Valley Center-Pauma Unified School District to Mark Slovick at Department of Planning and Development Services with copies to Oliver Smith, Steve Hutchison and the VCCPG. The letter from Mary Gorsuch, VCPUSD Superintendent, sets out the view of the School District on the Draft Revised Environmental Impact Report for Lilac Hills Ranch. The letter includes previous comments from the school district and email correspondence with Randy Goodson and Jon Rilling and others. (Hutchison).
- 2) Public Disclosure Notice that the County of San Diego intends to adopt findings in accordance with the CEQA, Section 15183 for the Nelson Grading Plan (L-Grade) PDS2008-2700-15413. The project is a major grading plan for the placement of excess fill materials from an adjacent approved project. This would result in the creation of two pads on the project site located Valley Center Road and Miller Road. Access to the site would be provided by a driveway connecting to Valley Center Road. Earthwork will consist of a cut of 9 cubic yards, fill of 62,018 cubic yards and import of 62,009 cubic yards of material. Planner is Emmet Aquino at 858-694-8845 or Emmet.Acquino@sdcounty.ca.gov (Quinley).
- 3) County to VCCPG, Scoping letter for PDS2014-MUP-14-029 Major Use Permit; Valley Center Cemetery District; 28953 Miller Road Valley Center at Little Creek Lane; Contact person is Gary Wynn at 760-740-8722 or gary@wynnengineering.com. Valley Center Cemetery District (VCCD) proposes to expand an existing cemetery located on Miller Road. (Laventure)
- 4) Email county to VCCPG, County Acceptance letter for Pennell Second Dwelling, PDS2014-AD-14-010; Owner is Timothy V. Pennell who lives at project location at 12736 Hideaway Lake Road in Valley Center; email: timpennell597@msn.com or 619-247-7925. Applicant proposes the construction of an 801 square foot second dwelling adjacent to an existing 2,157 square foot existing one. (Glavinic)

- 5) Email county to VCCPG, County notification of withdrawal of Administrative permit request for an oversized structure for the McGuire Game/Hobby Room at 31121 Stardust Lane PDS2014-AD-14-006. Owner is Dave McGuire at dave@mcguireconsulting.com ; Contact person is Doug Pedersen at doug@idasd.com. (Boulos)
- 6) County to VCCPG, PDS2013-TPM-21202; PDS2013-STP-13-011, Hatfield Plaza, 27326 Valley Center Rd, Owner is Woods Valley Plaza, a California LLC, P.O. Box 722556, San Diego, CA 92172, (619) 438-4980, APN: 186-208-18 OLU5 05; Applicant and project contact person Jerry Gaughan at 619-204-8797 or Jerrygaughan@msn.com. The project proposes five buildings with accompanying parking with mixed use retail including a drive through restaurant proposed in the center of the development. It will take access onto Valley Center Road from a point in the center of the site. (Vick)
- 7) County to VCCPG, Final Agenda for San Diego County Planning Commission Regular meeting for Friday September 12, 2014 9AM at the COC Conference Center Hearing Room, 5520 Overland Ave, San Diego, CA. Package includes documentation for Zoning Ordinance Update No.30 & County Code Amendments PDS2013-POD-13-003 (Smith, Rudolf).
- 8) VCPUSD to VCCPG, Final Environmental Impact Report (Volume 1 of 2), Valley Center – Pauma Unified School District Sports Field Project, dated August 2014, The project proposes a multi-use sports field in the southeastern quadrant of Cole Grade Road and VC School Road on a 1.9 acre site. (Rudolf)
- 9) Email to VCCPG, Notice of Availability and Public Meeting for SDG&E Master Special Use Permit and Permit to Construct Power Line Replacement Projects Draft EIR/EIS, California State Department of Parks and Recreation and Bureau of Indian Affairs / Bureau of Land Management. SDG&E is proposing to combine over 70 individual use permits and easements for SDG&E electric facilities within the CNF into one MSUP to be issued by the Forest Service. In addition, SDG&E is proposing to replace certain electric power lines located within and outside the CNF. Replacement would primarily include fire hardening (wood-to-steel pole replacement), relocation, and undergrounding. The proposed power line replacement projects will require authorization under the MSUP, as well as approval from the CPUC. The CNF MSUP study area is located within multiple locations within the Trabuco, Palomar, and Descanso ranger districts of the CNF, Orange and San Diego counties, California. The proposed power line replacement projects are located within and outside the Palomar and Descanso ranger districts of the CNF in the vicinity of the unincorporated communities of Alpine, Boulevard, Pine Valley, Descanso, Campo, Pauma Valley, Santa Ysabel, Julian, and Warner Springs within the central portion of San Diego County. Public Information meeting at Alpine Community Center, 1830 Alpine Boulevard, Alpine, California 91901 Wednesday October 1, 2014, 5pm to 7pm. (Smith)

Attached Material from Item E2:

**VALLEY CENTER COMMUNITY PLANNING GROUP
LOCAL PARK PLANNING AREA**

I. 2014-2015 PLDO PROJECTS PRIORITY:

Project Description	Amount	Source
1. Salt cell replacement at Adams Park Pool -ADA pathway, & pool improvements	\$40,000	PLDO
2. New surfacing for Pickleball, Basketball, Benches & shade structure	\$20,000	PLDO
3. New Fencing at Community Hall to accommodate special events, electrical meter & outlets installed. Landscaping adjacent to roadway/driveway, pedestrian gates and driveway speed bumps & striping	\$40,000	PLDO

II. 2014-2015 District Goals:

District Goals
1. Construct or upgrade athletic fields and implement standards for all youth activities
2. Pursue funding and opportunities to open new recreational facilities and serve more children and adults throughout Valley Center
3. Leverage funding to acquire, preserve and restore park facilities in Valley Center
4. Enhance and expand parks, open space and recreational facilities
5. Enhance District-sponsored programs, such as concerts, martial arts classes, and aquatic programs; as well as cultural art various dance programs, baseball, and softball and other sports programs

6. Promote the health and wellbeing of children, adults and seniors through a diverse range of high quality program opportunities.

7. Work together with other agencies to provide a greater range of park and recreational opportunities to area residents

III. 2014-2019 RECREATIONAL PROGRAM PRIORITY LIST:

Priority List

1. Acquire new land for parks, equestrian and recreational use

2. Improve existing athletic fields/facilities

3. Initiate and promote a tax assessment for the purpose of:

a. Collecting ~~local tax dollars~~ **revenue** for operation, maintenance/landscaping and improvements to existing park district facilities and proposed new facilities **including trails**

b. Collecting ~~local tax dollars~~ **revenue** to enable the park district to develop and fund its own youth/ community programs, such as youth tennis, aquatic, dance and martial arts; and adult tennis, aquatic, dance, softball, baseball, etc.

4. Constructing a new community center, gymnasium and senior center

Attached material for Item E3:

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org



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(2 seats pending)

September 9, 2014

Director Mark Wardlaw
County of San Diego Planning & Development Services
5510 Overland Ave, Suite 310
San Diego, CA 92123

SUBJECT: Removal of 190 Feet of Valley Center Road Median

Director Wardlaw,

First I would like to thank you for your efforts in putting together the two meetings between the county, the applicant for the Butterfield Trails project in Valley Center, and representatives of the Valley Center Community Planning Group, on the issue of planted median removal along Valley Center Rd.

The original agreement between the county and the applicant, made without the knowledge of the Valley Center Community Planning Group, was to remove 600 feet of median on Valley Center Road south of Sunday Drive. Within this median area, there is 380 feet of planted median. It is our understanding that, based on our meetings in the last two months, what has been agreed upon between the applicant and the county is now to reduce the amount of planted median to be removed from 380 feet to 190 feet. We also understand that the applicant is not being required to replace any of the planted median being removed with other added sections along the remainder of Valley Center Rd.

We wish to highlight that, through significant community effort and the help of Supervisor Horn, the \$2 million dollars to install and initially water the planted median was accomplished. The community is rightfully proud of this achievement. Having even 190 feet of it removed based on an agreement made more than a year ago between the applicant and the county with zero planning group knowledge or involvement is a major concern that needs to be addressed clearly in the future.

We ask for your support in assuring that the Valley Center community, represented by the elected Valley Center Community Planning Group, be notified in the future in a timely manner of activity planning having a potential impact on our planted median. We ask for the opportunity to participate in those discussions towards highlighting and recommending reasonable alternatives prior to any formal agreement has been reached.

The VCCPG and the Valley Center community would very much appreciate your help and support in this very concerning situation.

If you have questions, I can be reached at (760) 918-7331.

Respectfully,

Oliver Smith
Chair, Valley Center Community Planning Group