

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **August 14, 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 7:03 p.m. and Quorum was established with all 15 members present. Mr. Del Pilar and Ms. Quinley arrived at 7:05 p.m.

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 - P |
| 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 - P |

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of July 10, 2017

- **Motion: The chair moved the approval of minutes to the end of the meeting.**

D. Public Communication/Open Forum

- No one in attendance speaks tonight.

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

1) Further updates and discussion on Daley Ranch Resort. 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. (Mellor)

- This project has been in the works for a long time. Ms. Mellor says that no paperwork has been filed in Escondido. Since this project deals with annexation, there are additional steps in the process. Mayor Abed of Escondido is a voting member of LAFCO (Local Agency Formation Commission) and this agency will evaluate the project in terms of annexation policy. The Sager family has met with the Escondido City Council in the past. Ms. Mellor says that the project is slightly different than what was presented to the VCCPG at the July 2017 meeting. Del Pilar says that they would have to annex the project first before Proposition S. Mr. Hutchison says that the whole project process would then need to start over. The Alternative Fire Access Road would dump out into Mirar de Valle.
- Mr. Del Pilar will speak to other people in Escondido to better understand all of the present project details. Ms. Norwood asks whether Valley Center has any sphere of influence. A few members of the VCCPG were in agreement that Valley Center has very little say about projects within San Diego County and the City of Escondido.
- Mike Goss, (audience member) asks a question about the secondary access road. The chair explains that the road would be on the northern portion of Daly Ranch. If a fire occurs, the access road would be open as an emergency road. Valley Center water has been filling their

reservoirs throughout the past drought. We are also using much less water than a decade ago.

- Jack Fox attended a San Marcos meeting and says that it is worth noting that a lot of the projects being pushed right now are quickly escalating because in three years there might be water concerns.
- There are two families involved with this project. Ms. Mellor says that a number of Escondido residents also have concerns about the project.
- **Motion: None**

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

- Ms. Plotner says that Rich Rudolph would like this project included in the Capital Improvement Project list. Ms. Plotner would like to hold off on a vote until she can discuss options we have for road classifications. Some people would like to see a trail that would connect Star Valley Park to Heritage Trail. There are safety concerns on a lot of roads throughout Valley Center. Glynna Hoekstra, (audience member) says that the County has already responded to five or six of these suggestions. The County has already completed the striping of the road. Ms. Hoekstra is thankful to the Planning Group and the County for making some immediate improvements. She would like to see if the changes do make Vesper Road safer. The County was unwilling to change the current speed limit. Chair Smith says there are still four old oak trees that are right next to the road, but he is not advocating for tree removal. Vesper is not a County Circulation Element Road, which means the Highway Patrol will not monitor this road. The County could possibly change speed limits if the road was reclassified.
- **Motion: None**

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

- This topic was postponed until next month.

4) Discussion and possible vote on Paradise Mountain Cell Tower; PDS2014-MUP14-031; Environmental Log No. PDS2014-ER-14-09-005, located at 18218-18750 Paradise Mountain Rd.; Contact person is Tracy Thomas, 404 S. Camino Del Rio Rd., Suite 600, San Diego, 92108. This is a second iteration Review of Information for an unmanned wireless telecommunication facility with small, new equipment and facilities within a small structure. DPS says that the height of the structure needs to be reduced to 35 feet and it must visibly blend into the surrounding area. (Gaines and Norwood)

- Ms. Norwood and Ms. Gaines spoke with the president of the homeowner's association. The current zoning is SR2 for residential mobile homes. The five residents that were spoken to were all in favor of this wireless project.
- The Chair inquires about whether the project meets County noise requirements. The plans call for constructing a 12x30 block perimeter with walls that are 8 feet tall. The containment does not have a roof, which is a concern of the Chair and Mr. Hutchison. The Chair explains that cell towers emit a constant humming noise and we should consider requiring some type of noise reduction option. Tracy Thomas is unsure of the amount of noise or decibel level that the cell tower will generate. Mr. Vick would like to modify the motion to include a roof that will provide some type of sound reduction.

- **Motion:** It is the consensus of the Valley Center Planning Group to approve Project number PDS2014-MUP-14-031 when all concerns of the County of San Diego BOS Scoping Letter have been met and approved. (Amended) We also ask that the County pursues additional sound reduction measures equivalent to 50 to 60 feet for the project due to the close proximity of other mobile home sites.
- **Maker/Second:** Ms. Norwood/Ms. Quinley (Amended by Chair Smith)
- **Motion Carried 15-0-0 (Y-N-A).**

5) Discussion and possible vote on corrections to minutes for VCCPG May 8, 2017 meeting. (Smith)

- The Chair says that since we didn't officially submit the minutes, he has sent them out to the Planning Group again.
- There is discussion among members of the VCCPG about the May 8, 2017 minutes. There is further discussion about the timeframe of sending out minutes to all members of the VCCPG. The secretary explains how he organizes the minutes according to the final agenda and sends out electronic draft minutes as a Word document, PDF, and Google Doc.
- It is decided that the Planning Group will vote on the May and July minutes at the September regular meeting.

F. Group Business

1) Meeting Updates: Next VCCPG meeting: September 11, 2017

2) Discussion and possible vote on reconstituting the Lilac Hills Ranch subcommittee.

Because Accretive has been updating their SPA in order to preserve the work they have had approved by the Planning Commission, further action by the Planning Group may be necessary. (Hutchison)

- Mr. Hutchison says that the Accretive Group is preparing to re-submit a stormwater and greenhouse study to the County. They will post this information on their website possibly in a month. He believes it is prudent that the VCCPG should reconstitute this subcommittee.
- Ms. Mellor, Ms. Janisch, Ms. Quinley, and Ms. Norwood will join this subcommittee that Hutchison will lead. Mr. Hutchison will bring names of potential members on the Lilac Hills Ranch Subcommittee for a vote at the September meeting.
- **Motion: Valley Center Community Planning Group reconstitutes the Lilac Hills Ranch subcommittee under the leadership of Mr. Hutchison.**
- **Maker/Second: Hutchison/Vick**
- **Motion Carried 15-0-0 (Y-N-A).**

G. Reports of subcommittees of the VCCPG

- a. Mobility – (Claire Plotner, Chair).
- b. Community Plan Update -- (Steve Hutchison, Chair).
- c. Member Training (Oliver Smith, Chair)
- d. Nominations – (Susan Fajardo, Chair)
- e. North Village – (Ann Quinley, Chair)
- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South Village - (Jon Vick, Chair)
- h. Tribal Liaison – (Jeana Boulos, Chair)
- i. Website – (Ashly Mellor, Chair)
- j. Solar Projects (Oliver Smith, Chair)
- k. Lilac Plaza (Ann Quinley, Chair)

H. Adjournment

- **The meeting adjourned at 8:49 p.m.**
- **Minutes were approved on September 11 , 2017.**

James Garritson, Secretary