

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **July 10, 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 7:05 p.m. and a Quorum was established with **13** members present.

Call to Order by Seat Numbers:

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

B. Pledge of Allegiance - Ms. Janisch

C. Approval of Minutes from Regular Meeting of May 8, 2017 and June 12, 2017

- **Motion: Approve the May 8, 2017 Minutes.**
- **Maker/Second:** Boulos/Norwood
- **Motion Carries 11-2-0 (Y-N-Ab).**
- **Maker/Second:** Plotner/Norwood make the motion to approve the June minutes. Mr. Hutchison would like a correction made on one of the votes. We will vote on the June minutes at the August meeting.

D. Public Communication/Open Forum

- The Chair acknowledges that Dina Gharmalkar is the newest member of the VCCPG.
- The Chair discusses that Mike Mahan has stepped down from the I-15 Corridor and there is an opening for this position.
- Samantha Seikkula and Clifton Williams both introduce themselves and the organization they represent called Golden Door. Seikkula and Williams are both against the project. Seikkula shares information about her concerns regarding the Newland Sierra Project. Williams is against adding 2100 homes in a rural area. Clifton shares information about the 20 million dollars that San Diego County spent on the General Plan and how this region was only supposed to have 99 homes under that plan.
- The General Plan was supposed to happen in the village areas, but Clifton believes the project is an inappropriate use of the land. He asks the community to reject it.
- Samantha says that the project will have a F rating. She says that water cuts might occur to the people already living in this area. She also has concerns about the wildlife corridor.
- The Chair shares that the County has changed some of the rules for Planning Groups. Individuals may still make comments on this project. There will be a presentation about the environmental impact of the Newland Sierra Project on July 18th at the San Marcos Civic Center.

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 July 10 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. (Smith)

- Jim Whelan introduces himself and educates the community about the Daly Ranch Resort by delivering a Powerpoint presentation. The project is situated approximately halfway up the Valley Center Road grade. Whelan is not asking for a vote, but is seeking input from the Valley Center community about the resort. Whelan is not in a hurry to complete the project and says that this resort has been in the works since 1985. He hopes to tuck the development in the natural surroundings and says the resort is supposed to be rural contemporary. There will be a second access road to address fire concerns. Whelan says that the fire marshall of San Diego County is very happy about the project because it will add another fire road. The project is 97% open space.
- The presentation discusses the location of the proposed development. The project will not be visible from Bear Valley Parkway and Valley Parkway. When the landscaping begins cover the area, the project will not be visible from Ridge Ranch Road. Part of the project will act as a staging area into Daly Ranch. It will have restrooms that are open to the public.
- The project will blend into the natural environment very well, but it will be visible from the Cougar Ridge Trail within Daly Ranch.
- There is a chain link gate presently on Valley Center Road that is the current entrance into the resort. There are 20 half-acre lots, some 5500-square-foot lots, and some condominiums. There are 203 dwelling units proposed within the 1782 acres. There will be one-story, two-story, and three-story structures. The hotel is three stories. The resort will probably be 225 units.
- Ms. Quinley asks for clarification about a proposal to have a stop sign on Valley Center Road when the posted traffic speed is 60 miles per hour.
- Ms. Boulos asks when the project will probably be completed. Whelan says that the family who owns the property does not have a specific completion timeline.
- Division Chief, Michael Shore has concerns about the project because the closest fire station in Escondido is on Midway.
- Mr. Hutchison asks questions about rules that deal with spas. Whelan is trying to work closely with San Diego County and Escondido. Mr. Hutchison has concerns regarding the boxy shapes of the structures. He does not believe this type of architecture is rural contemporary.
- Mr. Del Pilar says that the community will oppose having a traffic light at the middle of the grade on Valley Center Road.
- Smith would like the developer to look at creating a parallel road or lane for the resort instead of acceleration and deceleration lanes.
- Children in this development would attend Escondido schools. Escondido is very much in favor of annexing this potential resort. At the moment, the property is still part of San Diego County.
- **Motion: None.**

2) Discussion and possible vote on a motion to endorse further study of roundabouts. (Hutchison)

- Mr. Hutchison shares that the presentation made to the community about roundabouts . He believes these traffic calming measures.
- Here are the results from the people who attended the Valley Center Library Presentations:
 - 92 completed the survey
 - 5 want nothing - no traffic lights, no roundabouts
 - Of the 87 others:
 - 2 (2%) wanted 11 traffic lights
 - 58 (67%) supported some roundabouts
 - 27 (31%) want more information, are undecided.
- Ms. Gaines and Ms. Janisch would like further studies done.
- Kerry Garza would support a roundabout at Mirar de Valle if the community supports it. Mr. Hutchison says we have to get studies done when discussing things with the County.
- **Motion:** It is moved that the VCCPG support an independent, professional, traffic engineering study that is needed to determine how evacuation, first responder, safety, traffic access, and commercial goals of the Valley Center community can best be met with the use of modern solutions for traffic calming and street corridor design that will include a study of proposed traffic signals and roundabouts. This motion is intended to support obtaining funding for this study and is not intended to be an endorsement or approval by the VCCPG of any roundabouts within the Valley Center community. **(See Appendix)**
- **Maker/Second:** Hutchison/Quinley
- **Motion Carries 12-1-0 (Y-N-Ab).**
- **Roll Call Vote:**

1. Ann Quinley - Yea	6. Claire Plotner - Yea	11. Ashly Mellor - Yea
2. Steve Hutchison - Yea	7. William Del Pilar - Yea	12. Jon Vick - A
3. Oliver Smith - Yea	8. Susan Fajardo - Yea	13. Mary Gaines - Yea
4. Dina Gharmalkar - Yea	9. Susan Janisch - Yea	14. James Garritson - Nay
5. Jeana Boulos - Yea	10. LaVonne Norwood - Yea	15. Kathy MacKenzie - A
- James Chagala represents the Weston project near Miller and Cole Grade Road. Weston has no interest in working to create a roundabout at either of their proposed traffic lights. He says that thousands of dollars have already been spent on their project. Chagala attended the Roundabout Presentation and said that two lane roundabouts are not as safe as single Mr. lane roundabouts.
- Mr. Hutchison says that a comprehensive study would look at the 13 proposed traffic lights. All modern roundabouts do take into account bicycle safety concerns.
- Chair Smith says that if any study is done, it must be balanced and not have any bias. Ms. Boulos thinks that there might be other parts of Valley Center that should be included in the study. Mr. Vick will write the grant for a roundabout study.
- Ms. Mellor says that the DRB has 20-foot setback requirements for businesses.

3) Discussion and possible vote on letter from the Chair requesting expedited TAC consideration of Vesper Road and concerns about that Road as well as a request for a time line to request a time for completion of agreed upon tasks. (Plotner, Smith)

- Ms. Plotner shares an update on the current progress made with the County. She wants to know if there could be a different ingress/egress road for the project so that the project does not use the Valley Center Grade.
- **Motion: None.**

4) Discussion and possible vote on letter from the Chair to County Counsel to clarify the VCCPG's right to review and comment on new project information. The current specific concern is information provided in the second iteration of the Arco AM/PM's project's scoping letter. (Quinley, Smith)

- Chair Smith has an update, but we cannot vote on this item tonight. The VCCPG would like the opportunity to review any proposal that is submitted. He says that we have a right to appeal to the Planning Commission, but this must be done in ten days. The Commission confirmed that the Planning Group will receive notification about the project. The County Supervisors have the ultimate authority to approve or disapprove any project.
- **Motion: None.**

5) Discussion and possible vote on adding Vesper Rd improvements to the Valley Center Capital Improvement Project list. (Plotner)

- Ms. Plotner says that Vesper Road is a hot topic within the community. Many people would like to make this road safer. The CHP only enforces the mobility elements of County roads.
- **Motion: None.**

6) Discussion and possible vote on Mobility Subcommittee motions regarding Road 14 and 19. (Plotner)

- Ms. Plotner shares some information about these roads. There is nothing on Road 14 and 19.
- VCCPG voted 12-2-0 in the June 2017 meeting to address these roads.
- **Motion: None.**

7) Discussion and possible vote on a recommendation to the County PDS concerning General Plan Clean-up items VC301 and VC304. These items are changes or corrections to the General Plan discovered subsequently to the approval of the General Plan Update in 2011. (Hutchison)

- Mr. Hutchison shares information about these parcels. VC304 is located in the canyon of Keys Creek between Miller Road and Via Piedra. The County Staff recommendation is to change the land use designation of VC304 from Semi-Rural Residential [SR-2] to Open Space Conservation[OS-C] and rezone from A70 to S80. VC301 consists of two parcels behind the United Oil property and a third parcel is near the new sewage plant and the golf course on Charlan Road. The request is to change the minimum lot size for these parcels from 1-acre minimum to 6000-square-foot minimum. He recommends postponing a vote on item VC301 until further discussion occurs with the County on the updating of the Valley Center Community Plan and how Road 19 will be addressed in connection with two of the parcels.
- **Motion:** Move to accept the County proposal for VC304 and postpone action on VC301 until the resolution of Road 19 can be attained in the process to update the Valley Center Community Plan which is expected this fiscal year.
- **Maker/Second:** Hutchison/Boulos
- **Motion Carries 13-0-0 (Y-N-Ab) Voice.**

8) Brief discussion with no vote on proposed AutoZone commercial development at the southwest corner of Valley Center Rd and Mirar de Valle Rd. (Vick)

- The DRB was notified about this development. It is in the hands of the South Village Subcommittee. This is a 5-acre parcel and they have proposed a 7000-square-foot building.

F. Group Business

1) Meeting Updates: Next VCCPG meeting: August 14, 2017

2) Nomination of Dina Gharmalkar to VCCPG seat # 4 by Board of Supervisors for a term to expire January 7, 2019.

- The Chair congratulates Mr. Gharmalkar again for taking Seat #4 tonight.

3) Discussion and possible votes on changing the date or meeting time for the VCCPG standing monthly meeting. 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 a possible vote on meeting any other County requirements. (Quinley)

- Chair Smith states that everyone knew about the starting time and meeting week before getting elected to a seat on the Valley Center Community Planning Group.
- Ms. Boulos and Ms. Gaines would like to begin adding specific amounts of time for action items. Quinley would like a time limit for presentations. Mr. Del Pilar would also like to establish time limits on items.
- The Chair would like to have a parliamentarian keep track of time. Ms. Gaines and Mr. Del Pilar volunteer as timekeepers.
- **Motion:** Move the monthly meetings from the second Monday of a month to the third Monday.
- **Maker/Second:** Quinley/Del Pilar
- **Motion Fails 3-9-1 (Y-N-Ab).**
- **Roll Call Vote:**

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

- There is further discussion about how the VCCPG needs to establish and enforce time measures at all future meetings.

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)
- North Village – (Ann Quinley, Chair)
- Parks & Rec. – (LaVonne Norwood, Chair)
- South Village - (Jon Vick, Chair)
- Tribal Liaison – (Jeana Boulos, Chair)
- Website – (Ashly Mellor, Chair)

j. Solar Projects (Oliver Smith, Chair)

k. Lilac Plaza (Ann Quinley, Chair)

H. Adjournment

- **The meeting adjourned at 9:54 p.m.**

- **Minutes were approved on September 11 , 2017.**

James Garritson, Secretary

Appendix VCCPG July 10, 1017 Minutes

VCCPG meeting, July 10, 2017, 7 PM VC Community Hall, Lilac Road

Motion to study and consider roundabouts in VC's Villages

This is not a motion to approve roundabouts. This is a motion for a vote by the VCCPG to support studies to determine if our community goals, including emergency response times and wildfire evacuation, could be equally well served by either the additional traffic signals being mandated by community growth or modern roundabouts in lieu of one or more of the new traffic signals on VC and Cole Grade Roads through our N. & S. Villages.

Situation: There are currently 5 traffic lights between Fruitvale and Woods Valley Roads. Due to development in the N. & S. Villages 6 new traffic signals are planned, and 2 more could be added in the future (at Old and Sunday Roads). This would mean 13 traffic lights for this 3-mile stretch of highway through our 2 Villages, resulting in an urban environment and destroying the rural character VC has been trying to preserve. In addition, this number of traffic light controlled intersections will greatly increase traffic conflicts which result in accidents, injuries and fatalities. It's a fact: roundabouts reduce the likelihood and severity of crashes (75% reduction in injury collisions, 90% reduction in fatality collisions).

Mobility goals for our N. & S. Villages include:

- Minimize corridor transit time
- Facilitate evacuation in case of wildfire
- Optimize first responder response time
- Maximize safety – reduce injuries and fatalities
- Keep traffic moving – reduce stop and go traffic
- Increase road capacity by calming traffic
- Reduce greenhouse gases and improve VC's environment
- Maximize the success of our commercial areas
- Beautification of our Villages

The NVSC, the SVSC (with 5/5 support of the DRB) and the Mobility S/C have approved motions in support of serious consideration by the VCCPG of roundabouts in lieu of new traffic signals in our Villages. At the 7/28/17 roundabout forums, of 92 surveys returned: 2 wanted 11 traffic lights, 58 (63%) supported some roundabouts, and 27 (28%) wanted more information (5 wanted nothing).

If approved by the VCCPG the next step will be for the parties investigating the viability of

roundabouts to identify and obtain funding to pay for the study of traffic circulation, evacuation, engineering, safety, access and design studies necessary to determine how the evacuation, first responder, safety, commercial goals of the community will be served by roundabouts, and to present these findings to the VCCPG.

Motion: It is moved that the VCCPG support an independent, professional, traffic engineering study that is needed to determine how evacuation, first responder, safety, traffic access, and commercial goals of the Valley Center community can best be met with the use of modern solutions for traffic calming and street corridor design that will include a study of proposed traffic signals and roundabouts. This motion is intended to support obtaining funding for this study and is not intended to be an endorsement or approval by the VCCPG of any roundabouts within the Valley Center community.