

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda July 11, 2016 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 June 13, 2016

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) Informational presentations by San Diego Association of Governments (SANDAG) and from the Cleveland National Forest Foundation on the "Keep San Diego Moving Forward" ballot measure. The measure will provide a dedicated source of revenue to invest in the region's transportation. The measure would increase the local sales tax by one half-cent to fund specific transit, highway, open space, bike and pedestrian projects. Ashley Osterhout will make the presentation for SANDAG. (Jackson)
- 2) Marijuana facilities-PDS 2016-STP-16-006 Project is named Nelson Way, Phase II, located at 8530 Nelson Way and Old HWY 395. Project is a cultivation facility serving an adjacent medical marijuana dispensary. The proposed structure is a 1 story made-of-wood framing and stucco. The project is ground up and has no grading required. Owner is T and M holdings at 609-802-23011. Applicant and contact person is Darren Machulsky at 609-462-4234 or dmachulsky@yahoo.com. PDS project manager is Michelle Conners at 858-2636. (O'Connor).
- 3) Discussion and possible vote on new letter regarding response from county to our letter on Road19/14 funding (Smith).
- 4) Country Trader-Rezoning of adjacent applicant-owned parcel. Lora Lee Stephens asks that the property adjacent to the County Trader (acquired from the Dairy) be rezoned from C-40 to R-15 during the County's next General Plan clean up. She wants to use the property for parking-- a use not allowed by the R-15 designation. When Valley Center Road was widened it significantly changed the grade in front of her existing building making the driveway unsafe and unusable thus the Valley Center Road widening had a major effect on the use of her property. (Miller)
- 5) As an informational item, VCCPG member Sue Janisch who experienced the 2003 Cedar fire will talk about what saved her home, and how it applies to saving homes today. Fire Chief Joe Napier will be at the meeting contribute additional information and to answer questions. (Janisch)
- 6) Discussion and recommendation vote: County staff will be recommending to the Board of Supervisors a revision to the current annual assessment of \$6.48 per benefit unit) for the San Diego County Street Lighting District. We recently retrofitted about a third of our street lights with more efficient LED lights. The District will use some of the revenues from the proposed fee increase to retrofit the remaining County-owned streetlights with energy efficient LED lights to reduce our long term operating and maintenance costs. (Jackson, Smith)

F. Group Business

- 1) **Welcome to new member Chris Stiedemann**
- 2) **Meeting Updates: Next VCCPG meeting: August 8, 2016.**

Reports of subcommittees of the VCCPG

- a. Mobility – (Mark Jackson Vick, Chair).
- b. Community Plan Update -- (Mark Jackson, 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 – (Claire Plotner, 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 July meeting

- 1) PDS 2016-STP-16-006 Project is named Nelson Way, Phase II, located at 8530 Nelson Way and old HWY 395. Project is a cultivation facility serving an adjacent medical marijuana dispensary. The Proposed structure is a 1 story made-of-wood framing and stucco. The project is ground up and has no grading required. Owner is T and M holdings at 609-802-23011. Applicant and contact person is Darren Machulsky at 609-462-4234 or dmachulsky@yahoo.com. PDS project manager is Michelle Connors at 858-2636. (O'Connor).
- 2) Grant opportunity presented by the San Diego chapter of the American Society of Landscape Architects. The grant provides seed funds to complete projects or organize community input on local project design that will enhance local neighborhood. Applications for the 2017 Community Grants are due August 12, 2017 and can be found at ASLASD@SBCglobal.net or Jennifer Webster at jenwebster@precisionlandscapeinc.com. On July 20, 2016,
- 3) County staff will be recommending to the Board of Supervisors a revision to the current annual assessment of \$6.48 per benefit unit) for the Sand Diego County Street Lighting District. There will be a second hearing on August 3, 2016 to confirm that the assessment be placed on property tax bills. We are asking that you provide an informational update to our community on this proposed rate change. We recently retrofitted about a third of our street lights with more efficient LED lights. The District will use some of the revenues from the proposed fee increase to retrofit the remaining County-owned streetlights with energy efficient LED lights to reduce our long term operating and maintenance costs. The energy efficient LED retrofits will reduce greenhouse gas emissions and provide additional savings for the District as energy costs continue to rise. (Jackson, Smith)
- 4) STP15-022; Updated Rite Aid Pharmacy Site Plan showing Truck Maneuvering Plan. The project consists of an 11,900 square foot commercial building at the intersection of Valley Center and Cole Grade Road.(28535 Cole Grade Road) The site is C36 with a B Special Area Designator. The site is currently developed with an existing drive thru restaurant that would be removed. Access would be provided by Valley Center Road and Cole Grade Road. Owner and Applicant is Halferty Development Company, LLC at 626-404-0956 or cpeto@halferty.com . Contact person is Gary Wynn at 760-749-8722 or Gary@wynnengineering.com (Quinley).
- 5) Planning Commission Hearing Report for Valley Center Church PDS2013-MUP-81-098W1. The hearing will be held at the County Conference Center at 5520 Overland Avenue in San Diego at 9:00 AM on July 15, 2016. This is a request for the Planning Commission to evaluate a proposed Major Use Permit Modification (MUP MOD) for the addition of a 2,700 square foot fellowship hall including a kitchen, eating area and storage rooms along with the addition of a 50-foot tall steeple and monument sign to an existing sanctuary.. The project is located at the corner of Fruitvale Road and Fruitvale Lane in Valley Center

Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.