

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

May 14, 2018 at 7:00 pm

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



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Jon Vick

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Monthly Regular Meeting Canceled for May, 2018

Group Business

- 1) Next Meeting to be June 11, 2018

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. Lilac Plaza - (LaVonne Norwood, Chair)
- k. Lilac Hills Ranch – (Steve Hutchinson, Chair)

H. Correspondence Received for the May 2018 meeting

- 1) Historical Site Board (HSB) to the VCCPG via mail 4/03/2018; Notice of Public Hearing. April 16, 2018, 6:30pm Public Hearing Chambers, 5520 Overland Ave. San Diego, CA 92123. 1. 2016-2017 Certified Local Government Annual Report. 3. Warner Springs Ranch Resort Notice of Preparation: PDS2014-GPA-14-006, PDS2014-SPA-14-003, PDS2014-REZ-14-005; PDS2014-ER-81-04-006B; District 5. Bill Horn.
- 2) Planning and Development Service to the VCCPG via mail 04/13/2018 & email 04/16/2018; Notice of Public Hearing. April 26, 2018, 8:30am, COC Campus Center Cambers, 5520 Overland Ave. San Diego, CA 92123. Applicant: Jim Halferty, Halferty Development. Project: Valley Center Rite Aid Site Plan; PDS2015-STP-15-022; PDS2015-ER-15-08-021. The proposed project is a Site Plan for a Rite Aid Pharmacy. The project consists of an 11,872 square foot commercial building and parking lot with 47 spaces. The project proposes landscaping, including a 20-foot to 25-foot landscaping buffer along Valley Center Road and Cole Grade Road. Access will be provided by Valley Center Road and Cole Grade Road. Earthwork will consist of 1,275 cubic yards of cut and 739 cubic yards of fill, resulting in an export of 536 cubic yards. The site is developed with an operating restaurant with a drive-through. Water and sewer will be provided by the Valley Center Municipal Water District. The proposed project is located at the intersection of Valley Center Road and Cole Grade Road in the Valley Center Community Planning Area, within unincorporated San Diego county. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the project site is General Commercial (C36) with a B Special Area Designator (Design Review). The proposed project is consistent with the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR). 28535 Cole Grade Road in the Valley Center Community Plan Area, within unincorporated San Diego county (APN 188-250-19). (South Village)
- 3) Planning and Development Service to the VCCPG via mail 04/25/2018 & email 04/26/2018; Crown Castle Discretionary Permit for Minor Use Permit- Modification PDS2018-ZAP-03-011W2. Applicant Name: Crown Castle. Engineer Name: SAC Wireless. Contact: Dail Richard. Project Location: 27225 Kiavo Drive, Valley Center, CA 92082. The project proposes to modify the two existing monopoles to better disguise the facility and help integrate it into the aesthetics of the surrounding area. One monopole will be converted into a faux utility pole, by painting the pole and equipment brown, and by adding cross arms to the top of the pole. The other monopole will be converted into a faux monoecalyptus tree. All existing wireless equipment will remain. (McKenzie & Fajardo)
- 4) Planning and Development Service to the VCCPG via mail 04/16/2018; Final Notice of Approval – Tentative Parcel Map No. 21248 - Raymundo & Rosa Banuelos. The Director of Planning and Development Service has determined and ordered that based on the finding Tentative Parcel Map 21248 is hereby approved subject to the condition and requirement stated in the approval letter.
- 5) Planning and Development Service to the VCCPG via mail 04/02/2018; Tentative Map Time Extension Informational Item G-5 Butterfield Trails Ranch. Final Agenda San Diego County Planning Commission Friday April 13, 2018, 9am COC Conference Center Hearing Room, 5520 Overland Ave. San Diego, CA 92123. Notice of Preliminary Decision of the Director of Planning & Development Services and the Final Notice of Action on the Planning Commission Approving a Six-Year Time Extension for Butterfield Trails Ranch Tentative Map 5551 and Major Use Permit 08-028. (South Village)

I. Adjournment

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