

Valley Center Community Planning Group

Preliminary Minutes of the January 9, 2017 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 February 2017

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
QUINLEY	O'CONNOR	SMITH	HUTCHISON	BOULOS	PLOTNER	DEL PILAR	FAJARDO	JANISCH	NORWOOD	MELLOR	VICK	GAINES	GARRITSON	MACKENZIE
A	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Notes:

Quorum Established: 14 present

B	Pledge of Allegiance
C	Approval of Minutes:

Motion: Move to approve the minutes of 12 December 2016 as corrected.

Maker/Second: Hutchison/Boulos	Carries: 13-0-1 (Y-N-A); Voice; Mellor abstains, not a member last month
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D	Public Communication/Open Forum:
	O'Connor announces his resignation from VCCPG as of 13 February 2017. He wishes the members good luck. Norwood appreciates O'Connor's work on the Lilac Hills Ranch project. O'Connor says he wishes to remain on the Mobility SC.

E	Action Items [VCCPG advisory vote may be taken on the following items]:
E1	Discussion of drainage issues associated with the Granger Solar Photovoltaic Solar Farm (PDS2015-MUP-15-019) located at the northeast corner of Mesa Crest Road and Avenida Annalie. (Smith).

Discussion: Smith presents noting the recent rains and the resulting erosion and flooding that affected the neighbors of the project. He observes that the project management is working with the neighbors to resolve the drainage issues. Steven Berneberg, one of the neighbors in the audience, says he has met with Patrick Brown, the representative for the project, and comments that the riprap area has been enlarged and rye grass has been planted. As of now, some issues remain with the under road culvert, but the neighbors and Brown are working together to resolve those drainage issues. The neighbors seem to be happy with the process presently.

Motion: None

E2	Park Circle project: PDS2015-TM-5603, update and discussion, location corner of Valley Center and Mirar De Valle Roads;. The gross project area is 74.6 acres and net project area is 69.9 acres. Total number of lots 368 with 318 total dwelling units—dwellings are single family detached and one or two stories. The minimum residential lot size is 2200 square feet. The project proposes to build block walls and privacy walls around the project that will wall it off from Valley Center Road. No traffic study has been made available.
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Discussion: Hutchison presents in the absence of Miller. A description of the project ensues. Hutchison cites the unresolved issue of Road 19 and the County's apparent willingness to approve the project with only an Irrevocable Offer of Dedication [IOD] and no consideration of building costs. Boulos notes a partial [no quorum] vote 3-1 in the Southern Village SC in favor of project approval. Kevin Smith, a resident in the audience, says

the missing traffic study and other information will push the VCCPG recommendation to the same time period as public input. Smith notes the importance of Road 19 to the overall traffic flow in the Southern Village. Smith asks if the traffic study for Park Circle includes consideration of the Shady Oak project [located across Mirar de Valle from Park Circle] for impact on Mirar de Valle Road and VC Road. Kerry Garza, developer, says Mirar de Valle will be widened to the maximum width between his projects. Garza attempts to bring new VCCPG members up to speed on Park Circle. He says Road 19 may be needed if Mirar de Valle is connected to Interstate 15, but it is not clear Road 19 will ever be needed. Consequently, he designed his project to accommodate the mapped road, even though that alignment transects the community ball fields and community hall. He says the Road 19 costs to build will be covered by regional funds like Transnet funds. He suggests that the County doesn't think Road 19 is needed. Hutchison interjects that the County hasn't built a new road in many decades. Garza says the County agrees that Park Circle has met all requirements and is ready to move forward. He states that he will be back next month with a more formal presentation. David Bajorquez, audience, cites the recent congestion on VC Road during the sewer construction and suggests that the addition of Park Circle traffic to VC Road will create similar congestion. He suggests the need for alternatives. Garritson doesn't think the developer should have to pay for roads. Garza cites all the fees [traffic related] he's paid for Park Circle. Garritson asks if those fees stay in VC. Garza says it goes into a County general fund for transportation. He agrees that there is a need to keep those fees in VC. Kevin Smith asks if Garza's project will accommodate a roundabout. Garza says yes it can accommodate a roundabout. Garritson relates a story of a friend who experienced roundabouts in Texas. Garza recounts the history of VC Road widening and its reduction from 6-lanes to 4-lanes. Norwood asks if VCCPG members will get a copy of the traffic study. Hutchison amplifies the need to have the traffic study to understand the impacts this project will have on the total traffic movement in the Southern Village.

O'Connor asks why Road 19 is important. Smith explains the need for egress to west and the role Road 19 plays as an alternative for the circulation model. O'Connor wonders why the county has presented the Road 19 issue in the way it has to make it seem unnecessary, when it factors importantly in the circulation plan. Smith elaborates on the financing of County mobility element roads. Gaines asks about the alignment of Road 19. An additional discussion of Road 14 alignment follows. Garritson questions the County policy of having developers pay for road development. Gaines cites the importance of alternatives like Mirar de Valle during fire evacuation. Hutchison notes Mirar de Valle is presently the top priority on the road development list. A resident in the audience asks why the County is not building evacuation roads despite much new development in VC. He cites the potential loss of life if there are not more evacuation alternatives. Smith points out that a change in the BOS is needed to change the priorities for road construction. Plotner says the entire County has a failing road system for evacuation. Hutchison cites the 2010 VC Community Evacuation Route Study [CERS] that identified numerous potential routes for evacuation, but noted there are no funds to build those roads. Gaines asks if the Park Circle traffic study considers evacuation routes. Del Pilar says the community needs to be educated about the evacuation route study and the safety needs of the community. Garza cites the project's fire plan that addresses the ability to shelter in place in Park Circle. He cites other facilities that will be provided to the VC fire district to address large fires. Norwood concurs with Kerry Garza's assessment of the preparation for fires. O'Connor applauds Garza and notes the lack of support for local fire departments and the insufficient efforts of the SD County Fire Authority to adequately provide consistent fire protection. Garritson asks about the block wall barriers and Garza points out that the project description listing those barriers is outdated. Garritson continues with questions about how the project will be maintained, and Garza explains.

Motion: None

E3

Update on Mobility Subcommittee issues of Vesper Road evaluation, 60" boxed oaks along Cole Grade Rd, and requested Highway to the Stars signage, (Vick)

Discussion: Vick presents initially speaking to the recent horse accident on Vesper Road and the aftermath with residents that generated a list of desired mitigations. He notes the letter sent to the Traffic Advisory Committee [TAC] with those proposals. TAC will review and analyze the requests and get back to VCCPG. Smith suggests The mobility SC and residents attend the TAC meeting to present on the issue [early February].

The request for 60" boxed oaks to replace large oaks to be lost along Cole Grade Road as a result of road

widening is described. Vick cites Christopher Hanger's [County Project Manager] response that the suggestion has merit and will be considered based on the locations available to successfully replant large specimens.

The "Highway to the Stars" signs request by the historical society was sent to DPW and, so far, there is no response from DPW to that request.

Smith is encouraged by the County response to the boxed tree replacements. He is also encouraged by TAC's responsive action to review the issue on Vesper Road. Vick notes the VC Trails Association activity in relation to a Vesper Road Trail. Plotner asks if there is to be further review of the Cole Grade Road project. She wonders about the planting of trees along the roadway. Vick responds that the project has already been reviewed and approved by VCCPG and the willingness of the County to consider the larger replacement trees is appreciated as the request was made after approval.

Motion: None

F	Group Business
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F1	Welcome to new VCCPG members: William Del Pilar, Ashly Mellor, Mary Gaines, Kathy Mackenzie (Smith)
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Discussion: Smith welcomes new members and advises that new official name plaques will be forthcoming. He reviews the usual meeting times and the limit of missed meetings that leads to removal of members. He cites the handout for governance of the VCCPG. He cites the planning group's training requirement. He reviews the process for replacement of member vacancies. He promises that he will distribute copies of the current community plan.

Motion: none

Maker/Second:	Carries/Fails [Y-N-A];
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Q U I N L E Y	O' C C O N N O R	S M I T H	H U T C H I S O N	B O U L O S	P L O T N E R	D E L P I L A R	F A J A R D D O	J A N I S C H	N O R W O O D	M E L L O R	V I C K	G A I N E S	G A R R I T S O N	M A C K E N Z I E

F2	<ol style="list-style-type: none"> 1) Discussion and vote on VCCPG officers for 2017 <ol style="list-style-type: none"> a. Nomination, discussion and election of VCCPG Chair (Hutchison) b. Nomination, discussion and election of VCCPG Vice-Chair (Smith) c. Nomination, discussion and election of VCCPG Secretary (Smith)
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Discussion: Hutchison opens nominations for the office of Chairperson in the absence of Quinley. Smith presides over the nominations for Vice Chairperson and Secretary.

Nominees for Chair [Hutchison]: 1] Smith Hutchison/oc 14-0-0

Nominees for Vice Chair [Smith]: 1] Quinley Smith/norwood 14-0-0

Nominees for Secretary [Smith]: 1] Garritson Smith/Boulos 14-0-0

Motion: Nominations for 1. Chairperson – Smith
2. Vice Chairperson – Quinley

3. Secretary – Garritson		
Maker/Second: 1. Hutchison/O'Connor 2. Smith/Norwood 3. Smith/Boulos		Carries [Y-N-A]; 1. 14-0-0 Voice 2. 14-0-0 Voice 3. 14-0-0 Voice
F3	Discussion of VCCPG member training requirements (Smith)	
<p>Discussion: Smith notes importance of training for new and old members to ensure that the County will indemnify members for liability. He reminds members of the ethics training requirement every two years for existing members and new members. He reviews the requirement to file Form 700, re financial conflicts of interest, each year. He reminds members to notify Smith of all training completions. Fajardo asks about new Form 700 that can be emailed. Smith clarifies the requirements to have wet signature copy sent to the Registrar of Voters and a copy to PDS. Janisch questions the verification of training attendance. Plotner asks about variance in training. Smith clarifies.</p>		
Motion: None		
F4	Discussion and assignments for new member mentors (Smith)	
<p>Discussion: Smith presents the requests from members asking for mentoring. He thinks it is important to maintain individual perspective on projects rather than having a checklist approach to reviewing a project. But, he acknowledges the difficulty of dealing with projects as a new member.</p> <p>Smith teams Boulos and Gaines on Keys Creek Project. He explains some of the details of the review process and the importance to the entire VCCPG. He expects members to approach neighbors relative to each project. Gaines questions the proximity requirement for recusal. Smith clarifies recusal is required if a member's residence or property is within 300 feet of a proposed project.</p> <p>Smith says he will team certain members to get experience going forward.</p>		
Motion: None		
F5	Discussion, nominations and vote on 2017 sub-committee formation, chairs, and members. (Smith)	
<p>Discussion: Smith discusses the open chair positions and the projects that will be confronting the various SCs. He also reviews the responsibilities of several SCs. Notes all SCs must be chaired by a VCCPG member. Smith discusses the use of abstention and the need/responsibility to vote on the issues before the planning group and SCs. Smith clarifies the policy of the VCCPG concerning members making public statements and being certain not to attribute perspectives to the VCCPG. O'Connor asks about public comments by Smith, even acting as a private citizen, being perceived as speaking for the planning group. Plotner offers an example and Smith clarifies. O'Connor amplifies the need to be up front about membership on the planning group but speaking as an individual. Smith adds that the Chair can designate a substitute to speak at certain meetings as the representative of the VCCPG. O'Connor suggests that disclosure of VCCPG membership adds validation to statements.</p> <p>For subcommittee formation and chairs, see list appended below.</p>		
Motion: Move to approve SC chairs as listed [appended below].		
Maker/Second: Smith/O'Connor		Carries: 14-0-0 [Y-N-A]; Voice
F6	Next regular meeting scheduled for 13 February 2017	
G	Motion to Adjourn	9.10 pm

	Maker/Second: Smith/Hutchison	Carries: 14-0-0 [Y-N-A];
Subcommittees of the Valley Center Community Planning Group		
a)	Mobility – Jon Vick, Chair	
b)	Community Plan Update – open, Chair	
c)	Nominations – open, Chair	
d)	Northern Village – Ann Quinley, Chair	
e)	Parks & Recreation –LaVonne Norwood, Chair	
f)	Southern Village –open, 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) 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)
- 2) PDS2015-GPA-15-003; PDS2015-REZ-15-002; PSS 2015-TMP-21224; PDS2015-STP-006; Lilac Plaza, First iteration Review of technical studies; project address is 28215 Lilac Road at Valley Center Road. It proposes a General Plan Amendment that would allow land currently zoned for public use be re-designed for commercial space. (Quinley)
- 3) Planning and Development Services to VCCPG; Notice of availability of focused, revised Environmental impact report sections and revised appendices relating to Traffic Impact Assessment, Traffic Noise, Air Quality/Greenhouse Gas, Reference Sections and Appendix F. These sections may be viewed at <http://www.sandiegocounty.ca.gov/pds/cegapublicreview.html/> Planning and Development Services and PDS2014-POD-14-001; PDS2016-GPA-16-004 which consists of amending the County's Zoning Ordinance to provide updated definitions, procedures and standards for review and permitting of agriculture-related accessory uses and amending Table M-4 of the General Plan Mobility element to amend existing and add additional accepted roadways that may operate at LOS "e" or "F" The proposed GPA and zoning changes can be reviewed at <http://www.sandiegocounty.gov/content/sdc/pds/advance/agriculturepromotion.html>.
- 3) Planning and Development Services to VCCPG on Shady Oaks subdivision. PDS2016-TM-5614; PDS 2016-REZ-16-005; PDS2016-STP-16-019. Shady Oaks is located at 27522 Valley Center Road The project consists of a TM to divide 5.2 acres into 47 detached single family residential lots; a REZ to alter the Use Regulation from Holding Zone (S90) to Rural Residential (RR) and a Site Plan to conform to the VCDC. The Proponent is Kerry Garza, Touchstone Communities, 9909 Mira Mesa Boulevard, Suite 150, San Diego, 92127 (Miller/South Village)
- 4) PDS to VCCPG Keyes Creek Winery, PDS2016-AD-16-043 administrative permit for small winery at 12028 Keys Creek Road, Keys Creek Road and Dowling Lane, APN 128-480-07, 2400 sqt ft winery building plus parking lot on 7.32 acres, GP designation SR2 (Semi Rural 2ac/dwelling unit) Zoning A72. Proponent is Keyes Creek Vineyard LLC, contact person Adam Phillips (Boulos)

Materials appended for item F5 above:

VCCPG Subcommittees as of January 9, 2017

VCCPG Subcommittees as of January 9, 2017

Mobility – Claire Plotner, Chair

Mission:	To advise and provide recommendations to the VCCPG on matters pertaining to roads and circulation.
Members:	Jon Vick, Mike O'Connor, Steve Hutchison, Deb Hofler, Will Rogers, Don Richards, Mark Jackson

CPU Update – Steve Hutchison, Chair

Mission:	To provide recommendations to the Planning Group relative to the Draft Community Plan. The major purpose of the Subcommittee is to gather pertinent information, study it, and make recommendations to the VCCPG based on said information. The subcommittee shall prepare a draft community plan for consideration by the Planning Group.
Members:	Hans Britsch, Dennis Sullivan, Andy Washburn, Michael Karp, Jeana Boulos, Sonja Lindberg, Rich Rudolf

Nominations – Susan Fajardo, Chair

Mission:	To collect, retain and present candidates to fill vacancies to the VCCPG and to those organizations on which the VCCPG is authorized or required to appoint a representative.
Members:	Sue Janisch,

Parks and Recreation – LaVonne Norwood, Chair

Mission:	Liaison with board members of Parks and Recreation District.
Members:	Mimi VanKoughnett

Northern Village – Ann Quinley, Chair

Mission:	To formulate recommendations and process issues within the boundaries of, or are connected with, the Northern Village.
Members:	Don Richards, Jon Vick, Dennis Sullivan, Deb Hofler, Rich Rudolf, Jeana Boulos, Mike O'Conner, Chris Stiedemann, Steve Hutchison

Southern Village – Jon Vick, Chair

Mission:	To formulate recommendations and process issues that are within the boundaries of, or are connected with the Southern Village.
Members:	Gary Wynn, Will Rogers, Susan Janisch, Susan Fajardo, Jon Vick, Jeana Boulos, Claire Plotner, Eric Jockinsen

Tribal Liaison – Jeana Boulos, Chair

Mission:	To exchange planning information from all neighboring tribes, this information should promote long-term cooperative and complementary planning between all parties. This planning information shall include, at a minimum, all of the following: Land Use, Traffic Circulation, other Infrastructure, and mutual economic viability. Any Sovereign nation may designate a member for seat on SC with the same limitations on voting on projects that affect any other member.
Members:	None

Web Site – Ashly Mellor, Chair

VCCPG Subcommittees as of January 9, 2017

Mission:	To formulate and advise the VCCPG on the development and operation of a community planning group web site.
Members:	Jeana Boulos, James Garritson, Susan Janisch,
Solar – Oliver Smith, Chair	
Mission:	To evaluate and make recommendations on solar projects that come up for review by the VCCPG from the County
Members:	Steve Hutchison, Susan Janisch
Handbook/Training [an ad hoc subcommittee] – Oliver Smith, Chair	
Mission:	To revise the out-of-date VCCPG Handbook for current use and placement on the VCCPG website, when established. To use that update process as a vehicle to train the newly elected VCCPG members.
Members:	Rich Rudolf, Susan Janisch, Susan Fajardo, James Garritson, Claire Plotner, Mike O'Connor
Lilac Plaza – Ann Quinley, Chair	
Mission:	To analyze and assess the Lilac Plaza Project for compliance with the General and Community Plans and make a recommendation to the VCCPG for action.
Members:	Rich Rudolf, Jeana Boulos, Ashly Mellor, Dennis Sullivan, Hans Britsch, Lavonne Norwood, Nico Britsch