

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda December 14, 2015 at 7:00 pm

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



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A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes

Regular Meeting of November 9, 2015

Special Meeting of December 9, 2015 (if VCCPG quorum in attendance)

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) **DPW Presentation** by Michael Long, DPW CIP Lead Project Manager, on the Cole Grade Road improvement project. He will present the 70% plans for widening and "improving" Cole Grade Road (Vick).
- 2) **Tractor Supply PDS2015-STP-15-005**, discussion and possible recommendation vote, location 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 (Miller)
- 3) **Hatfield Plaza PDS2013-TPM-21202; PDS2013-STP-13-011**, discussion and possible recommendation vote, location 27326 Valley Center Rd, commercial retail/office use, 3.3 acres, located on the west side of the Valley Center Rd and Woods Valley Rd. intersection. , The project proposes five buildings with accompanying parking with mixed use retail including a drive through restaurant proposed in the center of the development. It will take access onto Valley Center Road from a point in the center of the site. (Miler)
- 4) **Park Circle project: PDS2015-TM-5603, subcommittee update and** discussion, location corner of Valley Center and Mirar De Valle Roads;. The gross project area is 74.6 acres and net project area is 69.9 acres. Total number of lots 368 with 318 total dwelling units—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. (Miller).
- 5) **Road 19 Workshop** – Discussion of issues and alternatives raised at the PDS public workshop regarding the implementation of the GP Update Circulation Element Road 19 for the Valley Center area (Vick).
- 6) **Valley Center Rd at Mirar de Valle Rd Roundabout Proposal** – Mobility Subcommittee review and update, including county review of design proposal and funding alternatives for implementation costs above those for a traditional traffic light, county requirements for schedule of infrastructure improvements related to a development project.
- 7) **County Water Conservation in Landscaping Ordinance**, discussion and possible recommendation vote on revised draft to reflect the changes to the State's Model Water Efficiency Landscape Ordinance (MWELo). <http://www.sandiegocounty.gov/content/sdc/pds/advance/amendments.html> Generally the amended MWELo has broader project applicability (requires more projects to submit for landscape plan review) and provides for greater restrictions associated with landscaping water use. This includes implementing a Prescriptive Compliance Checklist which will allow many applicants a streamlined process for review of landscape plans. (Smith)
- 8) **State OPR proposals for General Plan Guideline updates**, GP Update Subcommittee meeting review and possible recommendation vote. The general plan guidelines document updated with sections on visioning, community engagement, social equity, resilience, economic development, healthy communities, and climate change, as well as links to data, tools, resources, and model policies throughout (Rudolf). <http://cert1.mail-msst.com/cdjc2q01CyyP/IC84e94I0/7e3gcnnv31/v7r/vk/0ICwbv>

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: January 11, 2016.
- 2) Reports of 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)

G. Correspondence Received for the August meeting

- 1) Planning and Development Services to VCCPG (email 24Nov2015), Scoping letter for Valley Center Village Station (PDS2015-STP-15-025). Project is located South of Valley Center Road between Miller Rd and Indian Creek Roads. This project is a commercial development fronting on Valley Center Road. The development consists of 7 buildings; four General Retail totaling 19,410 square feet and three service retail buildings (food and beverage) totaling 21,800 square feet.
- 2) Planning and Development Services to VCCPG (email 17Nov2015), Scoping letter for PDS2015-MUP-15-024 at 30777 Pauma Heights Road. The project is a Major Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility. The project consists of a 60-foot high faux eucalyptus tree, with 12 antennas, and 1 microwave dish inside. Equipment necessary to support the facility would be located within a prefabricated equipment enclosure, with a total height of 9 feet, 11-inches, with a 30kW emergency backup generator inside at the base of the facility. Zoning for the site is Limited Agriculture (A70). The 3.15 acre site is occupied by a water tank owned by the Valley Center Municipal Water District and has an existing T-Mobile mono-palm facility on-site. Access would be provided by a private driveway connecting to Pauma Heights Road. No extension of sewer or water utilities will be required by the project.
- 3) Planning and Development Services to VCPG-Agricultural Preserve PS2015-REZ 15-010 Certificate of Compliance, Rezone, located on Lazy H Drive. 328 acres; 16 lots. Owner and Applicant, Gary and Patricia McMillan; Contact Hunsaker and Associates Phone 858-558-4500. (Norwood)

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