

Valley Center Community Planning Group

Preliminary Minutes of the 9 November 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: 8 December 2015; 14 December 2015

Approved:

A		Call to Order and Roll Call by Seat #:								7:01 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
M I L L E R	O C C O N N O R	J A N I S C H	H U T C H I S O N	B R I T S C H	P L O T N E R	Q U I N L E Y	F A J A R D O	B O U L O S	N O R W O O D	S M I T H	V I C K	R U D O L F	G A R R I T S O N	J A C K S O N
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Notes: Rudolf arrives 7.06pm

Quorum Established: 14 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of 12 October 2015 as corrected

Maker/Second: Hutchison/Janisch Carries: 14-0-0 (Y-N-A): Voice

D	Public Communication/Open Forum:
	None

E	Action Items [VCCPG advisory vote may be taken on the following items]:
E1	Discussion of (now withdrawn) Sherman Second Dwelling; PDS2015-AD-15-032 located at 30686 Saddleback Road near Cool Valley Road.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 PDS 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 second dwelling. (Garritson)

Discussion: Garritson notes that the project has been withdrawn.

Motion: None

E2	Discussion of meeting with PDS concerning Road 19 . (Smith and Vick)
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Discussion: Smith introduces the purpose of the stakeholders' meeting and the attendees: Vick, Smith, Chief Joe Napier and Jim Wold attended from Valley Center. Smith says he asked for a definition of Road 19 so VCCPG can make determinations on projects adjacent to the presently mapped route. Smith notes that the present route divides the proposed Hatfield Plaza in two. Napier is said to have commented on the potential obstruction that could be caused by a roundabout. Napier asked about Average Daily Trips out of the proposed Park Circle project as a potential issue. Smith says nobody was making suggestions for resolution, merely gathering information. Smith notes there will be a **public stakeholder** workshop at the VC Library on 17 November 2015 at 2 pm. Many agencies will attend. Smith is looking for a resolution on the alignment of Road 19. Vick suggests leaving the road as is. Smith says another alternative is to abandon the road completely, or move the northern portion of the road to the west. He observes that the importance of the road in relation to the

South Village is to relieve some traffic on VC Road.

Norwood asks about the road that was proposed on the east side of VC Road. Rudolf asks if Bob Citrano, PDS, attended the meeting? Smith replies, no. So, Rudolf observes, nobody involved in the General Plan Update was present. Rudolf cites the agreement with the County to have two roads parallel to VC Road in the South Village to create a grid. He laments that nobody was present to present the original idea of two parallel roads. He says a return to the original plan would have a road extending from Woods Valley to Charlan on the east, and from Woods Valley to Mirar de Valle on the west. Then by moving the northern section of Road 19 to the west, running from Mirar de Valle and eventually, emerging at Hideaway Lakes and Lilac Road. He says such a route would address the needs with minimal impact. Jackson points out that funding by development will be a problem for the northern section of 19. Smith says the County views Road 19 as a way to avoid clogging VC Rd by diverting traffic to Lilac Rd. And/or, traffic from Woods Valley Road could divert around VC Rd. Smith says Road 19 would be useful if Mirar de Valle is ever built through to I-15. Rudolf notes it is a mobility element road and would divert traffic around VC Rd whether from I-15 or from Escondido or Woods Valley Rd.

O'Connor asks about the need for full residential and commercial build out of the General Plan. Smith posits we have never had full build out. O'Connor says Road 19 must be built to accommodate the community plan. He cites the needs of moving people and emergency vehicles with higher density in the future. Larry Glavinic, audience, agrees with Rudolf on the need to expand the road network, even just to accommodate the nearby casinos. He says we need a way to bypass VC Road to get to Cole Grade Rd. He suggests possible routes over the granitic ridge separating the North and South Villages. He then suggests the possibility of a tunnel through that granite escarpment. He notes the County's disregard for Valley Center. He admits none of our road needs are simple to construct. He says VCCPG needs to take a stand on the roads. Miller says the South Village SC continues to consider plans for both Hatfield Plaza and Park Circle. But, he needs resolution on Road 19 to advance these projects. He wants direction on whether to move them forward or put them on hold. Smith's direction from Mindy Fogg, PDS, is to move these projects forward without regard to Road 19. Miller asks about possible conditions on the two projects that would address the eventual resolution of the alignment. Smith acknowledges that conditions are possible, but he warns that they may not be useful. The County could move Road 19 to the east overlapping VC Road [and still remain within ¼ -mile of the original alignment]. Smith suggests that the SC can make a recommendation to the VCCPG for action. Dave Bojorquez[?], Valley Center Oil, Corp., audience, says he is not providing acreage to Jerry Gaughan for the Lilac Plaza project. Jim Chagala speaks against moving Road 19 to the west of the Orchard Run project or even farther. He says such a western alignment would not serve the purposes intended for diversion of traffic from VC Road. Lisa Million, audience, is a neighbor to Road 19, and asks if we are trying for mobility or the design of the village. She suggests the County believes VC Road is not congested. Garritson agrees. Million asks about traffic calming on VC Road. Smith reiterates the **public stakeholder** workshop offered by county on 17 November 2015 at 2pm.

Motion: None

E3

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

Discussion: Miller presents. He cites the 14 October 2015 meeting with the Ridge Ranch HOA, miller, vick, and Kenton Jones, county traffic engineer. He says the County took the concerns seriously. A follow-up call to Jones a couple of weeks ago has not resulted in a response yet. He will allow another week before trying to call again.

Smith spoke to Murali Pasumarthi, DPW traffic safety. Pasumarthi said he would be able to restripe the road to create a left turn pocket and right turn pocket without additional approval. He claims that he can achieve 70% of the objectives with much less cost and no further approval needed. The County has no money this year to do construction. The speed limit signs cannot be moved as a result of state law requirements. Smith says restriping is a good step forward. Rudolf asks if the lack of alternatives results in no recommendation from the SC because the County won't do any of the proposed alternatives. Vick asks what else we should be doing. Rudolf clarifies, saying he meant all the alternatives we have suggested are reasonable, but none are acceptable to the County. Vick suggests there are still options to consider. Miller clarifies that his discussions

with the County on this issue are separate from VCCPG's. Discussion follows about whether the alternatives have been presented to the County and if there are higher road safety priorities since the County has rejected the possible alternatives for Ridge Ranch Rd. Miller clarifies that some suggestions require extensive review but may be possible, so he intends to pursue those options even if they require state review. Rudolf suggests the Mobility SC continue to review the issue and participate in achieving a solution. The HOA apparently has a divergent view for a solution. Miller will pursue the issue as a private citizen and Vick will continue to follow the issue for Mobility SC.

Motion: None

E4

1) **Motion on Roundabouts:** (Vick).

Whereas traffic is passing through our South Village at speeds in excess of the posted 45 mph speed limit thus causing accidents and creating safety issues and making it difficult to shop at S. Village businesses, and

Whereas the average daily trips are already above 20,000 and are expected to increase further, and

Whereas slower traffic will allow the roadway to accommodate more ADTs, and

Whereas there is currently no traffic calming such as a landscaped median through the S. Village, and

Whereas a roundabout will slow traffic in the heart of the S. Village by 42%, and

Whereas a roundabout in the S. Village will create a true Village Center, and

Whereas the US DOT (Department of Transportation). Federal Highway Administration has published documents stating that roundabouts reduce serious accidents and are safer for emergency vehicles to negotiate than signalized intersections, and

Whereas other communities in CA are successfully installing roundabout to slow traffic and improve safety while keeping traffic moving, therefor the following motion is proposed:

"The Mobility S/C recommends to the VCCPG that the PG investigate further the opportunity to create a roundabout at the intersection of VC Road and Mirar de Valle, and work with the developers who own the four corners and the County to develop a detailed design and budget for this project."

Inherent in this motion are the following assumptions:

1. That the developers of the 4 corners are not in opposition and will make the necessary land available.
2. That the development of the roundabout will not slow their projects down
3. That the cost of the roundabout over and above the cost of signalization will not be borne by the developers.
4. That a roundabout will not impede emergency vehicles
5. That the County will support a roundabout at this location as it will slow traffic and reduce serious accidents.

Discussion: Vick Presents. He reviews the request for a grant to plan a roundabout at VC Road and Mirar de Valle intersection. Mindy Fogg, PDS, noted that grant funds could not be used for design. Vick approached Kerry Garza, Park Circle developer, about his interest in helping with the plan and Garza was willing to give up land for a roundabout and offered a roundabout design that was modified to conform to Federal Highway Administration [FHWA] standards. Vick offers data that relates to roundabouts' ability to slow traffic. Vick cites motion at the Mobility SC that was approved as a recommendation to the VCCPG. He reviews the conditions built into his motion:

1. That the developers of the 4 corners are not in opposition and will make the necessary land available.
2. That the development of the roundabout will not slow their projects down
3. That the cost of the roundabout over and above the cost of signalization will not be borne by the developers.
4. That a roundabout will not impede emergency vehicles
5. That the County will support a roundabout at this location, as it will slow traffic and reduce serious accidents.

He notes there is no opposition from the affected developers. He points out that costs relative to a signal must be determined. He cites Federal Department of Transportation advice that roundabouts can be safer and more efficient for emergency vehicles. He asks for approval of his motion. Janisch observes that complaints about the inability to turn in a roundabout were due to the smaller diameter of traffic circles. Vick says the County will study the proposed roundabout geometry in terms of large vehicles to confirm the design can accommodate them. Smith notes that Pasumarthi needs an AutoCad file to proceed with

the analysis. Janisch asks about pedestrian accommodation. Jackson says there can be pedestrian lights that stop traffic. Garritson asks about the cost relative to a traffic signal. Vick acknowledges that roundabouts can be more expensive. Hutchison notes the possible long-term savings relative lower life cycle costs given that traffic signals require periodic retiming and light maintenance. Glavinic, audience, complains that roundabouts are not scalable for growth. He says the need for parallel roads to Valley Center Road is a higher priority than a roundabout on VC Rd. Garritson doesn't see the need for a roundabout on VC Rd. Boulos cites conversations with residents and realtors and says there is a significant resistance to roundabouts on VC Rd. She suggests we need to expand the investigation in certain areas. Vick counters with the notion that this discussion is to identify a design for consideration. Rudolf agrees and expands on that idea. O'Connor cites a northern California city with a roundabout and notes his experience driving fire engines. He agrees with the relative safety of roundabouts. He declares the need to slow traffic through the South Village. He approves of the idea of studying roundabouts. Janisch says the Mirar de Valle intersection needs something more than a signal. Plotner, supports roundabouts, citing her experience with roundabouts in Brooklyn and other experience. She sees the need for careful study. Vick notes that slower traffic allows more vehicles on the road efficiently. O'Connor again notes the need for traffic calming on VC Rd. Vick agrees. Norwood questions the design diameter. Smith also questions the design diameter. Rudolf suggests that there is a need for further consideration. Vick reiterates the need to slow traffic and that a roundabout is a logical solution.

Motion: The Mobility SC recommends to the VCCPG that the PG investigate further the opportunity to create a roundabout at the intersection of Valley Center Road and Mirar de Valle, and work with the developers who own the four corners and the County to develop a detailed design and budget for this project.

Maker/Second: Vick/Quinley

Carries: 14-1-0 [Y-N-A]

MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDOLF	GARRITSON	JACKSON
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y

E5

PDS2015-ABC-15-007;Valley Center Oil Corporation located at 28010 Valley Center Road; This existing minimart gas station seeks an ABC license to sell beer and wine. (Norwood)

Discussion: Norwood presents. She identifies the permit being requested by the applicant and then cites the map of liquor outlets [package stores and restaurants] presently in VC or planned. Smith expands on the map to explain the distribution of licensees and prospective licensees. Bates Nut Farm uses temporary event licenses. Discussion of the various licensees ensues. Norwood presents the County criteria for granting a license. She says none of the criteria apply to Valley Center Oil. She cites residents' approval of the application. She says the closest other outlet is Lilac Foods. She notes there are no children in the neighborhood. VC Oil has a minimart and would sell liquor to regular customers. Garritson asks about hours. The applicant says the hours may be extended to 9 pm to accommodate current customers. The applicant appeals to the spirit of competition as the oldest gas station in VC. Garritson expands on profit margin for gas.

Sheriff Lt. Vickery reports on calls to the subject address, and says there have only been a few. Smith asks about problems at other outlets. Lt. Vickery has no information to present. Melissa Ryan, Department of Alcoholic Beverage Control [ABC] says an investigation has begun and, if approved by VCCPG, will continue. Garritson asks how long it takes for a license to be granted. Ryan says 4-6 months. Smith asks about the distinction between beer and wine or hard liquor sales. Ryan notes there are many types of licenses that permit many combinations of beer, wine and distilled spirits. Rudolf asks about maximum hours of operation. Ryan says 6 am to 2 am is permissible unless there is an overriding consideration. Rudolf asks about the protest period. Ryan says the protest period is part of the investigation and we are now in that period. Garritson asks about what businesses are open to 2 am. Gas Stations are sometimes 24-hour businesses. Smith asks if licenses are required for local tribes. [Uncertain of response]. Hutchison asks about the density of outlets in

Valley Center and how it compares to other jurisdictions. No information is available. He asks if the Sheriff has adequate staff. Vickery says, yes. Ryan comments on single can or bottle sales. Matthew Melor, audience, resident and neighbor, expresses his lack of concern about the license for VC Oil. He asks if it is reasonable to limit a business from sales. He cites the nature of the customers at the applicant's site, saying they are responsible and not likely to consume on-site. Joseph Lopez, retired law officer, audience, says restaurants are a bigger problem than package stores. He says Dave Bojorquez, the applicant, is responsible and will not be selling to minors. He suggests that the Pala Market is a bigger problem. Chip Nelson, local business owner, audience, gives his support to the applicant. Rudolf asks if ABC is constrained by census track. Ryan says, yes, and census lines may divide neighborhoods. Ryan says ABC goes by census tracks. Rudolf says track allows 3 but we have 5 there now, soon to become 6 if this application is approved. Ryan says that the public review process allows exceptions. O'Connor asks about prospective licensees such as Rite-Aid. Quinley says it is awkward to piecemeal approval resulting in no place to draw a line. O'Connor expresses support for applicant. He asks about upgrading the license to include hard liquor and Ryan says it is a different license and has different requirements. Bojorquez says his customers aren't interested in spirits. It is not his interest to offer spirits. Garritson asks about the difference between a grocery store and liquor store. Ryan says there is none. Garritson expresses his support for allowing retail stores the opportunity for such sales. Rudolf asks if the license is particular to a business or the person. Ryan says license must be transferred if the business is sold. Hutchison asks if a policy should be developed by the VCCPG. Smith cites the various reasons for wanting liquor sales.

Motion: Move to grant the ABC Off-site beer and wine permit to Valley Center Oil Corp. with conditions, if any, set by the County of San Diego and/or State of California ABC and provided the hours of operation will 6.00 am to 9.00 pm.

Maker/Second: Norwood/Garritson							Carries: 14-1-0 [Y-N-A]							
MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDOLF	GARRITSON	VACANT
Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y

F	Group Business
F1	Additions or subtractions of members from subcommittees, including adding Susan Janisch to the Solar subcommittee, Ashly Mellor to Website subcommittee and removing Bob Franck from South Village subcommittee

Discussion: Smith presents proposed changes to subcommittees. There is little discussion

Motion: Move to add Susan Janisch to the Solar SC, Ashley Mellor to the Website SC and to remove Bob Franck from the South Village SC

Maker/Second: Smith/Rudolf		Carries: 15-0-0 [Y-N-A]: Voice	
F2	Next regular meeting scheduled for December 14, 2015.		
G	Motion to Adjourn:		9.23 pm
	Maker/Second: Smith/Quinley		Carries: 15-0-0 [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) 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 2016 and will last approximately three months. Project manager is Michael Aguilar at 858-694-2817 or Michael.aguiar@sdcounty.ca.gov
- 2) 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)
- 3) PDS to VCCPG; Village Station Project located South of Valley Center Road between Mill and Indian Creek Roads; PDS 2015-STP-15-025; PDS 2015-ER-IS-08-033; owner is Napoleon Zervas at 619-405-2629 or zervasn@gmail.com; the applicant and contact person is Lee Vance at 760-436-4593 or vanceplan@cox.net. This project is a commercial development fronting on Valley Center Road. The development consists of 7 buildings; four General Retail totaling 19,410 square feet and three service retail buildings (food and beverage) totaling 21,800 square feet. (Quinley)
- 4) PDS to VCCPG, ATP Outreach letter indicating a public participation opportunity, The purpose of the ATP is to encourage active modes of transportation and to achieve the following goals: Increase the proportion of trips accomplished by biking and walking, increase safety and mobility for non-motorized users, and Enhance public health. The ATP will update and/or integrate these existing County plans and efforts: Trails Master Plan (2009), Bicycle Transportation Plan (2003) (and sync with General Plan Mobility Element (2011)), Pedestrian Area Plans: Alpine, Borrego Springs, Fallbrook Town Center, Lakeside Town Center, Spring Valley (2010), Safe Routes to Schools, New Pedestrian Gap Analysis: existing conditions for sidewalk and pathway networks. The plan's development is expected to take approximately two years, Received 09Sep2015. (Smith)
- 5) DPW to VCCPG, CONTRACT FOR CONSTRUCTION OF GUARDRAIL MAINTENANCE FISCAL YEAR 2015-16, 22Oct2015, This project will install, repair or replace these high priority guardrails at various locations throughout the County. Locations are in Districts 2 and 5. The Valley Center Location is: location 42 (TG: 1091-D1 Valley Center Road, 4220' Northeast of North Lake Wohlford). During construction, traffic control measures will be in place to limit impacts to the community and the traveling public. Construction will take place within the public right of way. Construction is scheduled to begin in Spring 2016 and be completed by late Summer 2016.
- 6) PDS to VCCPG; PDS2015-MUP-15-024; PDS 2015 ER-15-02-008 VC Jaguar NCD; Owner is Valley Center Municipal Water District at 29300 Valley Center Road; 760-735-4500; contact person is Tracy Thomas at 858-336-1599 or tracy.thomas@jacobs.com. Project location is 30777 Pauma Heights Road and Glenoak Road. Verizon is proposing an unmanned telecommunication facility at this location, comprised of a 60 foot mono-eucalyptus tree along with a prefabricated equipment building and a generator, surrounded by a concrete block enclosure. Access is through a public street (Pauma Heights Road). (Plotner)