

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda August 10, 2015 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



**Oliver Smith**  
Chair

[oliver.smith@philips.com](mailto:oliver.smith@philips.com)

**Ann Quinley**  
Vice Chair

[Ann.quinley@Pomona.edu](mailto:Ann.quinley@Pomona.edu)

**Steve Hutchison**  
Secretary

[hutchisonsm@gmail.com](mailto:hutchisonsm@gmail.com)

**Jeana Boulos**

[jeana.h.boulos@gmail.com](mailto:jeana.h.boulos@gmail.com)

**Hans Britsch**

[thomas@westerncactus.com](mailto:thomas@westerncactus.com)

**Susan Fajardo**

[susanfarr@vcweb.org](mailto:susanfarr@vcweb.org)

**James Garritson**

[vc@garritson.com](mailto:vc@garritson.com)

**Susan Janisch**

[socaljj@cts.com](mailto:socaljj@cts.com)

**Bill Miller**

[cmmiller@aol.com](mailto:cmmiller@aol.com)

**LaVonne Norwood**

[lavonne@armorfabrication.com](mailto:lavonne@armorfabrication.com)

**Mike O'Connor**

[firemanmic@aol.com](mailto:firemanmic@aol.com)

**Claire Plotner**

[claireplotner@mac.com](mailto:claireplotner@mac.com)

**Rich Rudolf**

[richrudolf@sbcglobal.net](mailto:richrudolf@sbcglobal.net)

**Jon Vick**

[JonVick2@aol.com](mailto:JonVick2@aol.com)

**(one seat pending)**

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for the Meeting of July 13, 2015

## D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

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

*The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.*

- 1) Discussion on anticipated decisions from PDS and DPW staff regarding **Road 14 and Road 19** alternatives and how they impact Hatfield Plaza, Tractor Supply Company, Lilac Plaza and Park Circle projects. (Vick)
- 2) Update and further discussion on **Tractor Supply project** PDS2015-STP-15-005; Owner is Bell Holdings, LLC, Steve Flynn, President; email: [steveflynn@aol.com](mailto:steveflynn@aol.com); phone 858-753-3589; contact person is Ross Burnett; email: [rburnett@sterlingwarner.com](mailto:rburnett@sterlingwarner.com); phone: 702-210-1944; location is 27444 Valley Center Road south of Mirar de Valle. The project includes the construction of one 18,825 square foot retail store with a 15,000 square foot outdoor display area to be built on 3.70 acres and will include 90 parking stalls. The store will sell livestock and pet products, hardware and tool products and work clothing among other items. (Vick for Mobility; Miller for South Village).
- 3) Discussion and possible vote on **South Village Form Based Code**. Comments on the program drafted by South Village Sub-committee in response to the County's Administrative Draft of June 4, 2015. Bill Lewis will also speak. (Vick for Mobility; Miller for South Village)

*Whereas:*

- a. *The County has failed to complete both the NEW Valley Center Community Plan, and the finer-grained planning the department promised would accompany the intensification of land uses that took place during the General Plan update.*
- b. *This failure to complete the planning project is resulting in chaos in the development of Valley Center's village areas, as evidenced by the many inconclusive discussions at our S/C meetings and pleas by developers for more clarity in what the community wants.*
- c. *The VC community has repeatedly asked the County to complete the planning project in order to provide clarity to property owners and developers who are doing their best to invest.*
- d. *It is impossible to approve individual projects that are being processed piecemeal, without a comprehensive plan for the North and South Village areas.*

**Therefore** the VCCPG resolves to hereby encourage our developers to cooperate with the community and one another, by also actively encouraging the County Planning and Development Services Department and our Supervisor to immediately allocate the necessary staff and/or consultant resources necessary to complete the VC Community Plan and finalize the Form-based Code for the South Village. (Rudolf)

- 4) Discussion and possible vote on letter to the Department of Planning and Development Services requesting an analysis of the **amount of commercial space** that is required to service a population the size of Valley Center, both currently and in 2030. The analysis should include information on how the space required compares to the commercial space currently planned for in the General Plan. (Plotner)
- 5) Discussion and possible ratification of on letter from VCCPG to PDS on **Hatfield Plaza (TM21202)** and responses to the Hatfield CEQA document (Rudolf)

- 5) Updates on:
  - a) Hatfield Plaza (Miller);
  - b) Lilac Plaza (Quinley)
  - c) Park Circle (Miller)
  - d) Lilac Hills Ranch hearing at the Planning Commission (Hutchison)
  - e) Solar Project Subcommittee (Hutchison)
- 6) Discussion and possible vote on tentative approval of a **staff-proposed VC Community Plan Amendment**, as part of the 2017 Property Specific Requests General Plan Amendment, to reduce minimum lots sizes allowed in Land Use Designations SR-4 and SR-2 under some circumstances (Kevin Johnston, and CPU Subcommittee Report). (Rudolf)
- 7) Discussion and possible vote on **Draft Letter to the San Diego County Traffic Advisory Committee** concerning the intersection of Ridge Ranch Road and Valley Center Road (Vick)

## F. Group Business

- 1) Introduction and discussion on candidates for the Design Review Board, Seat 4, which expires June 18, 2018. (Britsch)
- 2) Meeting Updates: **Next VCCPG meeting: September 14, 2015**

### Subcommittees of the VCCPG

- a. Mobility – (Jon Vick, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garritson, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Lilac Plaza (Ann Quinley, Chair)
- l. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

### Correspondence Received for the August meeting

1. Notice of Lilac Hills Ranch Planning Commission hearing on August 7, 2015 with continuation planned for September 11, 2015 , Website for Lilac Hills Ranch FEIR:  
[http://www.sandiegocounty.gov/pds/regulatory/docs/LILAC\\_HILLS\\_RANCH/draft-FEIR.html](http://www.sandiegocounty.gov/pds/regulatory/docs/LILAC_HILLS_RANCH/draft-FEIR.html)  
 Link to country responses to LHR comments is:  
[http://www.sandiegocounty.gov/content/sdc/pds/regulatory/docs/LILAC\\_HILLS\\_RANCH/responsetocomments.htm](http://www.sandiegocounty.gov/content/sdc/pds/regulatory/docs/LILAC_HILLS_RANCH/responsetocomments.htm)
2. VCFPD to PDS, 02Jul2015, Request for Project Availability (FIRE) for proposed Granger A82, LLC Photovoltaic Solar System (commercial) / Mesa Crest Road & Avenida Annalie / 129-162-07-00
3. VCFPD to PDS, 01Jul2015, PDS 521A request / NLP Valley Center Solar LLC, Photovoltaic Solar System (commercial)
4. PDS to VCCPG: documents pertaining to a Discretionary Permit for Major Use Permit PDS2015-MUP-15-019 Granger Solar/Photovoltaic Solar Farm, (APN) is 129-162-07, application for development and operation of a photovoltaic (PV) solar farm to be located on privately-held lands at Mesa Crest Road and Avenida Annalie. The proposed PV solar facilities. The fenced unmanned facility would encompass approximately 40 acres,
5. Mindy Fogg PDS to VCCPG Chair 16Jul2015, RE: Valley Center Cemetery project PDS214-MUP-14-029, The MND for this project went out for public comment last week: <http://www.sandiegocounty.gov/content/sdc/pds/ceqa/MUP-14-029.html>

#### **Public Disclosure Notice**

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# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

July 28, 2015



**Oliver Smith**  
Chair

[oliver.smith@philips.com](mailto:oliver.smith@philips.com)

**Ann Quinley**  
Vice Chair

[Annquinley@gmail.com](mailto:Annquinley@gmail.com)

**Steve Hutchison**  
Secretary

[hutchisonsm@gmail.com](mailto:hutchisonsm@gmail.com)

**Jeana Boulos**

[Jeana.h.boulos@gmail.com](mailto:Jeana.h.boulos@gmail.com)

**Hans Britsch**

[thomas@westerncactus.com](mailto:thomas@westerncactus.com)

**Susan Fajardo**

[susanfarr@vcweb.org](mailto:susanfarr@vcweb.org)

**James Garritson**

[vc@garritson.com](mailto:vc@garritson.com)

**Susan Janisch**

[socaljj@cts.com](mailto:socaljj@cts.com)

**Bill Miller**

[cdmmiller@aol.com](mailto:cdmmiller@aol.com)

**LaVonne Norwood**

[lavonne@armorfabrication.com](mailto:lavonne@armorfabrication.com)

**Mike O'Connor**

[firemanmic@aol.com](mailto:firemanmic@aol.com)

**Claire Plotner**

[claireplotner@mac.com](mailto:claireplotner@mac.com)

**Rich Rudolf**

[richrudolf@sbcglobal.net](mailto:richrudolf@sbcglobal.net)

**Jon Vick**

[JonVick2@aol.com](mailto:JonVick2@aol.com)

**(one vacancy)**

Dennis Campbell  
Planner, San Diego County Planning and Development Services  
5510 Overland Ave., Suite 310  
San Diego, CA 92123

SUBJECT: Response to Hatfield Plaza PDS-2013-TPM21201 et al Determination for Exemption of CEQA Review

Director Wardlaw,

The Valley Center Community Planning Group has reviewed the Hatfield Plaza Minor Subdivision, PDS2013-TPM-21201 Determination for Exemption of CEQA Review dated 02July 2015. The VCCPG strongly recommends denial of the exemption based on the following issues:

- 1) The project current plans show removal of many mature trees and landscaping that is inconsistent with the approved San Diego County General Plan and the Valley Center Community Plan, as well as a significant change from what was approved by the Valley Center Design Review Board. The community plan indicates retention of mature trees as a key benefit of community character:

Environmental Policies p 11:

POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues:

1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. [Paraphrase]

2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.

POLICIES AND RECOMMENDATIONS p 13

.....

2. Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area. [Paraphrase]

VCCPG, in combination with the Valley Center Design Review Board, has been working with the applicant for almost 2 years and has made many suggestions and recommendations to improve the project and meet the Valley Center Community Plan goals and needs as well as being consistent with the county's General Plan. A significant issue here is that the applicant originally was indicating the retention of many of the trees he now is planning to remove.

- 2) The project consists mainly of steep slope terrain which is proposed to be landscaped using very high retaining walls and extreme grading, both items in direct conflict with the goals of the General Plan Update as well as in conflict with the Valley Center Community Plan.

**Conservation Goals p 56:**

**6. CONSERVATION**

**GENERAL GOALS**

PRESERVE VALLEY CENTER'S UNIQUE, NATURAL AND CULTURAL RESOURCES WHILE SUPPORTING ITS TRADITIONAL SEMI-RURAL LIFESTYLE

**Policies and Recommendations p59-60:**

2. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains ...

11. Grading associated with discretionary permits shall not change natural land contours and shall be minimized to reduce erosion and siltation and damage to downstream properties.

It needs to be noted that the slope and grading issues do not exist to the same degree on another portion of the property and alternatives pointed out to the applicant a number of times by VCCPG and VCDRB.

- 3) The exemption text glosses over the impact of Road 19, a key in the Circulation Element for Valley Center in the 2011 General Plan Update. The appearance is the applicant is simply pushing Road 19 aside in favor of his development plans.

Local road connections essential to efficient traffic circulation are lost if new rural subdivisions are designed and built with strictly self-serving road networks. Therefore, each future subdivision needs to be assessed for its potential to provide linkages for long-term circulation improvement, while still allowing for a road design in keeping with a "rural neighborhood" character.

**Mobility Goal and Findings text p 51:**

**MOBILITY**

**GOAL**

A CIRCULATION SYSTEM THAT ACHIEVES THE COMBINED OBJECTIVES OF CONNECTIVITY AND SAFETY FOR ALL USERS (AUTOMOBILES, BICYCLISTS, EQUESTRIANS AND PEDESTRIANS), AND ALSO PRESERVES THE RURAL CHARACTER OF THE COMMUNITY.

Until the county provides an assessment of where and how Road 19 is to be implemented, any CEQA determination is, at best, premature. We are asking for the county to provide this assessment, then allow VCCPG to review it with respect to all of the projects currently in process that are affected by it. We feel our thorough, reasonable, and practical recommendations will aid the county in evaluating each of the projects currently underway.

If you have further questions, I can be reached at (760) 703-1455.

Respectfully,

Oliver Smith, Chair

Valley Center Community Planning Group

cc: PDS Director Mark Wardlaw

PDS Planning Manager Mindy Fogg

Draft Letter to the SD County Traffic Advisory Committee (TAC)  
Attn: Kenton R. Jones, Chair

August 19, 2015

Mr. Kenton R. Jones  
Chair, SD County Traffic Advisory Committee

Dear Mr. Jones,

As you are aware from recent correspondence, the intersection of Valley Center Road and Ridge Ranch Road presents a very dangerous situation: northbound traffic speeds are 60 to 70 mph; it is very difficult to slow down to turn right onto Ridge Ranch Road, and many times almost impossible to make a safe left turn coming out of Ridge Ranch Road. This is a death trap, as evidenced by fatal and non-fatal accidents and daily close calls.

The residents living on Ridge Ranch Road have asked us to help them find a solution, preferably an on-demand traffic signal that would allow them to turn safely into and out of Ridge Ranch Road.

When we applied to Mr. Murali Pasumarthi, Manager, DPW Traffic Engineering, for assistance, he responded: “Based on your initial recommendation to review the intersection of Ridge Ranch Road with Valley Center Road, staff obtained traffic counts, reviewed all reported collisions at the intersection and, conducted a traffic signal warrant analysis (consistent with state requirements). Unfortunately the required criteria are not met to warrant a recommendation for a traffic signal at this time. We also reviewed other recommendations and have developed a written response (attached)”.

No solution to the problem was suggested by DPW.

The residents of VC and the VCCPG would like to appeal to the TAC with a request for a solution to improve safety for this intersection as well as to slow northbound traffic coming into VC south of Woods Valley Road. At the regular monthly August 10<sup>th</sup> meeting of the VCCPG I was asked to request an appeal hearing at the next TAC meeting.

Thank you for your assistance.

Respectfully submitted,

Oliver Smith, Chair VCCPG