

# Valley Center Community Planning Group

## Preliminary Minutes of the October 10, 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 DPW=Department of Public Works DRB=Valley Center Design Review Board GP= County General Plan  
N=Not Present P=Present PC=County Planning Commission PDS=Department of Planning & Development Services R=Recusal SC=Subcommittee TBD=To Be  
Determined VCCPG=Valley Center Community Planning Group VC= Valley Center VCPRD=Valley Center Parks & Recreation District Y=Year

Forwarded to Members:

Approved:

<b>A</b>		<b>Call to Order and Roll Call by Seat #:</b>									7:02 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	STIEDEMANN	GARRITSON	VACANT	
P	A	P	P	A	P	P	P	P	P	P	P	P	P		

**Notes:** O'Connor arrives 7.40; Britsch arrives 8.03pm

**Quorum Established:** 12 present

**B Pledge of Allegiance**

**C Approval of Minutes:**

**Motion:** Move to approve the minutes of 12 September 2016 as corrected

**Maker/Second:** Hutchison/Janisch

**Carries (Y-N-A): 11-0-1; Voice;** Smith abstains – not present at last meeting

**D Public Communication/Open Forum:**

Fajardo, speaks to the possible land acquisition of 200-acres for Hellhole Canyon Park. To fund the purchase, there will be an art auction 6 November from 12n -5pm. She encourages VCCPG members to purchase tickets. Also, she asks members to post information about the art auction at places of employment.

Miller presents information on traffic issues in VC. He cites the heavy traffic that caused delay on Valley Center Road on the weekend. He says the widening of Valley Parkway has been delayed by the City of Escondido. Escondido just received Caltrans approval, so will likely begin construction next month. Miller moves on to Ridge Ranch Road and says the county will restripe the intersection with Valley Center Road to better accommodate right turns from VC Road and will restripe the Valley Center Road/Woods Valley Road intersection to allow u-turns. Left turns from Ridge Ranch Road will be discouraged by signage.

Hutchison notes his discussion with the VC library and the possibility of depositing VCCPG materials there.

Larry Glavinic, audience, promotes the Star Valley Park and the need to solicit Community Development Funds from Supervisor Bill Horn's office. Vick asks if an electronic copy of the solicitation letter is available. Glavinic says, yes.

David Ross, audience invites the public to candidate forums on Tuesday and Wednesday at the VC Library.

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

**E1**

Further Discussion with Department of Public Works Project Manager Chris Hanger on efforts to preserve the existing oaks on Cole Grade Road while widening the road. Alternative designs have been developed that will offer some widening with reduced road width at the bridge and culvert crossings, and a few travel lane changes. The major impacts are to trail width, bike lanes and parkway width.

**Discussion:** Hutchison presents.

A joint meeting of the VCCPG Mobility Subcommittee and the Valley Center Trails Association was held 28 September 2016 to review the County's response to our previous comments on the Cole Grade Road widening EIR alternatives. Hutchison acknowledges the presence of Chris Hanger, County Project Manager, at the meeting to answer questions. He extends his thanks to Chris Hanger and his team for their patience and sensitivity to the needs and desires of the community.

The alternatives summary:

1. 3-lanes, bike lanes, continuous pedestrian pathway, up-graded bridge
  - 2A. 3-lanes, bike lanes, pedestrian bridges at creek, reduced-width up-graded bridge crossings
  - 2B. 2-lanes with left turn pockets @ Hilldale and Cool Valley only, pedestrian bridges at creek crossings
  3. 2-lanes with left turn pockets @ Hilldale and Cool Valley only, gapped path, and lanes
- 2A Rev. 3-lanes, bike lanes, pedestrian pathway, reduced-width bridge [one lane only during construction]. Left-turn pockets @ Cool Valley, Cool Valley Ranch, & Hilldale. The bridge south of Cool Valley Ranch Road will be 57-feet-wide and there will be a larger box culvert to the north.

During the discussion, concern was expressed about the movement of wildlife along the creek crossings, comparing the existing bridge and culvert to those proposed, but surveys of wildlife activity have yet to be done. There was considerable controversy over the loss of mature oaks [>5-inches] and the impact of each alternative on the oaks. This influenced the discussion on whether to retain the existing 50-year old bridges versus building updated new bridges. The pedestrian pathway will be reduced from a typical 12-foot width to a minimum 8-feet where necessary to preserve oaks in all the alternatives. Irrigation for the mitigation oaks that will be planted will be provided for the first five years by the County and thereafter is uncertain but the County will work with trails association to obtain grant funds for irrigation during subsequent droughts. The County will also work with the community to obtain grant funding for the pathway amenities [similar to those along the Heritage Trail].

Although there was no quorum for the Mobility SC, a motion by the trails association to recommend alternative 2A Revised was carried 8-0-0 and the two Mobility SC members present, O'Connor and Hutchison, concurred.

Hutchison encourages the VCCPG to recommend to the County their support for alternative 2A Revised. And, he so moved.

Hanger clarifies, in more detail, Alternative 2A Revised. He covers efforts to minimize loss of oaks. He describes the proposed creek crossings. He reassures that utilities will be undergrounded by SDGE where ever possible. He notes that the current bridges would not stand up to a 25-year flood, much less a 100-year flood like the proposed bridges.

Plotner asks if mature oak trees will be saved by marking with flags. Hanger says, yes. The reduced width of the proposed bridges is accounted for by removal of the center lane on the bridges. Janisch asks about pedestrian bridges and Hanger clarifies the cross section of proposed bridge that will include a continuous pathway on the west side. Norwood asks about the path on east side of road. Hanger says there will be no path across the bridges on the east side. Norwood asks about the taking of private property for the proposed bridges. And, Hanger responds that there will be 12-feet less taken than before on both sides. Quinley asks about the taking of trees or moving of trees. Hanger reports that a final decision on a few trees will not be made until grading begins. Quinley laments the loss of trees and wants to make the best effort to preserve as many trees as possible. Smith asks Hutchison why we aren't meandering the road to preserve oaks. Hutchison responds that to the extent possible, the roadway is shifted. Plotner asks if the larger oaks have been assessed for health. Yes, preliminarily, oaks affected by the project have been assessed for health. Garritson suggests adopting Alternative 1 and, in fact, adopting a four-lane road. Hutchison clarifies the guidance on community character discussed and voted by the earlier deciding body of the VCCPG that limits this project to three lanes. Smith notes the large size of the population of oaks within 100-yards of the crossings. And, he suggests the road should be modernized. Quinley suggests the most use of the road is during peak hours and wonders if the sacrifice of trees is needed for those limited time periods. Garritson suggests it is the same on

Bear Valley Parkway in Escondido, and it is 4-lanes.

Smith wants to be sure residents are heard. Hutchison notes the presence of two of the most impacted residents at the 28 September meeting and that agreement was reached with the understanding that the County will be working closely with those residents. Larry Glavinic, audience, says a single lane during construction would be disastrous for commuters to school and work. He suggests a work around detour. Hutchison suggests Glavinic share his idea with Hanger. Hanger outlines a tentative project schedule. Smith thanks the County for their efforts on this project.

**Motion:** Move to recommend support for the County's alternative 2A Revised.

<b>Maker/Second:</b> Hutchison/O'Connor								<b>Carries:</b> 12-1-0 [Y-N-A]						
MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	STIEDEMANN	GARRITSON	JACKSON
Y	Y	Y	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	N	

<b>E2</b>	Report, discussion and possible vote on Valley Center Community Trails Program and Community Trails Master Plan. (Vick)
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**Discussion:** Vick presents. He notes in September 2015 the County's community planning groups were provided notice of proposed updates for the County's transportation plan. Everett Hauser, PDS project manager, provided the current status of the plan. The plans are on schedule and halfway complete. The County is still working on bicycle facilities. VC will have input on pedestrian and bike lanes in coming months. Vick says the Valley Center Trails Association will hire a consultant to represent VC interests. Smith elaborates on the trails association effort to represent VC during development of the plan. Garritson asks for clarification of the plan ownership. Vick responds. Plotner asks about trail easements from private property owners. Vick says no eminent domain is to be used for trails. Garritson asks if Parkland Dedication Ordinance funds can be used for trails. Vick says, no, unless within a district park. Janisch asks for the plan completion date. Vick responds at the end of 2017.

**Motion:** None

<b>E3</b>	Review and vote on Valley Center Parks and Recreation Parkland Dedication Ordinance [PLDO] priority list. (Norwood)
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**Discussion:** Smith says we will discuss this at the next regular meeting after members have had a chance to review the list. He notes that members can suggest alternative funding objectives for list. He directs members to read his earlier email for details of list. Smith spoke to PDS Director Mark Wardlaw and learned that the County can override local VCPRD and will allow 3-acres of open space surrounding the Park Circle project to be added to the 3-acre park already proposed and thereby further diminish PLDO funds for the VCPRD. VCCPG can indicate its displeasure with this development during the vote on the project. Vick suggests that the Park Circle park is only marginally public. It is surrounded by houses and commercial businesses with few parking spaces available for the public. Garritson relates his experience in Escondido with a so-called public park that had limited access. Smith advises VCCPG to weigh-in on this issue in a letter. He suggests Vick draft a letter. Vick accedes to the recommendation of Norwood to have VCPRD write the draft letter. Britsch asks about who makes the determination on which parks are public. Smith tries to clarify the rules. Janisch says Kerry Garza was at the previous DRB meeting and acknowledged his purchase of the Orchard Run project and said he would need to make changes to that project. Shady Oaks is another high-density townhome development south of Mirar de Valle that could have a similar issue. Plotner asks what is the fair market value of a 3-acre park and whether a deal can be made to obtain PLDO funds rather than the park. Vick says he will coordinate with VCPRD. Vick clarifies the Trails Master Plan for Garritson. A discussion of the Park Circle park and other possibilities ensues. Smith notes the possibility of making further suggestions for this park at a later

meeting.		
<b>Motion:</b> None		
<b>E4</b>	Discussion and possible vote on trails easement vacation on property owned by Sally Cobb. The easement has been in place since 2010 and has never been utilized. (Vick)	
<p><b>Discussion:</b> Vick presents. He cites a letter from Sally Cobb about a dedicated trail easement obtained for the County and notes the lack of progress on establishment of trails on easements. Vick relates the process of how the County now wants to vacate some trail easements. He asks for a recommendation from VCCPG on the Cobb property easement. The Valley Center Trails Association was queried and the association says they have no interest in retaining that particular easement. Vick observes that there will be no impact to the VC community trails plan. Smith summarizes the vacation action and his reasons for bringing it to VCCPG.</p>		
<b>Motion:</b> Move to recommend approval of the vacation of the easement on the Cobb property.		
<b>Maker/Second:</b> Vick/Norwood		<b>Carries:</b> 14-0-0 [Y-N-A]; <b>Voice</b>
<b>E5</b>	Discussion and vote on Glorial ABC license renewal for El Valle Market, located at 27455 Valley Center Road. This current license is a Type 20 and a renewal is required because Mr. Glorial is the new owner of the property: (Miller)	
<p><b>Discussion:</b> miller presents. Mr. Glorial purchased the El Valle Market without buying the existing liquor license. He is applying for a replacement license for beer and wine. Smith observes that this will maintain the status quo concerning commercial entities with liquor licenses.</p>		
<b>Motion:</b> Move to approve the application for a beer and wine liquor license.		
<b>Maker/Second:</b> Miller/Garrison		<b>Carries:</b> 13-0-0 [Y-N-A]; <b>Voice</b>
<b>Note:</b> Britsch had not yet arrived		
<b>F</b>	<b>Group Business</b>	
<b>F1</b>	Next regular meeting scheduled for 14 November 2016	
<b>G</b>	<b>Motion to Adjourn</b>	<b>8.38 pm</b>
<b>Maker/Second:</b> Quinley/O'Connor		<b>Carries/Fails:</b> 14-0-0 [Y-N-A]; <b>Voice</b>
<b>Subcommittees of the Valley Center Community Planning Group</b>		
a)	Mobility – Jon Vick, 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	

## Correspondence Received for the Meeting:

- 1) PDS2016-TM-5614 Tentative Map, PDS2016-REZ-16-005 Rezone, PDS2016-STP-16-019 Site Plan, **Mirar De Valle**. Owner is Touchstone MDV, LLC at [Addison@touchstonecommunities.com](mailto:Addison@touchstonecommunities.com) or 858-586-0414; Applicant is Touchstone Communities at same phone and email. Contact person is Brian Nestoroff at 760-305-2404 or Brian at touchstone communities. The project address is 27522 Valley Center Road at Mirar De Valle. Total acreage covered by project is project is 5.2 acres. Planner is Ben Mills at 858-495-5234 or Benjamin.Mills@sdcounty.ca.gov (Miller)
- 2) PDS2015-ERer-15-08-021; APN 1880250-19 **Valley Center Rite Aid**. First iteration review of Technical Studies which indicates changes that are required to the Plot Plan, compliance with Design Guidelines, Landscaping, Sewer, Access to the project, Traffic Impact Study, Preliminary Grading Plan, Stormwater Quality Management Plan, Among other issues. Chris Peto is project manager. (Quinley)
- 3) Discretionary permit for Rezone PDS2015-REZ-15-004. **Lilac Plaza** Development located at corner of Valley Center Road and Lilac Road. The project requests a general plan amendment to review for commercial buildings including parking area and appurtenant uses. The site is 7.0 acres. The Owner Applicant is Lilac Plaza LLC, P.O. Box 420130, San Diego, CA 92172. Telephone is 619-279-2472 PL. The PDS Planner is Benjamin Mills at 858-495-5234 or [Benjamin.Mills@sdcounty.ca.gov](mailto:Benjamin.Mills@sdcounty.ca.gov). (Quinley)
- 4) Message from Joseph Farace (Joseph.Farace@SDcounty.ca.gov) to Oliver Smith states that due to unforeseen circumstances the **Medical Marijuana Ordinance Options** will be going to the Planning Commission on **November 4, 2016**, not on October 14, 2015 as previously announced.
- 5) Tractor Supply project PDS2015-STP-15-005; Owner is Bell Holdings, LLC, Steve Flynn, President; email: [steveflynn@aol.com](mailto:steveflynn@aol.com); phone 858-753-3589; contact person is Ross Burnett; email: [rburnett@sterlingwarner.com](mailto:rburnett@sterlingwarner.com); phone: 702-210-1944; location is 27444 Valley Center Road south of Mirar de Valle. The project includes the construction of one 18,825 square foot retail store with a 15,000 square foot outdoor display area to be built on 3.70 acres and will include 90 parking stalls. the store will sell livestock and pet products, hardware and tool products and work clothing among other items. ( Miller ).