

Valley Center Community Planning Group

Preliminary Minutes of the 12 October 2015 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 GP= County General Plan N=Nay P=Present PC=County Planning Commission 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

Forwarded to Members: 26 October 2015

Approved:

A		Call to Order and Roll Call by Seat #:									7:04 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
MILLER	OCONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDOLF	GARRITSON	JACKSON	
P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	

Notes:

Quorum Established: 14 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of 14 September 2015 as corrected

Maker/Second: Hutchison/Janisch **Carries: 12-0-2 (Y-N-A):** **Voice;** Jackson, Plotner absent in September

D	Public Communication/Open Forum:
	None

E	Action Items [VCCPG advisory vote may be taken on the following items]:
E1	Discussion and possible vote on Granger Solar -PDS2015-MUP-13-019. Located at Mesa Crest Road and Avenida Annalie; owner and project manager is Patrick Brown, NPL Granger A82 LLLC; phone 619-733-2649; email Patrick.brown@baywa-re.com . The solar facilities would be installed on a portion of the 40 acre property. The site would be fenced and unmanned. Access to the site will be from Mesa Crest Road. (Smith)

Discussion: Smith introduces the project with a brief description and introduces a motion for approval. Patrick Brown, Baywa [applicant] describes the solar installation and operation. He notes that he has received Fire District approval for the project. He notes that there will be no overhead lines within the project. He cites the landscaping buffer at the margins of project and notes that large, boxed trees are proposed. He has an interconnection power purchase agreement with San Diego Gas & Electric [SDGE]. He states that he has DRB approval of the proposed plant palette. Smith presents the results of meetings with neighbors. He cites the agreement with the applicant to repair/replace a culvert across Mesa Crest Rd at the northwest corner of project. He says the SC agrees with the DRB on the landscaping plan. He notes that grading will occur first followed by fencing and landscaping. There are still some drainage issues to be resolved. Also, glare has arisen as an issue for some neighbors. There is no road maintenance agreement in place for Mesa Crest or Mesa Verde and the applicant will **maintain return** the road **in to** original condition **during and** at the conclusion of construction. Also, the applicant will participate for twenty years in periodic road maintenance in concert with the neighbors. Boulos asks about the plans for the unused portion of the property. Brown says it will remain sloped and unused. Boulos asks if Baywa purchased the property or leased it. Brown cites a purchase option presently. Jackson asks if the array can be tweaked to remove glare for the neighbors. Brown says glare is geometrical issue that depends on the azimuth of the sun and the angle of the panels at any moment. He says that the panels are manufactured to absorb light not reflect light. They have a non-reflective coating. He says

residual glare may result, but it would last only 15-20 minutes in certain seasons. Jackson suggests the applicant find a junior optics student to evaluate glare potential for the benefit of the community. Brown says glare is not desired by anyone and will be minimal if any. Boulos asks about the construction/maintenance hours. Brown says generally 7 am-3 pm. Smith asks if there is a deadline for installation. A deadline is not an issue for this project. He anticipates a short-term construction period. Brown will be the on-site construction manager. Britsch asks about the location and principal access. Brown says Mesa Verde is the main access from the nearest county road. Janisch asks again about glare as represented in a photo from a different site and Brown suggests that the photo of glare presented is real, but won't be happening at his site. Janisch asks about brush removal for fire prevention. Brown responds with a plan to have a buffered clearing. Garrison asks about glare again. Steve Berneberg, audience, speaks about the incline of some panels. Brown acknowledges some minor incline as a result of topography, but says such inclines are not by design. Berneberg suggests that in his experience glare can occur with a low angle of incidence. He says he doesn't trust the geometric models for glare. He indicates he wants a 20/24-foot wide road in front of the project. Brown says he has limited funds to deal with the several road issues raised and he needs priorities. Berneberg cites the dead vegetation at the Vesper Rd. solar project and the fact there has been no code enforcement action. He worries about noise from weed whips. Brown says the project site is **too** large to weed whip. He will use a larger mower. Smith asks Mindy Fogg, audience, about county concerns or issues for project. She declares none. Smith concludes asking for a rereading of the motion with the fifth item included.

Motion: Move to recommend approval of the Granger Soar Project PDS2015-MUP-13-019 with the following comments:

1. There is an agreement between the applicant and the neighboring residents regarding repairing or replacing the culvert across Mesa Crest Road at the northwest corner of the property.
2. VCCPG agrees with the DRB approval of an updated plant palette for the landscaping.
3. The local residents request that the site outer fencing, fencing slats and landscaping all be implemented at the earliest possible time.
4. The applicant be asked to continue to work with residents concerned about drainage and glare.
5. Road maintenance is to be addressed during construction and periodically thereafter on a fair-share basis, recognizing such maintenance is on a private road.

Maker/Second: Smith/Quinley

Carries: 14-0-0 [Y-N-A] **Voice**

E2

Update on Board of Supervisors upcoming hearing on Lilac Hills Ranch tentatively set for October 14, 2015. (Hutchison)

Discussion: Hutchison presents. He observes that the BOS postponed consideration of the Lilac Hills Ranch project due to a request for advice from the Fair Political Practices Commission [FPPC] on a potential conflict of interest on the part of Supervisor Bill Horn. The supervisor owns in excess of 36-acres a little over a mile from the project and the commission judged that a decision on the project could affect the value of that real property. As a result, Horn was advised he had a conflict of interest and that he must recuse himself from the consideration and vote on the Lilac Hills Ranch project. The supervisor does not agree with the commission's finding and has indicated he will submit new data for consideration by the FPPC. The BOS may consider the project as early as 28 October, but it will likely depend on how soon the response from the FPPC is received. Conceivably, consideration could be put off until January 2016.

O'Connor asks about a Lilac Hills Ranch related issue concerning a clearing and wetland dumping complaint. Hutchison reports that he has not received any news on that issue recently, but is awaiting word from Sarah Aghazzi, Deputy Chief Administrative Officer, on a review of the investigative report concerning dumping debris in a Resource Protection Ordinance [RPO] wetland. He states that he is also expecting a response from the Army Corps of Engineers on the same issue [the wetland is a Waters of the United States (WOTUS) protected wetland]

Motion: None

E3

Update from North Village Subcommittee on PDS2015-STP-15-012 Arco AM/PM project at corner of Cole Grade and Valley Center Road. (Quinley.)

Discussion: Quinley says there is a dispute concerning the completeness of the documentation the DRB saw for this project, so there will be a joint meeting with the DRB and the North Village SC. She cites issues of automobile access and alcohol sales. She will bring the project forward to the VCCPG after the joint consideration. Jackson asks about the need for another gas station. Quinley says that is not supposed to be a consideration for the SC or VCCPG. Vick notes that such consideration is addressed in the community plan and should be discussed.

Smith notes an anonymous complaint about allowing a Rite-Aid into Valley Center was posted. He suggests such folks be informed of VCCPGs meetings concerning the Rite-Aid project. He remonstrates his concern for anonymous letters. He asserts the need to have a public discussion on such projects that result in recommendations to the county for consideration. Vick asks if we are able to give enough notice to allow participation at SC meetings. Garritson and Boulos cite the web site notice potential that is under construction. Quinley asks Dave Ross, Roadrunner Editor in the audience, about meeting notices on the front page. Ross says the Roadrunner can accept notices as late as Monday before publication. Valley Center Happenings has a Monday deadline every other week. Ross asks if preliminary VCCPG minutes can be sent out. Hutchison says that is not a good idea given that corrections may be made before final approval. Vick says social media can have a big impact on issues and it should be used whenever possible. Garritson notes usefulness of social media.

Quinley objects to the notion of buying alcohol at a gas station. Garritson says one can already do this at any 7-11 convenience store. Smith notes that the sheriff would prefer an AM/PM to the Delfino's fruits and vegetables stand presently located on the site. Jackson notes the increased traffic generation with a gas station and the lack of subsequent land uses likely once a gas station is built. Quinley announces that the documents for the project arrived today.

Vick asks Mindy Fogg, County PDS in audience, about grant assistance for development of a preliminary design for a roundabout. She says there is presently no project to cite in a grant application, so the county is unable apply for one now. Vick asks about the criteria for a grant. Fogg says the county needs a specific project to submit an application. Fogg says she will follow up.

Motion: None

E4

Report from Mobility subcommittee on planned meeting with the County to discuss safety and traffic calming measures at corner of Valley Center and Ridge Ranch Roads. (Miller)

Discussion: Miller presents. He asks if VCCPG will promote the website if it is to be used for meeting notices. Boulos and Garritson say it will be promoted.

Smith notes the objection of the Ridge Ranch HOA to VCCPG's consideration of traffic issues at the intersection of Ridge Ranch Road and Valley Center Road. Smith says there is a need for a meeting with neighbors to discuss the alternatives. He suggests that the letter sent to Bill Miller by the HOA president regarding the road issue was inappropriate. Miller clarifies that the issue is not one for the HOA. It is a public safety issue. He did suggest that the HOA attend the meeting for neighbors and was rebuffed. Hutchison suggests taking the results of the neighbor meeting to the Mobility SC for a formal recommendation. Miller describes his ideas for resolution of the issue short of installing a traffic signal:

1. Move the northbound "45 MPH" speed limit signs, including the electronic sign, south of the Ridge Ranch Road intersection.
2. Move the southbound "60 MPH" speed limit signs to a point south of the Ridge Ranch intersection. Add "45 MPH" speed limit signs going up the hill to the south from the Woods Valley Road intersection.
3. Construct acceleration lanes both north and south along Valley Center Road from the Ridge Ranch Road intersection. A southbound left-turn lane exists on Valley Center Road into Ridge Ranch Road. For a southbound acceleration lane on Valley Center Road out of Ridge Ranch Road it would be necessary to remove a portion of the median concrete barrier to allow enough room.

4. Construct a northbound right-hand turn lane into Ridge Ranch Road.
5. Contact the Sheriff's Department or the Highway Patrol to see if we can get an out of service "Black and White" to park on Ridge Ranch Road at the intersection, where the northbound traffic can see it for three months.

He says most accidents at the intersection come from wide right turns into Ridge Ranch Road resulting in rear end collisions. He says his first suggestion is not costly. He notes that the remaining items would require budget to achieve. Vick asks if we have accident history for the intersection. Miller says the county has it. Jackson confirms. Garritson suggests his father had an accident there. Garritson asks about the u-turn at Banbury. Miller confirms that it is an official u-turn that could be used to avoid a left-turn out of Ridge Ranch Road. Quinley notes the opposition to a six-lane road at that intersection. Miller reports that Kenton Jones is the county contact. Murali Pasumarthi, DPW safety engineer, may attend a meeting of neighbors. Miller clarifies the need to contain attendance at meeting. Smith cites the need for civility and reasoned consideration. O'Conner asks about objections from the HOA and Miller explains the mechanics of the proposed meeting. Quinley cites her objection to the emails from the HOA, as a resident.

Motion: None

E5

Discussion and possible vote on Sherman Second Dwelling; PDS2015-AD-15-032 located at 30686 Saddleback Road near Cool Valley Road. Owner is Barry Sherman- email: shermancompany@gmail.com. Project contact person is Mike Mitchell of Residential Designs at 760-484-0182 or residentialdesigns@yahoo.com. The PLS project manager is Browyn Brown at 858-495-5516 Sherman requests administrative permit to increase size of second dwelling from 714 square feet to 946 square feet, thereby adding a second bedroom to the dwelling. (Garritson)

Discussion: Garritson presents with description of project size. He cites the reason for the addition to be an accommodation of the owner's mother-in-law. He says he has seen the plans and moves to approve the request. Quinley asks the reason to seek permission for the addition. Garritson advises that the addition puts the dwelling over the county's size limit for such a second dwelling. Jackson asks about the limits for the type of permit being required for this project. He suggests that other VC residents may make similar requests that could impact roads by doubling traffic as a result of increased density. Smith asks if the neighbors have been notified/contacted. The applicant, Barry Sherman, says he has sent 21 notices to neighbors and notes there will be diminution of traffic having his relative on-site rather than commuting to his residence. Smith notes the importance of documenting neighbor input for such decisions. Norwood asks how close to the property line the structure is. Sherman says it is 150' from the property line. Britsch confirms the need for neighbor consultation. Smith asks if delaying the decision until next month would impact Sherman's plans. Sherman says no. Garritson says the project looks good. Plotner suggests the additional 200 square feet can make the residence work as an apartment. Jackson concurs that such structures can result in rentals once the initial inhabitant leaves. Sherman says his mother-in-law is downsizing from a 3000 square foot home and she still likes to entertain, hence the need for the additional space. Quinley agrees that the neighbors should be consulted before a decision is made. Smith explains how the consultation with neighbors usually works. Boulos asks if there is an independent septic system. Sherman says, yes, he has an approved system. Discussion of neighbor notification ensues.

Motion: Move to approve the project to expand the second dwelling from 714 to 946 square feet at 30686 Saddleback Road [PDS2015-AD-15-032].

Maker/Second: Garritson/ none

Fails: no second

Motion: Move to hear this project next month after neighbors have been consulted.

Maker/Second: Quinley/Norwood

Carries: 13-1-0 [Y-N-A]; **Voice** Garritson dissents

E6	Information on TM 5047-1, Live Oak Ranch Grading Activity at Cobb Lane and Valley Center Road (Smith)
<p>Discussion: Smith reports that this project has expired and is subject to forfeiture of a “faithful completion bond”. The owner must restore the project site to as close to original condition as possible. Smith explains the original owner defaulted and a subsequent weed abatement issue arose. The financing bank refused to pay for weed abatement. The Fire Marshal suggested removing brush along the perimeter to create a buffer. Smith cites a similar issue for Segal Ranch. Smith continues to clarify the cost of weed abatement and how such issues are handled short of rigorously insisting on restoration.</p>	
<p>Motion: None</p>	
<p style="text-align: right;">Carries/Fails [Y-N-A]:</p>	
F	Group Business
F1	Report and update on the applications for a 2016-2017 CalTrans sustainable Transportation Planning Grant.
<p>Discussion: Mindy Fogg, PDS, says there is no project to propose so not likely to get a grant. Vick suggests VCCPG propose a project for a roundabout at VC Road and Mirar de Valle. Vick cites how a roundabout will create a safer intersection at VC Rd and Mirar de Valle. He reads a letter in response to a comment in the Roadrunner citing the safety implications of modern roundabouts. He reports that Kerry Garza [Park Circle developer] supports idea, but needs to know the desire of VCCPG. Boulos suggests that VC Fire Chief Joe Napier doesn't like roundabouts at all because of the potential delays caused during emergency situations. Vick says emergency vehicles would be part of the proposed study. Smith cites the Carlsbad Blvd. traffic circle inadequacy. He suggests that we need a roundabout design to consider specifically for Valley Center. Vick says that is the goal of his proposal. Smith says that would be a good place to start.</p> <p>Garritson doesn't think a roundabout on VC Road would work. Jackson clarifies the distinction between roundabouts and traffic circles [traffic circles have a relatively small radii and no directed approach while roundabouts have directed approach and much larger radii] . Janisch says the state has updated their attitude toward roundabouts to be more enthusiastic. She suggests perhaps they could be a resource. Hutchison clarifies emergency vehicle use of roundabouts and the fact that emergency vehicles typically come to a near stop at traffic signal controlled intersections to avoid collisions. Smith relates a story from a recent bus trip in northern California. Smith proposes obtaining a planning grant that would consider a number of options. He points out that no vote is possible tonight. Smith as chair can submit a proposal to the county before the next meeting and it can be ratified subsequently. O'Conner additionally clarifies emergency vehicle use of roundabouts and suggests that we include road 14 and 19 in the study. Vick says the county is already addressing roads 14 & 19 and adding them to the proposal may confuse the issue. Norwood asks about other possible traffic calming alternatives. Smith asks for opinions on the issue. Garritson disagrees with the implementation of roundabouts. Jackson, Britsch, Hutchison, Miller, Fajardo, O'Connor, Quinley, Boulos, Plotner, Vick, Janisch and Norwood agree it should be studied.</p> <p>Smith says that there will be a meeting with a limited attendance to discuss the possibilities for the alignments of roads 14 and 19. The county and planning group will discuss the possibilities. Smith asks for comments. Jackson asks if DPW will be there. Fogg says, yes. Jackson suggests that DPW should be responsible for locating the road. Smith says PDS originally put it on the Mobility Element map. Hutchison cites the Mobility Element road through the Hatfield Plaza project that can't be reasonably moved within ¼ mile successfully. Miller says his SC will be considering that project and is looking for guidance regarding the road. Fajardo is concerned about road 19 going through her front yard. O'Connor is anxious to have a meeting to clear up problems with several projects affected by the alignment of road 19. Janisch is uncertain of what is being asked in terms of a comment from VCCPG. Smith clarifies and suggests we need to make a recommendation on Hatfield Plaza by the November meeting or not be heard by the county. He cites a lack of timely documentation for Hatfield. Norwood says we need to move projects forward, so she supports the meeting.</p>	
<p>Motion: None</p>	
F2	Subcommittee updates (all subcommittee chairs)

Discussion: Smith notes that there is some confusion about the appointment of Keith Robertson to VCDRB and is hopeful it can be cleared up quickly. Britsch is asked about a vacancy on the I-15 DRB and says he will investigate. Smith explains that the I-15 DRB evaluates impacts on the view-shed along I-15. Jackson asks if Mike Mahan was appointed to I-15 DRB but Smith notes he has not attended in a year.

Smith reports that there are no other solar projects in review at this time. He recounts other earlier projects that have been abandoned or approved and some of the details surrounding them.

Vick notes the value of Solar systems. Miller.

Boulos says the Website SC met last week. The SC should have a new look for the website. Garritson has been working on the architecture of the site. The site is based on Google Drive and Google Calendar. Garritson discusses some of the details. Smith adds an opinion on the naming protocol for documents as opposed to the six-digit protocol proposed by Garritson. There was some further discussion of the merits of both approaches. There is some discussion of file size and templates. Boulos acknowledges the need for training, but suggests there are advantages to the new approach. There are ways to interface with the requirements of the county and still have an independent site. Garritson describes some of the mechanics of the new site. The new site is VCCPG.com.

Motion: Move to add Ashley Miller to the Website Subcommittee

Maker/Second: Boulos/Garritson

Carries: 14-0-0 [Y-N-A]: **Voice**

F3

Next regular meeting scheduled for 9 November 2015

G

Motion to Adjourn:

9.54pm

Maker/Second: Smith/Quinley

Carries: 14-0-0 [Y-N-A] **Voice**

Subcommittees of the Valley Center Community Planning Group

- | | |
|----|--|
| a) | Mobility – Jon Vick, Chair |
| 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 –Bill Miller, Chair |
| g) | Tribal Liaison – James Garritson, Chair |
| h) | Website – Jeana Boulos, Chair |
| i) | Lilac Hills Ranch – Steve Hutchison, Chair |
| j) | Solar – Oliver Smith, Chair |
| k) | Ad Hoc Committee on Handbook Update and Member Training – Ann Quinley, Chair |

Correspondence Received for the Meeting:

- 1) City of Escondido, Planning Division to VCCPG. Notice of Preparation/Notice of Public Scoping meeting for Safari Highlands Ranch, City Case #: SU 15-0019, ENV 15-0009. The city of Escondido will be the Lead Agency for the preparation of an EIR for the Safari Highlands Ranch project, located at 23360 Old Wagon Road, Escondido. The proposed project is located on 1,098 acres of vacant land east of Rancho San Pasqual and just north of the San Diego Zoo Safari Park. The project proposes to build 550 single family residential units along with new public and private parks and open space, a new City fire station, a community center, and on-site sewage treatment and a system of new private and public streets. Comments must be sent to John Helmer, Planning Consultant, City of Escondido Planning division 201 North Broadway, Escondido 92025; phone 760-839-4671 no later than 5:00 PM on October 12, 2015. Comments

may be submitted to safarihighlands@escondido.org. Addition information about the project may be obtained on the city's website at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>

- 2) Army Corps of Engineers to VCCPG; Gregory Canyon Landfill; Public Notice/Application No-SPL-2010-00354-00354-SAS; Applicant is Todd Mikles at 619-294-9889.. The proposed Gregory Canyon Landfill would affect the San Luis Rey River and Gregory Canyon. It would permanently discharge fill materials into approximately 0.543 acres and would temporarily discharge fill materials into 0.563 acre of jurisdictional waters of the US within the San Luis Rey River and in Gregory Canyon associated with constructing a new Class 111 landfill. Specific US Army Corps of Engineers activities include constructing a pile support bridge over the San Luis Rey Rive and discharging materials into approximately 5,021 linear feet of an unnamed water of the US in Gregory Canyon to construct the landfill liner, stability berm, and ancillary facilities. The comment period ends October 24,2015. Comments can be sent to gregorycanyoneis-spl@usace.army.mil. The contact person is Jim Simmons CCI, 160 Industrial Street, Suite 200, San Marcos, CA 760-47102365.
- 3) Department of Public Works to VCCPG; the County of San Diego, Department of Public Works evaluates concrete structures through inspections and requests received from residents and determines which locations throughout the County warrant repair or replacement. The County Board of Supervisors will be asked to authorize repair of Meadow Glen Way. The construction is scheduled to begin in February 2015 and will last approximately three months. Project manager is Michael Aguilar at 858-694-2817 or Michael.aguliar@sdcounty.ca.gov
- 4) PDS to VCCPG; Rite Aid-Cole Grade; PDS 2015-STP-15-002; Located at Corner of Valley Center and Cole Grade Road; owner is Halferty Development Company LLC, phone 626-405-0956 or email Cpeto@halferty.com; Applicant is Chris Peto and project contact person is Gary Wynn at 760-749-9412 or Gary@wynnengineering.com. Halferty Development Company LLC is proposing to develop a Rite Aid Pharmacy at 28535 Cole Grade Road, an existing developed site, currently in use by The Corner Skillet Restaurant. The site is subject to General Plan Use Designator of General Commercial/Village, Zoning C36 and contains a B (Design Review) special area regulation with setback designator "O". Prior to the Rite Aid construction, the demolition of the existing building structure will take place with minimal grading in order to prepare the site for construction and off-street improvements. (Quinley)