

Valley Center Community Planning Group

Preliminary Minutes of the June 13, 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: 6 July 2016

Approved:

A		Call to Order and Roll Call by Seat #:								7:05 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	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	P	P	P	P	P	P	P		P	P

Notes: Britsch arrives 7.10pm

Quorum Established: 13 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of April 11, 2016 as corrected [there was no May 2016 meeting]

Maker/Second: Hutchison/Quinley **Carries: 13-0-0 (Y-N-A); Voice**

D	Public Communication/Open Forum:
	<p>Smith announces the submission of VCCPG's recommendation of Chris Stiedemann for seat 13 to the clerk of the BOS. The recommendation will proceed to the BOS for appointment after a conversation between Stiedemann and the Land Use Policy Advisor for the fifth district, Chris Livoni.</p> <p>Erik Jockinson, audience, cites the existence of the Valley Center Building Committee Inc., a committee supporting the maintenance of the VC Community Hall. The website <i>VCBC.net</i> will inform the VCCPG and public of the VCBC mission and how they accomplish it. He solicits help and donations from the community members to work on their mission.</p> <p>Jackson announces the intent of the County Street Lighting District to raise rates by more than 100% to cover the increased costs of installing new Light Emitting Diode [LED] streetlight fixtures within the district. The single district includes all of the unincorporated areas of the County. Valley Center has about 50 of the 4000 streetlights in the district. There are two County Staff assigned to maintain the district's streetlights and that will not change with the new fixtures. The new fixtures are more efficient than the older ones, but they are also more expensive. The change in fixtures is largely due to the inability of the County to continue purchasing the older, unavailable fixtures. The County has been making up a deficit in the maintenance costs out of the general fund, but now wants to have the district fees cover those costs. Smith says the issue will be on next agenda. Jim Chagala, audience, asks if the new LED light fixtures being installed will perform like low sodium lights in regard to the Palomar Observatory. Jackson says that information is not known at present.</p>

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

E1	<p>Discussion and possible vote on PDS2016-AD-16-016, Angle Residence Oversize Garage addition. Owner is John Angle at 14445 Tyler Road; Applicant and contact person is Cecilia Vogel phone 760-455-7600. The project will build a new metal building for storage. Its dimensions are 75' x 50' or 3,750 square feet with an attached overhang of 30' x75' or 2250 square feet for covered storage on 2.49 acres. (Norwood).</p>
-----------	---

Discussion: Norwood presents, describing the 108,646-square foot lot [approximately 2.5 acres] with an already permitted 6000-square foot outbuilding. She reviews the plan to erect a shade/shed [30x35-feet] to the existing building. John Angle, owner, clarifies that he previously applied for this structure but was denied. The County says he needs a variance for the shade/shed. He is reapplying for it now. The height of the structure is 22-feet at the highest point. Norwood says three neighboring residents are concerned about the size of the structure in relation to other structures in neighborhood, and concerned about potential for an eventual business use of the large structure [the shade/shed and the previously permitted outbuilding]. Norwood recommends approval of the variance for the shade/shed with the condition that no business use be made of it and that adjacent orange trees are maintained to shield the shade/shed from view. Smith questions the size of the shade/shed and what limits the County has in place for building size. Jackson clarifies that the requested variance threshold is less than four thousand square feet. Angle says his purpose is to establish a workspace out of the sun. A neighbor, in the audience, asks to see the site/building plan. Garritson asks if there will be walls on the sides of the shade/shed. Angle says, no. Angle notes that the discretionary permit costs \$5K. Jackson questions if the DRB would approve the structure. Angle says the main outbuilding is approved already. The variance is only for the shade/shed. Plotner recuses, but adds that she has concerns re the size and suggests other neighbors have concerns. Garritson says he approves of project and doesn't think it is a problem. Fajardo notes that it is large and ugly. Jackson says the problem is scale and that the size exceeds the threshold. Jackson suggests not voting until thresholds for agricultural buildings are known. O'Connor asks Angle how he got into this predicament. Angle says only two neighbors will be able to see project but he doesn't know how they feel. Norwood says there were three responses to the County notification letter indicating there were concerns about the variance. Angle elaborates on his reasons for creating the building and the shade/shed.

Motion 1: Motion to approve the variance with the conditions of not allowing any business use of the structure, and that the adjacent orange trees are maintained to shield the view of it.

Motion 2: Move to delay approval until further information on agriculture buildings is known

Maker/Second: Motion 1 – Norwood/Garritson

Motion 1 Carries: 11-2-1 [Y-N-A]

Maker/Second: Motion 2 – Jackson/no second

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

Plotner recuses because she owns property in proximity to the project.

E2

Discussion and vote on PDS2013-STP-13-029, Weston Towne Center. Project Address is Valley Center Road between Indian Creek and Cole Grade Road. The commercial portion of the project covers 11.3 acres. The proponent is Herb Schaffer of 1180 Beverly Drive, Suite 409, Los Angeles, CA 90035. The contact person is Jim Chagala at 760-751-2691 or jchagala@hotmail.com. The project includes a grocery store, drug store and ancillary commercial buildings and outbuilding that may include professional offices, restaurants, a bank or specialty retail. Additionally, the project contains a public Village Green, 520 parking spaces and project signage. Off-site improvements include project-serving roadways, such as Indian Creek Road, School Bus Lane and utility line extensions for sewer and imported water service. (Quinley)

Discussion: This item is continued until July to allow for new information to be considered by the North Village Subcommittee. Quinley makes a clarification saying the agreement reached at the 8 June 2016 meeting of the SC fell apart when other issues were raised after SC meeting. The SC will reconsider the project at another SC on 27 June 2016. Miller asks if the DRB has approved the project. Quinley says they are reviewing the project now. Miller continues with his concern about the process order, noting that VCCPG specifically waits for a recommendation from the DRB before acting. Quinley says the DRB has only minor outstanding concerns [e.g. the sign plan]. Norwood asks for clarification of \$75K figure mentioned. Quinley clarifies.

Motion: None

E3

Discussion and possible vote on proposed Draft Environmental Impact Review Comments" of County Proposed Agricultural Promotion Project Zoning Changes. (Jackson and Hutchison)

Discussion: Jackson presents the traffic issues contained in the draft letter of comments concerning the proposed changes to the ordinance. Suggests that a junior traffic engineer concluded an excess amount of traffic generation based on a worst-case scenario of every qualified parcel. He suggests that evaluating the traffic impact based on 25% use of the ordinance by qualified parcels would be a more reasonable "worst-case". Hutchison presents the agricultural comments contained in the draft letter. He focuses on mobile butchering setbacks, duration or frequency, hours of operation and disposal issues. He also covers comments on agricultural/industrial operations such as farmers markets, creameries, packing and processing operations, and microbreweries and micro-distilleries on land zoned for agriculture. Boulos/Garritson suggest amending the letter to agree with the microbrewery/micro-distillery provisions proposed for the amended ordinance. Boulos suggests allowing packing and processing per the proposed ordinance. Hutchison counters that microbreweries/distilleries and packing and processing operations are more nearly industrial operations and allowing them on land zoned for agriculture would potentially diminish the agricultural potential of the County rather than enhance it.

Motion: Approve draft letter as amended in Agricultural item 7 and item 6 [Final version attached below]

Maker/Second: Hutchison/Quinley

Carries: 12-2-0 [Y-N-A];

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

Notes:

E4

Discussion and possible vote on a letter to the Board of Supervisors recommending actions be taken to secure proper financing of future Public Roads 14 and 19. (Jackson)

Discussion: Jackson presents a draft letter to the BOS saying it is asking for a plan to fund two roads, 14 and 19. He observes that BOS policy is to have development pay for new roads. He says that the developers' commitment for roads is codified on the tentative map for each project. He notes that a discussion with PDS [in letter] cites the several cost elements to building a road: Design, Environmental Plans and Reporting, Right-of-way [ROW] acquisition, and Construction. He cites the only commitment requested of developers for roads 14 and 19 is an Irrevocable Offer to Dedicate [IOD] land for the half-widths of each road. He wants to know the plan for paying for roads before approval of the several projects affected by the alignment of these roads. He suggests that areas generating future traffic should pay for the additional roads needed, not present residents. Miller asks about Traffic Impact Fees and how they might apply. Jackson responds that TIF fees of \$2900 per village dwelling and \$2.80/foot for commercial will be generated. However, those fees go to SANDAG and the state, none locally. Jackson explains direct impact fees. He says the purpose of the letter is to clarify a plan for payment. Developers contacted say they already pay the TIF and they don't want more fees. Norwood suggests telling the County how to redirect TIF funds. Plotner asks if any TIF comes back to VC. Jackson says SANDAG has weighted representation that favors San Diego and other large cities. Miller says he agrees with that assessment, but from a practical perspective, trying to arrange a plan for payment of road construction costs is holding up projects. Jackson says he is asking only for a plan and he thinks the letter presents a reasonable posture. Jackson says we will still review projects but we are citing the need for a plan to pay for road development to accommodate those projects. Plotner asks if VCCPG could assist developers in requesting payment plan.

Motion: Move to approve sending letter presented		
Maker/Second: O'Connor/Vick		Carries: 13-1-0 [Y-N-A]; Garritson dissents
F	Group Business	
F1	Resignation of Claire Plotner from South Village subcommittee; other subcommittee additions or resignations	
Discussion: Plotner will contact Larry Glavinic, former chair of Tribal Liaison SC, to discuss Tribal Liaison SC functions and possibilities. Boulos indicates an interest in joining the Tribal Liaison SC. O'Connor declines membership on that SC, but agrees to provide tribal contact information. Plotner will not resign from the South Village SC as originally indicated.		
Motion: Move to add Jeana Boulos to the Tribal Liaison SC		
Maker/Second: Smith/Quinley		Carries: 14-0-0 [Y-N-A]; Voice
F2	Next regular meeting scheduled for 11 July 2016	
G	Motion to Adjourn	8.55 pm
	Maker/Second: Quinley/Janisch	Carries/Fails: 14-0-0 [Y-N-A];
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. PDS2016-TM-5222TE-El Cidro Ranch. This project is a 10 lot subdivision with lots ranging in size from 2.0 acres to 4.6 acres located about 1 ½ miles north of Cole Grade Road on Saddleblack Road, north of Cool Valley Road. This project requests a time extension. The owner is Anthony Osterkamp of Pomona, CA. Phone is 714-639-6980 and email is dzumberge@hotmail.com. The contact person is Carl Florica of San Diego. Phone is 619-299-5550 and email is cflorica@bwesd.com. (Garritson and Hutchison)
2. Stop work order for PDS2013-MUP-13-022 because no plans for the project have been submitted, reviewed or approved by the Valley Center Fire Protection District. Project involves installing 12 antennas, 12 remote radio units and 1 microwave dish antenna inside a new 35' high Faux water tank. Equipment necessary to operate the facility will be located in a proposed 12'X8'x22' concrete block building on a new concrete pad and installation of an emergency generator inside a new concrete block wall enclosure. Verizon Aquacate-APN-150-188-150-30-00; PDS2013- MUP-13-022. Address is 29520 Paseo Robles. Contact Cyndi Baker-Booth and Suarez Architecture inc. 325 Carlsbad Village Drive, Suite 01, Carlsbad, CA. (Norwood)

Appended material for item E3:

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

June 14, 2016



Oliver Smith
Chair

oliver.smith@philips.com

Ann Quinley
Vice Chair

Annquinley@gmail.com

Steve Hutchison
Secretary

hutchisonsm@gmail.com

Jeana Boulos

Jeana.h.boulos@gmail.com

Hans Britsch

thomas@westerncactus.com

Susan Fajardo

susanfarr@vcweb.org

James Garritson

vc@garritson.com

Mark Jackson

Jacksonmark92026@gmail.com

Susan Janisch

socialj@cts.com

Bill Miller

cdmmiller@aol.com

LaVonne Norwood

lavonne@armorfabrication.com

Mike O'Connor

firemanmic@aol.com

Claire Plotner

claireplotner@mac.com

Jon Vick

JonVick2@aol.com

(one vacancy)

Dennis Campbell
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Dennis.Campbell@sdcounty.ca.gov
(858)-505-6380

Subject: **DEIR Public Comment to the Proposed Agricultural Promotion Ordinance and General Plan Amendment [PDS2014-POD-14-001, PDS2016-GPA-16-004]**

On June 13, 2016, the Valley Center Community Planning Group voted 12 yeas, 2 nays, and 0 abstentions (1 vacant seat) in support of the Agricultural Promotion Ordinance with the following comments.

Proposed Agricultural Use Changes

Generally, the changes to the zoning ordinance in connection with the agricultural promotion program are well intentioned and do encourage agriculture by reducing permit requirements in several cases and recognizing the changing agriculture opportunities in the county. Overall, we endorse the efforts to encourage and facilitate agriculture in San Diego County. However, we present the following comments on sections that can be improved/deleted:

Section 6126 Mobile Butchering – b. Setback – The proposed changes are unnecessarily defined. The setback requirement should be consistent with, and made the same as, the setback requirements for the animal enclosures for a particular parcel's zone and animal designator. The 25-foot minimum distance is arbitrary, and the butchering truck/trailer should be permitted near/next to the animal quarters.

Section 6126 – c. Duration – This section limits 'custom butchering' operations too severely, which will not encourage agriculture as the proposed changes are intended to do. A more appropriate limit that would facilitate such non-commercial operations is 30 days per year without regard to whether the days are consecutive or not.

Section 6126 – d. Hours of Operation – The hours of operation should more appropriately be limited from sunrise to sunset rather than defined hours that will, or will not, be appropriate as the seasons change. Having the more flexible hours of operation limits is reasonable for a rural area, especially during summer months when heat can be a factor in the process.

Section 6126 – f. Disposal of Offal – It is more appropriate and reasonable for offal resulting from butchering to be disposed of according to USDA and San Diego County Health Department requirements either on-site or off-site. Many areas of the county where butchering operations will take place are rural and have parcels of sufficient size to accommodate such disposal if it is done consistently with county and federal regulations.

Section 6128 – Fisherman’s Market – It is unclear that there is a need for a separate section designation for fishermen’s markets versus farmer’s markets. It appears that they are essentially the same kind of operation and that they could be combined to simplify the ordinance

Section 6157 – d. Agricultural Microbrewery or Micro-distillery – This section would allow an essentially industrial operation on land zoned for agriculture and is incompatible with such zoning. Section 6157 d. should be deleted. San Diego County has hosted numerous microbreweries/distilleries without invading agricultural zones. The county ought to re-evaluate the needed facility to property size limits when agricultural zones are being used.

Section 6157 – e. Creamery – The parcel size identified for the production livestock and the creamery building is unreasonably small given setbacks and other considerations. For such operations, parcel size should be larger, perhaps 2-acres minimum.

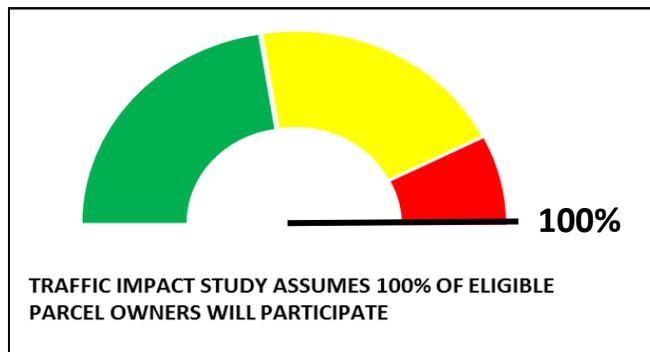
Section 6157 – h. Manure Management – Manure management for all animals, not just poultry, should be permitted where sufficient acreage is available and no harm to riparian habitats will result. There should not be a special dispensation for poultry to the exclusion of other animal operations. This section should be deleted.

General Plan Mobility Road Impacts

In summary, we find the Traffic Impacts estimated in the DEIR to be a Worst Case Scenario that will never be realized.

The Traffic Impact Study assessed the impact of 100% participation in the expanded zoning use activities for all eligible parcels. This resulted in a maximum additional 380,000 Average Daily Trips Countywide or 1.1 increased trips/acre.

The Valley Center impact at 100% participation is assessed at a 70,000 ADT increase, or 4.6 trips/acre (refer to Appendix A & B). The chart below is a qualitative visual chart that has no quantitative basis – it merely recognizes the linear impact of participation % to trip generation.



There is however, some likelihood that during “event” periods, area roads have might experience some temporary local level of service impacts.

It is very hard to envision year round Valley Center Mobility Element road impacts that will require mitigation. The Traffic Impact Study assesses a 70,000 ADT increase. This is equivalent to the addition of 7,000 new homes. The General Plan 2030 land use designations, if 100% built out would only add 6,371 additional homes and generate less than 64,000 ADT.

We believe that perhaps a maximum of 25% of the eligible parcels will participate in these new zoning uses and that at 25% participation there will be on balance imperceptible impact to Mobility Element Roads, both in San Diego and locally in Valley Center.

We therefore recommend that Trip Generation for General Plan Mobility Element Roads be modelled with a maximum impact of 25% parcel participation in the Agricultural Promotion Project.

Please let me know of any questions or concerns.

Regards,

Oliver Smith
Chair, Valley Center Community Planning Group
(760) 702-1455

Appendix A AG Promotion Trip Gen pg. 24

County of San Diego

Section 2.7. Transportation and Traffic

Table 2.7-4. Allowable Increases on Two-Lane Highways with Signalized Intersection Spacing Over 1 Mile

LOS	LOS Criteria	Impact Significance Level
E	> 16,200 ADT	> 325 ADT
F	> 22,900 ADT	> 225 ADT

Source: County of San Diego 2011a.

Table 2.7-5. Land Use Enhancement Trip Generation Rates

CPA	Total Trip Generation	Agricultural Use Trip Generation Rate Per Acre
Alpine	9,695	1.5
Bonsall	18,968	3.5
Central Mountain	1,128	0.2
County Islands	0	0.0
Crest - Dehesa	8,880	1.3
Desert	3,471	0.5
Fallbrook	57,167	6.9
Jamul-Dulzura	27,800	1.0
Julian	6,665	0.9
Lakeside	17,291	1.6
Mountain Empire	15,711	0.7
North County Metro	26,269	1.8
North Mountain	17,216	0.2
Otay	2,608	0.4
Pala - Pauma	10,537	1.0
Pendleton - De Luz	17,815	0.2
Rainbow	12,869	3.8
Ramona	43,365	1.8
San Dieguito	9,529	2.7
Spring Valley	168	0.8
Sweetwater	1,016	0.5
Valle De Oro	1,479	2.3
Valley Center	70,253	4.6
Total	379,899	1.1

Source: Appendix E.

Appendix B AG Promotion Traffic V C Roads p 31-32

County of San Diego				Section 2.7. Transportation and Traffic					
Community	Road	From	To	Mobility Element Classification	Capacity	Total ADT	LOS	Project ADT	Mobility Element Accepted as Deficient?
	New Road 19	Sunday Drive	Lilac Road	4.2B	25,000	34,700	F	4,142	No
	Lilac Road	Anthony Road	Couser Canyon Road	2.3C	7,000	12,900	F	4,053	No
		Valley Center Road	New Road 19	4.2B	25,000	37,200	F	2,329	Yes
	Mirar De Valle Road	Cypress Ridge Drive	North County Metro CPA Boundary	2.1D	13,500	28,600	F	3,435	Yes
		Valley Center Road	Cypress Ridge Drive	2.1D	13,500	28,200	F	326	No
	Valley Center Road	Lilac Road	Road 17	4.1A	33,400	42,200	F	6,405	No
		North County Metro CPA Boundary	Woods Valley Road	4.1A	33,400	41,100	F	12,428	No
	W Lilac Road	Lilac Road	Shirley Road	2.2C	13,500	21,000	F	5,230	No

Source: Appendix E.
 Grey highlight indicates a segment that is projected to operate at LOS E or F under Current Plan Buildout Plus GPAs in Process Plus Project that was not identified to fail without the addition of the GPAs in Process.

Appended material for item E4:

Valley Center Community Planning Group
 PO Box 127 Valley Center CA 92082

June 14, 2016



Oliver Smith
Chair

oliver.smith@philips.com

Ann Quinley
Vice Chair

Ann_quinley@gmail.com

Steve Hutchison
Secretary

hutchisonsm@gmail.com

Jeana Boulos

Jeana.h.boulos@gmail.com

Hans Britsch

thomas@westerncactus.com

Susan Fajardo

susanfarr@vcweb.org

James Garritson

vc@garritson.com

Mark Jackson

Jacksonmark92026@gmail.com

Susan Janisch

socaljj@cts.com

Bill Miller

cdrmiller@aol.com

LaVonne Norwood

lavonne@armorfabrication.com

Mike O'Connor

firemanmic@aol.com

Claire Plotner

claireplotner@mac.com

Jon Vick

JonVick2@aol.com

(one vacancy)

The San Diego County Board of Supervisors:

Chairman Ron Roberts ron.roberts@sdcounty.ca.gov

Supervisor Greg Cox greg.cox@sdcounty.ca.gov

Supervisor Bill Horn bill.horn@sdcounty.ca.gov

Supervisor Dianne Jacob dianne.jacob@sdcounty.ca.gov

Supervisor Dave Roberts dave.roberts@sdcounty.ca.gov

Subject: Plan needed now to finance future public roads in Valley Center

Background

The 2011 General Plan anticipates doubling the population of Valley Center, adding 6,371 Residential units, and more than doubling the size of commercial land uses. The majority of this future near term development is in the North and South Village areas.

The additional traffic generated by this growth is accommodated in the General Plan Mobility Element by addition of future Public road 19 in the South Village and Road 14 in the North Village (see Appendix A). It has been the stated intention of the County of San Diego that the cost of new future public roads be funded by Private developer(s), not the County taxpayer.

The development of both the North and South Village will be done incrementally in more than 20 individual discretionary major use permits built out over the next ten years or more. The first two major development projects in the South Village, The Tractor Supply Project (18,825 sq. ft. commercial project) and the Park Circle Project (318 residential unit + 56,000 sq. ft. commercial project) are in the final stages of approval.

The table below summarizes the elements of cost in a public road and that which the Department of Planning and Development Services (DPDS) is currently proposing as a requirement of Tractor Supply and Park Circle as a condition of development:

Cost Element

Required Condition of Development

Design	No Payment Required
Environmental Plans and Reporting	No Payment Required
Construction	No Payment Required
Right of Way (ROW) Land	"Half Width" dedication of ROW

Summary Statement of Problem

The Valley Center Community Planning Group (VCCPG) has for the past 18 months pointed out this funding shortfall to DPDS. In that time, DPDS has taken months to develop a "plan" that merely requires that developers only provide "half width" ROW dedication via an Irrevocable Offer of Dedication (IOD).

This DPDS developed "plan" will not achieve the County's stated objective of Development funding new public roads. Approximately $\frac{3}{4}$ of the total cost of the future public roads are not funded by DPDS's proposed solution.

In short, DPDS does not have a plan that finances the future public roads. This creates safety and traffic congestion issues that will need to be remedied by the County General Fund. The “can is being kicked down the road” for taxpayers to fix in the future.

Be assured that VCCPG generally supports both the Tractor Supply and Park Circle projects in our South Village and would like to see them move forward in a timely manner. However, we cannot in good conscience recommend that these projects be approved without a requirement of them to pay a fair pro-rata share of the required new public roads to service the traffic generated by their projects.

Request for Board Action

The Valley Center Community Planning Group, by a vote of 13 yeas, 1 nay, and 0 abstentions (1 vacant seat) on June 13, 2016, request the following actions:

- 1) San Diego Board of Supervisors task the appropriate County office to determine a timely equitable financing method for private development to pay for the future public roads.
- 2) San Diego Board of Supervisors and San Diego Planning Commission not approve discretionary projects in the Valley Center North or South Villages until the BOS approves an equitable financing plan for future public roads.

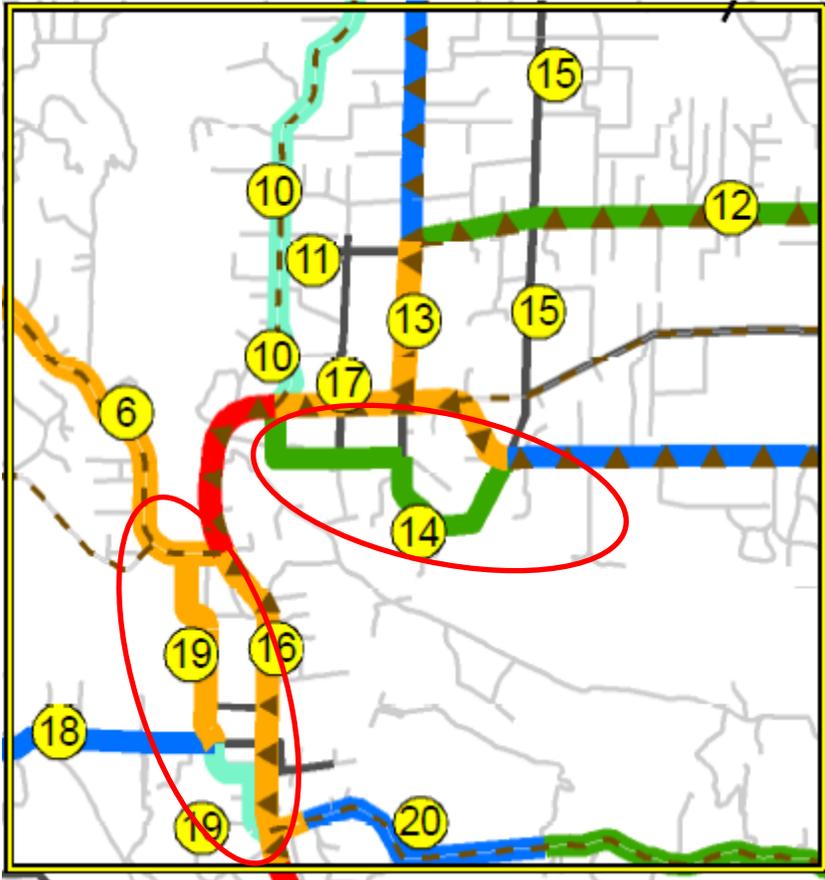
Please let me know of any questions or concerns.

Sincerely,

Oliver Smith
Chair, Valley Center Community Planning Group
(760) 702-1455

cc:
Mark Wardlaw
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
mark.wardlaw@sdcounty.ca.gov

Appendix A - Excerpt from Aug 2011 General Plan Valley Center Mobility Map



ID ^a	Road Segment	Designation/Improvement #.#X = [# of lanes],[roadway classification][improvement]	Special Circumstances
14	New Road 14 Segment: Valley Center (at Miller Road) to Valley Center Road (at New Road 15)	2.3B Minor Collector Intermittent Turn Lanes	Road Alignment North of floodplain whenever feasible
19	New Road 19 Segment: Lilac Road to Valley Center Road (at Woods Valley Road)	4.2B Boulevard Intermittent Turn Lanes—Lilac Road to Mirar de Valle Road 2.3A Minor Collector Raised Median—Mirar de Valle Road to Woods Valley Road	Accepted at LOS E Segment: Mirar de Valle Road to Lilac Road