

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **June 12, 2017** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ann Quinley, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab**=Abstention; **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

A. Roll Call

- Meeting was called to order at 7:07 p.m. and **Quorum established** with **14 members** present.

Call to Order by Seat Numbers:

- | | | |
|-------------------------------|---------------------------------|--------------------------------|
| 1. Ann Quinley - P | 6. Claire Plotner - P | 11. Ashly Mellor - P |
| 2. Vacant | 7. William Del Pilar - P | 12. Jon Vick - P |
| 3. Oliver Smith - P | 8. Susan Fajardo - P | 13. Mary Gaines - P |
| 4. Steve Hutchison - P | 9. Susan Janisch - P | 14. James Garritson - P |
| 5. Jeana Boulos - P | 10. LaVonne Norwood - P | 15. Kathy MacKenzie - P |

B. Pledge of Allegiance - Ms. Mellor

C. Approval of Minutes from Regular Meeting of May 8, 2017

- Chair Smith moved to vote on the minutes next month.
- Mr. Hutchison would like to have a Design and Review training for all of the new members if there is any interest. VCCPG can place this Item on the July agenda.
- Chair Smith shared information about the County sending him a letter that supported making modifications to the Quimby Act. The letter went out to the Chairs of all County Planning Groups. There were discussions about making changes to the Quimby Act, but VCCPG has never voted on any recommendation to change it. Mr. Vick apologized about sending out a draft letter that should have never been sent out without being voted on first.
- The nomination of Mr. Dinanath (Dina) Gharmalkar was sent to the BOS for Vacant Seat #2. Nominations are usually voted on at a general meeting, which will probably occur on June 21st or 22nd. The County has still not sent out to the Chair a list of the new seating numbers for VCCPG members. While the open seat is for #2, it is very likely that Dina will get seat #4. The person with the most votes will end up with the highest or lowest seat number. Once assigned a seat number, a member keeps it until they leave the Planning Group.

D. Public Communication/Open Forum

- Mr. Vick passed out copies of the Design and Review Guidelines.

E. Action items (VCCPG advisory vote may be taken on the following items).

1) Discussion and possible vote on Daly Ranch Resort. The developer, Jim Whelan of J. Whalen Associates, will be present at the June 12 VCCPG meeting to present developing

plans for the project. The project is to the South of Valley Center (about the middle of the grade to Escondido) and to the west of Valley Center Road. (Chair Smith)

- Nobody showed up to represent this Item.

2) Discussion of upcoming San Diego Water Authority Project in Valley Center. The project is in Hauck Mesa off of Lavender Point Lane. Ashly Jenkins of the San Diego county water authority will be present at the June 12, VCCPG meeting to discuss the current plans. [Action Item 2] (Chair Smith)

- Ms. Jenkins introduced Ms. Nicola Kavanagh and Mr. Eric Lovering. Ms. Jenkins presented a slide show and explained a lot about the county water authority. This is a state agency that is responsible for the water supply. Presently, San Diego County imports 80% of our water. It is a wholesale water agency that was created in 1944. About 5% of the water supply comes from local reservoirs and wells. The Hauck Mesa Project Site is located in Valley Center. There are two major aqueducts serving most of the water needs throughout San Diego County. The First Aqueduct has Pipelines 1 & 2. The Second Aqueduct has Pipelines 3, 4, & 5.
- Hauck Mesa will install a new 2 million gallon storage reservoir and new flow control facility. The site will be paved and is located at the end of Lavender Point. The existing tank is 70 feet high and the new one is a little shorter. It will have triple capacity when compared to the existing one. Pumps are located on Jay Jay Way. All of the pipelines are located along earthquake fault lines. Hauck Mesa will follow all codes and guidelines.
- Nearby residents are already receiving notifications and information about the Hauck Mesa Project.
- There are three classes in October about the water reservoirs in San Diego County. Classes are limited to 55 attendees.
- Project information is available at CIPinfo@sdewa.org or by calling 877-682-9283 (ext. 7009).

3) Discussion and possible vote to ask the Chair to write a letter to request expedited TAC consideration of Vesper Road, the provision of a timeline for completion of agreed upon tasks and a letter that incorporates current concerns about Vesper (Ms. Plotner)

- This item was postponed until the July meeting.

4) Discussion and possible vote to ask the Chair (at the request of the North Village subcommittee) to write to County Council to clarify the VCCPG's (and subcommittee's) right to review and comment on new information provided in the second iteration of the Arco AM/PM's project scoping letter and request the County to consider a new review. [Action Item 3] (Quinley)

- Ms. Quinley provided a short history of the project. Alan Sipes refused to attend any future meetings about this project. Quinley is unsure what to do next in regards to this project. Rich Rudolph pointed to the newest iteration of the scoping letter as a way that the VCCPG might readdress the project. Ms. Quinley would like more information shared throughout the process. The project was denied back in the January 2016 meeting. There was discussion about appealing this project before the County Planning Commission. If the

appeal fails, it then goes before the Board of Supervisors. Mr. Vick says that we don't always know what is coming up before the Planning Commission. The VCCPG needs to find out before the ten-day window closes.

- Will Rogers shares information about how people can go before the County and seek an appeal.
- **Motion:** North Village proposes that the Chair sends a letter to the County to consider a new review of the Arco AM/PM scoping letter.
- **Maker/Second:** Quinley/Norwood
- **Motion Carries 13-1-0 (Y-N-Ab).**
- **Roll Call Vote:**

| | | |
|---------------------------------|-----------------------------------|----------------------------------|
| 1. Ann Quinley - Yea | 6. Claire Plotner - Yea | 11. Ashly Mellor - Yea |
| 2. Vacant | 7. William Del Pilar - Yea | 12. Jon Vick - Yea |
| 3. Oliver Smith - Yea | 8. Susan Fajardo - Yea | 13. Mary Gaines - Yea |
| 4. Steve Hutchison - Yea | 9. Susan Janisch - Yea | 14. James Garritson - Nay |
| 5. Jeana Boulos - Yea | 10. LaVonne Norwood - Yea | 15. Kathy MacKenzie - Yea |

5) Explanation and discussion of the Endangered Habitat League's letter concerning issues with the Park Circle project, approved in April 2017 by the VCCPG, even though the VCCPG cannot revisit the Park Circle vote. (Vick)

- Mr. Vick handed out a letter about land use requirements. One of the planning problems is not having a clear vision of the various villages.
- Mr. Vick summarized some of the history of Park Circle given on the cover letter. Kerry Garza said that he had numerous meetings with the DRB and made numerous changes throughout all stages of the project. The DRB, subcommittee, and the VCCPG all voted in favor of the project. Vick would like all groups to better communicate information about projects.
- Upon review of the May 24th letter from Dan Silver, Executive Director of the Endangered Habitats League (EHL), and after reviewing DRB comments on this project from May 2015, and the May 24, 2017 responses to the EHL letter from Kerry Garza, the SVSC determined that Mr. Silver's criticisms echo the criticisms voiced in May 2015 by the VC DRB. However, based on the changes to the plans presented to the DRB by the proponent subsequent to May 2015, the DRB approved the project, and based upon the DRB approval and the SVSC review of the project, the SVSC approved the project and recommended approval to the PG in April 2017. Mr. Vick thus made a motion to the SVSC that "No action" be taken based on the EHL letter. This was seconded by Janisch and approved 6/0/1 with Wynn abstaining. On behalf of the SVSC, Vick made a motion to the VCCPG to take "No action" based on the EHL letter. It was determined by the VCCPG that no motion was necessary to take "No Action".
- Since there is overlap between the DRB and Subcommittee issues regarding land use and design issues, for all future projects it was recommended that to improve communication and coordination of review and recommendation of project approval, that the DRB and the appropriate VCCPG Subcommittee be required to have a joint meeting to give a final review to each project plan before either group makes a recommendation for approval to ensure that the project meets the County General Plan, VC's Community Plan, and the VC Design Guidelines prior to recommending approval.

- Chair Smith says that unless there are substantial reasons to revisit a vote, we cannot take action. All members of the South Village voted to take no action.
- **No Motion.**

6) Discussion and possible vote on Orchard Run Time Extension-PDS 2017-TM-5087TE at Mira De Valle and Valley Center Road. The VCCPG has received the Scoping Letter for the project which will be reviewed by the South Village subcommittee. The availability of the scoping letter on May 19, 2017 represents a significant change in the information used in decision making in April 2017 and therefore the Planning Group is allowed to reconsider the vote of April 10, 2017. (Mr. Vick, Chair Smith)

- The VCCPG did not have an original scoping letter. Vick shared the plans from 2008 that showed three phases. Phase One and Two are set in stone. Phase Three is incomplete and Mr. Garza filed for a two-year extension. Touchstone is in escrow to purchase this project. The **DRB** has objected to the project since 2005. The project will change 20-30% of the topography in this area. Originally, there was supposed to be 8-10 foot tall sound walls on Lilac, but these are no longer part of the project. Kerry was asked by Vick to explain how Orchard Run will be integrated into Park Circle. Park Circle is already divided into legal lots. Mr. Garza explained some of the affordable housing guidelines. This project will have 300 homes. There will probably be an increase of 6500 average daily trips after all developments are completed. Mr. Garza is working to make Orchard Run look better.
- Norwood believed the VCCPG needed to do something tonight. Smith asked what happened if the VCCPG did not approve the two-year time extension. Mr. Garza explained that this project will move forward. The VCCPG has already previously approved the time extension. There was discussion about whether this new information from the scoping letter provided the Planning Group a reason to rescind their original vote.
- Mr. Vick said that no action means the VCCPG does not approve of certain aspects of the project. He would like more planning of Road 19 in future plans.
- Mr. Garza explained stormwater management and how it impacts all projects. He said that the new stormwater plans at Orchard Run will not change any plans.
- Mr. Garz will pay the current **PLDO (Park Land Dedication Ordinance)** fund requirements and take credits for building a public park.
- **Mr. Vick read this letter prior to making Motion 2:**
The proponent of the **Orchard Run Specific Plan**, through its agent-in-escrow (Touchstone Communities), is requesting a 2-year extension on the Tentative Map (TM) for Phase 3 of the project.

Whereas the DRB has objected for more than a decade to the project's site design, due to excessive grading, 8-10 feet high sound walls, with densest housing located far from the Town Center with no walking access, poor connectivity with adjacent properties, no Road 19, and its failure to comply with Valley Center's vision for Village development, and;

Whereas, according to SD County DPS, Phases 1 and 2 of the TM have already been finalized and are not subject to VCCPG or DRB review or changes, and

Whereas Touchstone Communities is preparing a presentation to illustrate to the VC community how the Orchard Run project will blend in with Park Circle after they complete updates to comply with state laws, and updates to the project design so it will connect with the Park Circle project and make a “great” community; the following motions were addressed:

- **Motion 1:** Move to reconsider the original decision of the Planning Group because of substantial new information.
- **Maker/Second to Motion 1:** Smith/Quinley
- **Motion Carries 8-6-0 (Y-N-Ab)**
- **Roll Call Vote:**

| | | |
|---------------------------------|-----------------------------------|----------------------------------|
| 1. Ann Quinley - Yea | 6. Claire Plotner - Yea | 11. Ashly Mellor - Yea |
| 2. Vacant | 7. William Del Pilar - Nay | 12. Jon Vick - Yea |
| 3. Oliver Smith - Yea | 8. Susan Fajardo - Yea | 13. Mary Gaines - Nay |
| 4. Steve Hutchison - Yea | 9. Susan Janisch - Nay | 14. James Garritson - Nay |
| 5. Jeana Boulos - Yea | 10. LaVonne Norwood - Nay | 15. Kathy MacKenzie - Nay |
- **Motion 2:** The South Village Subcommittee, with 5/5 DRB support and upon the advice and recommendation of Rich Rudolf and Lael Montgomery, who previously reviewed these plans for the DRB and VCCPG, recommended that the VCCPG take “No action” on the request for a 2-year extension until Mr. Garza has made a documented presentation on the changes and updates Touchstone is proposing for the Orchard Run project, including the addition of Road 19.
- **Maker/Second to Motion 2:** Vick/Hutchison
- **Motion Carries 8-6-0 (Y-N-Ab)**
- **Roll Call Vote:**

| | | |
|---------------------------------|-----------------------------------|----------------------------------|
| 1. Ann Quinley - Yea | 6. Claire Plotner - Yea | 11. Ashly Mellor - Yea |
| 2. Vacant | 7. William Del Pilar - Nay | 12. Jon Vick - Yea |
| 3. Oliver Smith - Yea | 8. Susan Fajardo - Nay | 13. Mary Gaines - Yea |
| 4. Steve Hutchison - Yea | 9. Susan Janisch - Yea | 14. James Garritson - Nay |
| 5. Jeana Boulos - Nay | 10. LaVonne Norwood - Nay | 15. Kathy MacKenzie - Nay |

7) Discussion and possible vote on PDS2017-STP-17-010, Shell Office Space, 27301 Valley Center Road (Northeast corner of Valley Center Rd. and Woods Valley Rd.) The discussion will center on the project’s Design Review Exemption and input received from PDS Advance Planning Program Manager Joe Farace. A vote to request an appeal of the Design Review Exemption is possible so that it can be heard by the VCCPG instead of having the VCCPG’s position considered as equivalent to an individual community member. [Action Item 1] (Chair Smith)

- DRB made a decision and the VCCPG has to stand by it. Chair Smith sent the information to South Village because of the impact of traffic issues. At the next meeting of Chairs, Chair Smith will discuss this issue with other Planning Group Chairs.
- Mr. Hutchison asks Ms. Mellor if the DRB looked at the design of the building. She said that the DRB did look closely at the size and looks of the building. They did not realize that when they approved of the building, they were fully approving the project.

8) Discussion and possible vote on revision of Valley Center’s Capital improvement Plan (CIP) to elevate Roads 14 and 19 to a higher priority and to use the \$24 million now allocated to widening Cole Grade Road for building Roads 14 and 19. (Plotner, Vick)

- Cole Grade Road expansion is set and cannot be changed.
 - **Motion:** Move to prioritize the roads in this order: **Priority 1)** is to widen the bottleneck at Valley Center Road **2)** Cole Grade Widening **3)** Road 19 **4)** Road 14 **5)** Extend Mirar De Valle to I-15.
 - **Maker/Second:** Quinley/Gaines
 - **Motion Carries 12-2-0 (Y-N-Ab).**
 - **Roll Call Vote:**
- | | | |
|---------------------------------|-----------------------------------|----------------------------------|
| 1. Ann Quinley - Yea | 6. Claire Plotner - Yea | 11. Ashly Mellor - Yea |
| 2. Vacant | 7. William Del Pilar - Yea | 12. Jon Vick - Yea |
| 3. Oliver Smith - Yea | 8. Susan Fajardo - Nay | 13. Mary Gaines - Yea |
| 4. Steve Hutchison - Yea | 9. Susan Janisch - Yea | 14. James Garritson - Nay |
| 5. Jeana Boulos - Yea | 10. LaVonne Norwood - Yay | 15. Kathy MacKenzie - Yea |

9) Discussion of an Invitation to one of three presentations at the Valley Center Library Community Room on Wednesday, June 28 at 8:30 AM, 5:30 PM, or 7:00 PM to meet with Transportation Consultant, Dan Burden, who will present information on modern roundabouts and their benefit in Valley Center (Mr. Vick)

- Chair Smith shared that Mr. Vick will give three presentations about roundabouts. The Planning Group must have certain traffic lights and we do not have a choice about these decisions.
- There was a discussion about the Brown Act and not having too many members show up at one of these meetings. Smith agreed to generate three VCCPG Agenda Meeting notices for 8:30 AM, 5:30 PM, and 7:00 PM, in case there is a quorum at any of the meetings.

10) Discussion and possible vote on Fire Abatement Awareness Program for Valley Center. There is high fire danger after a wet winter. Clearing fuels, tall grass and brush is essential. A weed abatement program needs to be enforced. (Ms. Plotner)

- Ms. Plotner read a copy of the draft minutes. Hutchison believed that the new Fire Marshall, Mike Shore will begin enforcement of the weed abatement program. Chair Smith would like the Planning Group to support these programs.
- **No Motion is a made.**

F. Group Business

1) Meeting Updates: Next VCCPG meeting: July 10, 2017

2) Discussion and a possible vote on changing the current meeting times of the VCCPG from 7-10 PM. to 6-9 PM. This action would require a change to the VCCPG’s standing rules as well as meeting other requirements set by the County. This item notices a discussion and possible vote to change the VCCPG standing rules, and meeting time and discussion and possible vote on meeting other County requirements.(Ms. Quinley)

- Chair Smith shares that 20 out of the 26 Planning Groups start at 7 PM. Borrego Springs begins at 4:30 PM. The VCCPG has standing rules that specify it meets the second Monday of every month at 7 PM.
- Chair Smith asks members to share whether or not they have a preference for monthly meeting times. Ms. Quinley would prefer having meetings begin at 6 PM, Ms. Norwood would prefer to meet at 6 PM. Ms. Plotner is fine with 6 PM, but believes 6:30 would be better for the community. Ms. Janisch prefers 7 PM. Ms. MacKenzie thinks that 6:30 PM is a good compromise. Ms. Gaines prefers 6 PM. Ms. Boulos thinks that 6 PM is a better time. Chair Smith believes that 7 PM is a better time for many people because of work schedules. Chair Smith states that the VC Library closes at 8 PM and that might be a reason subcommittees begin at 6 PM. Mr. Del Pilar would like to change the day, but not the time. Ms. Mellor has no feeling one way or the other, but thinks we need to think about what is best for the chair. Mr. Hutchison and Mr. Vick have no preference. Chair Smith thinks that changing the day would throw everything off. Planning Groups all meet different days of the week and month. Ms. Boulos would like to have someone keep track of the time. The VCCPG will revisit this topic at the July meeting.
- **Motion to extend the meeting to 10:15 is made by the Chair. Motion Carries 14-0-0 (Y-N-Ab).**

3) Discussion and possible vote on process for adding or deleting subcommittee members.(Mr. Vick)

- Mr. Vick would like to add Claire Collins and Jennifer Lindley to the South Village Subcommittee. The Chair has concerns about adding more than nine members to any committee.

4) Membership changes to VCCPG subcommittees. (All)

5) The San Diego American Society of Landscape Architects invites Community Groups to apply for a \$5,000 grant to make landscape improvement in their neighborhoods. The application deadline is August 18, 2017. The grant period begins December 1 and funds are distributed quarterly. All non-profit community groups recognized by the IRS located in the County of San Diego are eligible to receive this grant. For information contact Jennifer Webster at 530-737-3207.

G. Reports of subcommittees of the VCCPG

- Mobility – (Claire Plotner, Chair).
 - Community Plan Update -- (Steve Hutchison, Chair).
 - Member Training (Oliver Smith, Chair)
 - Nominations – (Susan Fajardo, Chair)
 - Northern Village – (Ann Quinley, Chair)
 - Parks & Rec. – (LaVonne Norwood, Chair)
 - Southern Village - (Jon Vick, Chair)
 - Tribal Liaison – (Jeana Boulos, Chair)
 - Website – (Ashly Mellor, Chair)
 - Solar Projects (Oliver Smith, Chair)
 - Lilac Plaza (Ann Quinley, Chair)
- **No reports were given by subcommittee Chairs tonight.**

H. Adjournment

- **The meeting adjourned at 10:30 p.m.**
- **Minutes were approved on September 11 , 2017.**

James Garritson, Secretary