

Valley Center Community Planning Group

Preliminary Minutes of the November 14, 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:

Approved:

A		Call to Order and Roll Call by Seat #:									7:03 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	JACKSON	
A	A	P	P	P	P	P	P	P	P	P	P	A	P		

Notes: O'Connor arrives 7.10pm

Quorum Established: 11 present

B Pledge of Allegiance

C Approval of Minutes:

Motion: Move to approve the minutes of 10 October 2016

Maker/Second: Hutchison/Janisch

Carries: 11-0-0 (Y-N-A); **Voice**

D Public Communication/Open Forum:

– Mark Hoekstra, audience, speaks to concerns regarding an accident between a horse and a truck on Vesper Road. He would like to know the process for changing the speed limit on Vesper Road from 55 mph to 40-45 mph. He was in a riding party on horseback at the accident scene. Smith relates rules regarding items brought up during public forum. Hoekstra cites limited pedestrian access along the roadway. He notes the need for a left turn lane at Vesper and VC Road. O'Connor suggests taking this issue to the Mobility SC. Smith alludes to potential changes at VC Road and Vesper Road coming with the planned VC Road widening. A short discussion of Vesper left turn lane need ensues.

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

E1

Discussion and vote on VCCPG recommendations **and** support for VC Park and Recreation letter setting criteria for public parks and for developer's ability to use parks within their projects to relieve them of the obligation to pay PLDO fees. (Vick and Norwood)

Discussion: Vick presents. He asks that Kerry Garza [in the audience] not take the subject proposed letter personally as criticism. He presents the proposed letter from VCPRD to VCCPG. He cites the small size of the Park Circle park saying it would not effectively serve the public nor would it have adequate access for the public. He observes that the developer wants it to count as a public park, relieving the developer of responsibility for paying Park Land Dedication Ordinance [PLDO] fees. Vick notes that if allowed to proceed that way, VCPRD would lose \$1.4M in PLDO funds for public park development. The proposed letter asks the County not to allow the 3-acre park to satisfy the park requirement and eliminate the payment of PLDO. Norwood expands on some difficulties for public use of park such as parking. Garritson asks about access to the park by the public citing his personal experience at another similarly situated park. He was made to feel unwelcome or ineligible to use the "public" park situated within a similar housing development. O'Connor asks if Garza will spend \$1.4M on the Park Circle park. Garza says he is following the rules of the County and in his earliest conversations with Rich Rudolf and Lael Montgomery [former VCCPG members and former DRB

member] they asked for a park and a public gathering space. Garza proceeds to outline features of the park. He suggests \$1.4M isn't much money for PLDO. Garritson revisits his Harmony Grove experience. Garza says there will be 100 parking spaces for park, as well as restaurants adjacent for gathering. He says the County has said that it is acceptable and if VCPRD doesn't want the park, county will own it. Garza says that residents will pay for maintenance through a landscaping CFA. He says the project's homeowners' association [HOA] will coordinate with the public for public uses. O'Connor asks for clarification on HOA/public interface. Vick responds that DRB wanted a park for Park Circle but not necessarily a public park. O'Connor is concerned about the potential friction between the HOA and the public. Vick reiterates the lack of public access. O'Connor wants to avoid friction with Garza over the \$1.4M in PLDO or poor access. Garritson supports O'Connor's position. Garritson asks about trails within project. Garza cites his proposed trail plan and his intention to have the HOA work with the public on public use. He says homes surrounding the park will have garages on the backside, not facing the park. O'Connor worries about HOA fees creating friction with public use. Garza denies that and reassures that the park will be publicly oriented. Fajardo asks about trails in the densely packed development and questions the safety aspect of having the public on project trails. Garritson counters citing other neighborhoods similarly positioned with successful trail networks. Garza cites the connection to the commercial area to encourage public use. Garritson says he won't support the proposed letter. Norwood says this letter is aimed at future projects. Vick adds that the project residents will use all other VC parks, without paying PLDO. Boulos suggests that the park seems public by virtue of the commercial linkage. Vick responds with the argument that VC residents pay for public parks while project residents will not make the customary PLDO fee payments. Quinley clarifies that this letter is not a judgment on Park Circle but on the principle of how public parks are designated. Plotner asks for clarification on the ultimate ownership of the park and if it can be revoked. Garza says ownership will be either the VCPRD or the County PRD and may not be revoked. Plotner expresses concern about the maintenance costs if \$1.4M is used to build the new park. She requests that the letter be redrafted to suggest different funding mechanism. Kevin Smith, resident in the audience, asks what would happen if Garza is required to pay the \$1.4M in PLDO fees? Garza suggests educating the public to accept a tax or fee to maintain public parks operated by the VCPRD as an alternative that would better solve the cost of maintaining public parks. Patsy Fritz, audience, asks VCCPG to get clarification re the Quimby Act from County counsel [PLDO is defined and authorized by the state's Quimby Act]. She cites the density of the project and the purpose of the park is to provide some sense of rural atmosphere like other VC residents have. Garza says the project is only 1/3 of allowable density and consistent with the current General Plan. Fritz responds saying families will need youth sporting facilities and will require additional parking. Garza says more commercial parking is being added than required. He says the HOA will maintain the park. Norwood wants to remove reference to Park Circle from the letter. [it is also suggested to remove the reference to Lilac Hills Ranch]. O'Connor asks about access to the park again. Garza says any large event will impact residents, but he is looking to encourage public engagement. O'Connor asks about the timeline for completion of Star Valley Park. Vick says 3-5 years. Garritson again gives his support to Garza. Boulos asks for more information on the PLDO implications for the future. Vick notes that the perception of the project's park will likely be that it is a private park, meanwhile, the rest of VC will pay PLDO fees for public parks. O'Connor wants to support project parks as public parks in order to have a maintained park. Fritz says the focus is not on PLDO in this discussion. She says VC is asking for an exemption from the ordinance. Norwood says the County is amending the PLDO and wants VC input. She suggests splitting the PLDO fee payments 75% for park acquisition and 25% for park maintenance and leaving project parks private. She asks about liability issues associated with a public park maintained by a private entity.

Motion: Move to accept the VCPRD letter of 19 October 2016 and forward a copy to the County of San Diego for consideration.

Motion is withdrawn for revision of the letter.

Maker/Second: Norwood/Quinley

E2

Review of and vote on Valley Center Parks and Recreation PLDO priority list. (Norwood)

Discussion: Norwood presents. Question from audience: were listed items priced with contractors? Darcy

LaHaye, General Manager, VCPRD, in audience, says two of the projects have been price quoted. Garritson asks when the bids for the tennis court Light Emitting Diode [LED] light fixtures were acquired. LaHaye says a new bid was received in the last two months. Patsy Fritz, audience, asks if neighbors have any objections about nighttime illumination. Vick says the courts are reasonably isolated from residences, so, there is no conflict with neighbors. Garritson asks about the hours of use of tennis court lights. Vick states that the courts close at dusk. Garritson asks if Valley Center Pauma Unified School District is contributing to the lighting costs. LaHaye says, yes, there is an agreement for an annual fee and some maintenance costs. Garritson suggests that the school district should be paying more for these improvements. Smith agrees that the school district should be paying more for the improvements. Smith asks if the improved benefits to the adjacent schools were considered. Vick says that issue was not discussed. Vick notes that there are already lights on the site but they are inadequate. Smith points to the cost savings by using LED lights.

Motion: Move to accept PLDO list as presented. [Appended below]

Maker/Second: Norwood/O'Connor

Carries: 12-0-0 [Y-N-A] **Voice**

E3

Discussion and possible vote on the creation of a new Valley Center Local Park Planning area that aligns with the Valley Center Community Plan Area Boundary to simplify allocation of Park Lands Dedication Ordinance funds. (Norwood)

Discussion: Norwood presents. Smith asks if realignment makes sense. Norwood says VCPRD made the recommendation [in a letter] to align the local jurisdictions to simplify communications to the community on park issues. Smith clarifies the existence of overlapping boundaries of special districts. Patsy Fritz, audience, suggests talking to the Local Agency Formation Commission [LAFCO] about the issue, contending it would better to approach LAFCO rather than complain in this letter. She points to the difficulty of obtaining realignment, in general, in terms of turf battles over taxation. Smith seeks clarification of LAFCO responsibility. Fritz states the role and intent of LAFCO. But, Norwood says the County is asking for realignment. The letter requests realignment of VCCPG and VCPRD to make them consistent. Fajardo asks for more clarification about realignment. Plotner asks if special districts are based on population. Smith says VCCPG has no fees or revenue attached to its boundaries, so the issue is not dependent on taxation from VCCPG's point of view.

Motion: Move to support item one of the VCPRD letter presented [16 November 2016] in relation to VCPRD and VCCPG realignment.

Motion is withdrawn for further research.

Maker/Second: Norwood/Quinley

E4

For information and discussion only. Brief presentation by Kevin Barnard, President of the Escondido Creek Conservancy, which is attempting to raise funds to support options and ultimate purchase of the two properties. One is Mountain Gate, an approximately 700-acre parcel south of Hidden Meadows. The other is John Henry Ranch, a 240-acre property north west of Lake Wohlford. Both of these properties are just outside of the VCCPG's jurisdiction, but, if not saved as open space and developed instead would have traffic and other impacts on the Valley Center Community. (Smith)

Discussion: Barnard presents by first describing the Escondido Creek Conservancy [ECC] boundaries. ECC is presently looking to acquire more land for conservancy management. Barnard suggests that a good way to protect land from development is to purchase it. He says the ECC is expanding its horizons to acquire new lands away from the harmony grove area [Reidy creek, Bear Valley]. He describes their process for identifying potential properties and how funding is realized through federal grants and private funds. Initially, ECC attempts a purchase-option deal allowing up to 3-5 years for completion of the purchase. He describes two properties in the process now, John Henry Ranch and Mountain Gate. He cites the ecological diversity of San Diego County and the importance of wildlife and vegetation conservation. He suggests these properties will be linked from I-15 to Lake Wohlford. There are other possibilities to link these properties with Daly Ranch in Escondido. He notes the importance of north San Diego County habitats. Fajardo asks if ECC is a 501-c-3 organization under

U.S. Internal Revenue regulations. Barnard says, yes. Donations result in an 80/1 leverage for purchase of property. The ECC is getting support from local groups. O'Connor asks about residents in Harmony Grove after the Cocos fire. Barnard says it has been tough with insurance issues. O'Connor asks about the timing of the link to Daly Ranch. Barnard says that it could be in the next couple of years. Barnard says they are working in Escondido Creek watershed now.

Motion: None

E5

Discussion and possible vote on draft letter to Kenton Jones, Traffic Advisory Committee concerning the need for signage near the new Star Valley Park on Vesper Road because of line-of-sight issues at this oblique curve in the road. (Vick)

Discussion: Smith initiates conversation. Notes sight line difficulties that were also observed by Chief Napier of the Valley Center Fire Protection District. Vick says that modified approaches on Vesper will be needed.

Motion: Move to have VCCPG chairperson write a letter to San Diego County supporting the VCPRD request for additional speed control signage and other traffic calming measures on Vesper Road at the Star Valley Park entrance.

Maker/Second: Smith/Norwood

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

Notes: Quinley departs 9.40pm

E6

Update on Medical Marijuana Ordinance Options. (Smith)

Discussion: Smith briefly summarizes marijuana ordinance hearing.

Motion: none

E7

Update on outcome of Measure B on the November 2016 ballot which decided whether or not Lilac Hills Ranch could be constructed as the developer, Accretive, proposed. (Hutchison).

Discussion: Hutchison presents statistics surrounding the election results for Measure B [Lilac Hills Ranch project]. He notes that although absentee and provisional ballots are still being counted, 64% of voters rejected Measure B. He elaborated saying all nine precincts in Valley Center voted overwhelmingly against the measure and throughout the entire county, only 39 of 2175 precincts voted to support the measure, and even then by a small margin. He then suggests that if the project is returned to the BOS for approval, it will likely have to re-circulate the Environmental Impact Report [EIR] to revise the Green House Gas estimates for the project.

O'Connor and Hutchison cite the involvement of key community residents involved in defeating the measure: Ashley Mellor [ace social media manager], James Gordon, Mark Jackson, Jack Ford, Mike O'Connor, and Patsy Fritz. Patsy Fritz, audience, explains several hurdles the project would have to overcome to achieve eventual approval, including the purchase/option problem for the project's property. She alleges that foreign money may have been involved in the election. She describes tactics used by applicant. She discusses some of the features of the project and misrepresentations about them.

Motion: None

E8

Discussion and possible vote concerning PDS approval of Viking Grove (PDS2016)-TPM-20689TE and 20690TE without VCCPG input. This is a 12.7 acre, 4 parcel subdivision. The initial subdivision proposal was made in 2002 and the project recently asked for a time extension and a renewal. The owner is Lorne

Duthie at lorne.duthie@quattroproperties.org; 619-204-8797; the applicant and the contact person is Dave Lowen at Dave.Acal@SBCglobal.net or 760-724-7675. The project is located at Viking Grove Land, Cross Street is Mac Tan. The PDS planner is Conor McGee. (Janisch and Smith).

Discussion: Smith presents. Notes adjacency of the two projects originally submitted individually by two family members. He notes the time extension and the opportunity to review. He says some residents on Viking Grove Road may have objections to the projects. He wanted to explain that the County says applicants have met their requirements and the County approved it without VCCPG review. He cites the importance of responding quickly to each project that comes before the VCCPG. Quinley clarifies that the earlier hearing in October was changed because the applicant's engineer wanted a later date. The County agreed. But the application was subsequently approved without review.

Motion: None

F	Group Business	
F1	Next regular meeting scheduled for 12 December 2016	
G	Motion to Adjourn	10.00pm
	Maker/Second: Smith/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

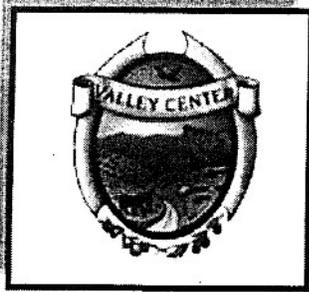
Correspondence Received for the Meeting:

- 1) 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.
- 2) PDs2016-AD-16-035; a property located at Mesa Verde and Larga Vista. The project proponent requests a Discretionary Permit to create two dwelling units on a 2 acre minimum zoned parcel. The second dwelling unit is 50% of the floor space of the first dwelling unit. The County allows a second dwelling until up to 30% only of the size of the first dwelling until without a discretionary permit. The owner is Josh Robinson at welcome the rain@gmail.com or 619-342-6709. The contact person is Rebecca Tasker or Mike Long at Rebecca@simpleconstruct.net or 819-713-2672. For Planner Assignment call 858-694-3292. (Stiedmann);
- 3) PDS2016-TPM-2148; This project involves a lot split on property located at Cole Grade Road and Vista Real; Owners are Raymundo and Rosa Banuelos at rib@rbsconcrete.com or 760-750-7403; Contact person is Larry Paxton at Paxton Survey@yahoo.com. The proponent proposes dividing 4.81 acre property into two parcels of 2 acres or larger. Access will be from Cole Grade Road over an existing driveway. The project will

allow each parcel to have its own dwelling unit. (Janisch)

- 4) PDS2015-STP-15=012; PDS2015-AMC-005, Arco Valley Center located at Cole Grade and Valley Center Road; Contact person is Allen Sipe, Barghausen Consulting at 3883 Ruffin Road, Suite B. San Diego. The Project consists of a convenience market selling alcohol and operating 24 hours a day and a gas station. This is a second iteration review of initial studies and Information. PDS Planner is Michelle Chan at 858-495-5428. (Quinley)

Material appended for item E2:
[Next page]



VALLEY CENTER PARKS & RECREATION DISTRICT

Established 1966

28246 Lilac Road ♦ PO Box 141
Valley Center, CA 92082

Phone (760) 749-8852 ♦ Fax (760) 749-8893

October 20, 2016

Valley Center Community Planning Group (VCCPG)
PO Box 127
Valley Center, CA 92082

Dear Mr. Smith and Members of the VCCPG:

The Valley Center Parks & Recreation District is respectfully submitting our 2016-2017 PLDO Project Priority List for your review and approval. This list was compiled by our board members and voted on at our October 17th regular board meeting.

2016-2017 Valley Center Community Planning Group (CPG) PLDO Project Priority List (List in order of priority)
At Adams Park: Install new surfacing and striping for new Pickleball courts, new benches and new shade structure to existing four (4) tennis courts. New light poles and fixtures for courts #5 and #6 to allow for evening activity on multi-use courts. \$60,000
At Community Center Athletic Fields: Install 3 new well tanks, booster pump, regular pump and sand filter to service Little League fields, Adult Softball and Adult Baseball fields. \$25,500
At Adams Park: Acquire 1,400 sq. ft. YMCA modular building at existing location. Building to be used for Zumba, Hip-hop, Yoga and Martial Arts. Purchase Price \$35,000
Total PLDO requested \$120,500

Thank you for your consideration.

Sincerely,

Darcy LaHaye
General Manger