

Valley Center Community Planning Group

Preliminary Minutes of the 11 April 2016 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: 28 April 2016

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
M I L L E R	O' 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	V A C A N T	G A R R I T S O N	J A C K S O N
P	P	P	P	P	A	P	P	P	P	A	P		P	P

Notes: Quinley Presiding; Britsch arrives 7.30 pm

Quorum Established: 11 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of 14 March 2016

Maker/Second: Hutchison/Jackson	Carries: 10-0-1 (Y-N-A); Voice Boulos abstains because of absence last month
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D	Public Communication/Open Forum:
	None

E	Action Items [VCCPG advisory vote may be taken on the following items]:
E1	Information and Discussion of Star Valley Park. This project will be a new 42-acre regional park with an equestrian center, rodeo arena, lighted fields and courts, gymnasium, fitness center, childcare center, splashpark, playground, amphitheater, pool, trails, roller arena, and a community center with meeting rooms and kitchen. Located between Vesper Road and VC Road, VC Parks & Rec has purchased 15 acres and has an option to purchase the remaining 27 acres. A ballot measure is being prepared for the November general election to form a Benefits Assessment District to raise funds for developing and maintaining this and other active VC parks (Vick)

Discussion: Norwood introduces need for ongoing source of funds for local parks. Cites the present 42-acres of parks for over 20,000 in the population. And, VC currently has a 58-acre deficit for parks according to County goals. She reviews the current status of parklands in VC [See handout]. Vick cites need to uphold community plan and offers a page from community plan regarding parks and the goals for parkland. Notes current dilemma for VC residents to travel far and wide in North county to participate in various sports. He elaborates on the Park Land Dedication Ordinance [PLDO] funds for parks but notes that it is not available for operations, only for capital projects like adding new parks or improving existing parks. He observes that several new development projects proposed in VC will contribute \$3800 per unit to the PLDO account. Garritson asks about the conditions connected with PLDO funds and Vick clarifies.

O'Connor expresses concern about the inability of VCPRD to use PLDO for operations and maintenance, then asks what the budget is for Parks & recreation. Vick says about \$350,000. Vick cites the inadequate staffing of the district. Garritson asks if the annual budget is adequate for such staffing and maintenance. Vick says no. It is inadequate for any but minor repairs. Garritson asks if user fees can cover those costs. Vick says no. Vick proposes a new funding scheme, user fees, PLDO and annual Benefit assessment. Vick says VCPRD appears to be heading to a measure on the November ballot rather than a mail in ballot. Garritson questions if Benefit assessment will be judged constitutional. Quinley reigns in discussion of the constitutionality issue as being beyond VCCPG purview. Vick continues regarding Star Valley Regional Park. He says 15-acres is presently

owned and now houses the Vaqueros equestrian group. Additional acreage, to a total of 42-acres, is optioned at \$20K per acre. Vick reviews handout with amenities to be offered in two phases. Vick says benefit assessment is presently under consideration by VCPRD. Vick says Benefit assessment would be \$30-39 per parcel per year.

Miller asks who is working on the budget. Will Rogers, Larry Glavinic, and others, Vick says. Miller offers his expertise given his experience managing the building of the Olympic training center in Chula Vista. Garritson asks if contact has been made with Assemblywoman Marie Waldron regarding the PLDO reallocation. Vick says letters from VCPRD and VCCPG have been sent, but there has been no direct contact yet. Boulos asks if the benefit assessment covers the present user fees. Vick says the hope is that the assessment would eliminate the current user fees. Garritson asks if nonresidents would benefit by no user fees being imposed. Vick says the hope is that VC residents would not have to pay extra. But, VCPRD could require user fees for nonresidents. Dave Ross, reporter for Valley Roadrunner, asks if only property owners would vote on the assessment. Vick replies that the vote could be handled a couple of ways. He says the vote likely would be among registered voters. O'Connor indicates his support for obtaining additional funds, especially for maintenance. He says that parks need adequate money for maintenance. O'Connor asks how the additional acreage for Star Valley Park will be obtained. Vick says the assessment will augment PLDO funds for acquisition. The assessment will also provide maintenance funds. Ruben Martinez, audience, asks how VCPRD will fund major repairs, especially if the fields are used for tournaments. Miller says part of the maintenance funds must be set aside for major field repair or replacement. Vick asks Martinez to comment on his ideas for a major soccer facility in VC. Martinez wants a large soccer facility in VC that would have measured access for residents during the week and some weekends. He says some preliminary plans have been circulating for a facility that would accommodate up to 42 fields at 1 field per two acres. Martinez says he is coordinating with Larry Glavinic at VCPRD. Garritson expresses his concern for increased taxes and his preference for a public/private partnership that would not require a benefit assessment.

Motion: None

E2

Discussion of parking issues near the High School on Cole Grade Road (Jackson)

Discussion: Jackson presents a parking issue on Cole Grade Road near Margarita that was reported to DPW. Jackson says it is likely the result of High School students without school parking permits taking advantage of the street parking along Cole Grade Road. DPW investigated, measuring sight distances and other parameters associated with the on-street parking at that location, and found no issues to take action on presently.

Motion: None

Maker/Second:

Carries/Fails: [Y-N-A];

MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	VACANT	GARRITSON	JACKSON

E3

Discussion of Road 19 and Road 14 in North and South Villages (Miller, Jackson and Quinley)

Discussion: Miller presents, saying not much is going on with Road 19. The Park Circle project has been given the choice of providing an IOD or processing a General Plan Amendment. Tractor Supply was given the same offer. Miller says the incentive to get the road done will disappear once Park Circle and Tractor Supply make a decision. Quinley says she got the same response from the County on Road 14. Jackson says the present trajectory will likely result in roads not being built. He suggests we write a letter to the County to address these roads. Jackson volunteers to draft a letter in the Mobility SC. O'Connor asks about the results of

the workshops on Road 19. Jackson says the workshops were for affected developers. O'Connor says it appears the County is looking to eliminate those two roads. Quinley asks if a letter should request a presentation or workshop on road issues. Jackson says the letter should address all five members of the BOS. O'Connor laments the lack of consideration of the community's needs and desires by the BOS, who have more readily paid attention to developers needs and desires. O'Connor says he is disappointed with the marginalization of community desires. Jackson says it is important to speak with one voice. Lisa Million, resident on Betsworth Road in the audience, says there is a need for a workshop for the community on the road issues. Quinley suggests incorporating the request for workshop in letter. Jackson agrees. He suggests the County needs to establish the alignment for planned roads and a funding mechanism for implementation. Miller suggests a community meeting without County involvement. Jackson says IODs are ineffective and will not provide funding for road development. Miller says the first step is the ROW. Jackson says IODs do not provide anything but land and will not be adequate for development of roads. O'Connor says we can condition recommendation on Park Circle and Tractor Supply with road 19 resolution. Fajardo says the last workshop was intended for developers and there was some discontent on the part of the County staff about having so many people from the public at that meeting. A discussion of the need for a public workshop ensues. Jackson explains the trade off of Road 19 for four lanes on VC Road rather than six lanes. Quinley says this issue will reappear on the agenda with the draft letter. O'Connor expresses his discontent with the treatment the General Plan received and the BOS's lack of attention to this issue.

Motion: None

E4

Discussion of traffic light and its timing proposed for Miller and Valley Center Road (Quinley)

Discussion: Quinley presents. She contacted Napoleon Zervas, the developer, who says he will install a traffic light as part of the "rock pile" development at Miller and Valley Center Roads. She observes that the Village Station development [also a Napoleon Zervas project] may actually trigger the need for a signal at that intersection first. She adds that it could be 1-2 years before a signal is installed as one of the concluding elements of that development.

Motion: None

F

Group Business

F1

Discussion and vote on candidates for Vacancy of VCCPG Seat #13, term expiration date 01-02-2017. (Britch).

Discussion: Britsch presents. He reintroduces Chris Steidemann [present] and Michael Blobe [not present]. Steidemann briefly reviews his resume and purpose for applying. A Roll call vote is conducted [votes for Steidemann = S; votes for Blobe = B]. The vote resulted in a unanimous decision to nominate Chris Steidemann for seat 13. His nomination will be forwarded to the BOS for appointment.

Motion: Forward the nomination of Chris Steidemann to the BOS for consideration.

Maker/Second:Janish/Norwood

Carries: 11-0-0 [Y-N-A]; Voice

Nomination 1st Ballot Results:

MILLER	O'CONNOR	JANISCH	HUTCHINSON	BRITSCH	PLOTTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	VACANT	GARRITSON	JACKSON
S	S	S	S	S		S	S	S	S		S		S	S

F2	Next regular meeting scheduled for May 9, 2016	
G	Motion to Adjourn:	8.30 pm
	Maker/Second: Quinley/Hutchison	Carries: 11-0-0 [Y-N-A] Voice
Subcommittees of the Valley Center Community Planning Group		
a)	Mobility – Mark Jackson, Chair	
b)	Community Plan Update – Mark Jackson, Chair	
c)	Nominations – Hans Britsch, Chair	
d)	Northern Village – Ann Quinley, Chair	
e)	Parks & Recreation –LaVonne Norwood, Chair	
f)	Southern Village –Bill Miller, Chair	
g)	Tribal Liaison – Claire Plotner, 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	
l)	Lilac Plaza – Ann Quinley, Chair	

Correspondence Received for the Meeting:

1. Marcia Townsend, Valley Center Parks and Recreation District Board on the Update to the Quimby Act (Park Land Dedication Ordinances, PLDO) and the need to acquire more park land and to have the funds available to maintain all of the Valley Center Parks. Suggestions on implementing the Quimby Act and how Valley Center's goals may be accomplished.
2. PDS to VCCPG; 2015 General Plan Clean up and approved community Plan Changes. A copy of approved changes to the community Plan will be sent to each Planning and Sponsor group chair. (Jackson)
3. PDS to VCCPG- Park Circle Options for Road 19 and CEQA - The Park Circle letter dated March 10, 2016 provides for two options concerning Road 19. The first is to execute an Irrevocable Offer to Dedicate (IOD) and the second is to propose an amendment to the General Plan (GPA). The correspondence also includes Park Circle Iteration Review of Initial Studies/Information that contains a review and update of all the documentation required for public review (Miller)
4. PDS to VCCPG- Weston Town Centre- The Weston Town Centre Project is an area that is intended to form the core of Valley Center's northern town center. The project site consists of approximately 12 acres located to the northwest of the intersection of Valley Center Road and Cole Grade Road. The site would be accessed from Valley Center Road, by a central spine road as well as from new roadways known as Indian Creek Road and School Bus Lane. The first phase will be to develop a 12-acre shopping center composed of 10 buildings and a total of 108,653 square feet with a market, drug store, 4 shop structures, an office building and 3 pads to have structures constructed at a later time. There would also be .45 acre neighborhood park (Village Green) constructed and maintained by the shopping center and available as a place for concerts and other public gatherings. (Quinley)