

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda June 8, 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

[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**

[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 vacancy)**

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for the Meeting of May 11, 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) Recommendation discussion and vote on Hideaway Lakes Solar Project PDS 2015-AD-15-004; FR 15-08-005; Solar Farm on Beatitude Drive near Hideaway Lake Drive; Owner is Lilac Enterprises, contact is Jennifer Kemme at 909-754-8300 or [jenkemme@visionce.com](mailto:jenkemme@visionce.com). The project is a private .02 acre solar project on 2 acres and contains 303 modules accessed by an existing asphalt drive. (Smith)

## F. Discussion items (no VCCPG advisory vote taken on the following items).

- a) Presentation by Wil Rogers on conceptual plans for Star Valley Park, located off Vesper Rd to the south, proposal by the Valley Center Parks and Recreation District (Vick).

## G. Group Business

- 1) Discussion and vote on subcommittee membership. (Smith)
- 2) Discussion and vote on candidates for vacancy in Seat 15 which expires January 19, 2017 (Britsch)
- 3) Update on major South Village Area Projects

**Hatfield Plaza project** PDS 2013; TPM-21202; PDS20123; STP-13-011 (Tentative Map and Site Plan), Hatfield Center commercial retail/office use, 6 buildings on 3.3 acres, located on the west side of the Valley Center Rd and Woods Valley Rd. intersection. Applicant: Jerry Gaughan Architect: Mark Burginger. (Miller).

**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. In addition to tractors and tractor supplies, 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).

**Park Circle project**, located at the northwest corner of Valley Center and Mirar De Valle Roads (former Konyn Dairy); Owner is Konyn Reality Investment Company, 27634 Valley Center Road. 316 acres of residential units and 223 parking spaces —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

**Lilac Plaza project** PDS2013-MPA-13-018; PDS2015-REZ-15-004 (rezone), PDS2015-GPA-15-003 (GPA), PDS2015-TPM-21224 (TPM), and PDS2015-STP-15-006 (Site Plan). Owner is Lilac Plaza LLC at [erik@erikfox.com](mailto:erik@erikfox.com); applicant is Jerry Gaughan as 619-204-8797 or [gerrygaughan@msn.com](mailto:gerrygaughan@msn.com); Location is southwest corner of Lilac Road and Valley Center Road; 10 commercial buildings, some will be two stories, and 36 residential units with a total of 7 acres. (Quinley)

## G. Group Business (cont.)

- 4) Discussion and vote on letter to Board of Supervisors (Smith/Hutchison)
- 5) Meeting Updates: **Next VCCPG meeting: July 13, 2015**

## H. Adjournment

### 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. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

### Correspondence Received for the June meeting

1. PDS to VCCPG: Lilac Plaza, LLC; t PDS2013-MPA-13-018: PDS2015-REZ-15-004 (rezone), PDS2015-GPA-15-003 (GPA), PDS2015-TPM-21224 (TPM), and PDS2015-STP-15-006 (Site Plan) on April 10, 2015. Owner is Lilac Plaza LLC at [erik@erikfox.com](mailto:erik@erikfox.com) or 6190279-24728; applicant is Jerry Gaughan at 619-204-8797 or [gerrygaughan@msn.com](mailto:gerrygaughan@msn.com); Location is southwest corner of Lilac Road and Valley Center Road; The project site is 7 acres and there are plans to construct commercial buildings on 2.14 acres of the site and to build 1.7 acres of retail, Office/professional. (Quinley)
2. PDS to VCCPG: Park Circle, PDS2015-TM-5603, northwest corner of Valley Center Rd and Mirar de Valle, 316 acres of residential units and 223 parking spaces. Under separate cover, a site plan for the project was received. A general Plan Amendment to amend the GP Amendment Circulation Element to allow private road standards to be used with the project is proposed as well as a rezone to change current zoning from Village Residential to VR-10.9 and General Commercial. A zoning change from RR to C36 is also requested. (Miller)
3. PDS to VCCPG 05Jun2015 Drainage easement vacation by Valley Center Municipal Water District, APN 189-091-01 and 189-091-02, intent is to vacate portions of an existing drainage easement located over 2 parcels of land owned by VCMWD located on Charlan Road East of its intersection with Valley Center Road. VCMWD is planning to construct a storm water storage facility over the property, which is to be maintained by VCMWD, negating the need for the County's Drainage Easement. (Miller)
4. PDS to VCCPG, 14May2015, notice of withdrawn project, PDS2014-AD-14-039, SDG&E/IES Valley Center Solar (solar farm project on SDG&E Substation property at Valley Center Rd and Vesper Rd, project withdrawn 22Mar2015..
5. Email from VCFPD Fire Marshal to PDS (copy to VCCPG) 05Jun2015, Request to Omit Banbury Road access to project Commercial Structures (new) Hatfield Plaza, PDS2013-TPM21202; PDS2013-STP-13-011, APN 186-280-18-00, The VCFPD approved the project based upon the anticipated Banbury Road access point to insure rapid and reliable fire apparatus access and for unobstructed traffic circulation for evacuation or relocation of civilians during an emergency event. VCFPD will require this access point to remain as a part of the approved site plan. We will leave the option open for the applicant to propose an automatic gate for emergency services use only, should public traffic site distance continue to be a concern. (Miller)
6. Letter from VCFPD Fire Marshall to PDS (copy to VCCPG) 05Jun2015, Request for Agency Recommendations, Lilac Enterprises, Inc, Photovoltaic Solar System (commercial), PDS2015-AD-14-004 / PSD2015-FR-15-08-005, Hideaway Lake Lane / 185-273-04-00 (Smith)

#### **Public Disclosure Notice**

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