

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

September 10, 2018 at 7:00 pm

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



Oliver Smith
Chair

oliver.smith@philips.com

Ann Quinley
Vice Chair

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Secretary

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Jennifer Lindley

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Kathy MacKenzie

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LaVonne Norwood

lavonne@armorfabrication.com

Claire Plotner

claireplotner@mac.com

Jon Vick

JonVick2@aol.com

One open seat

(pending)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of August 10, 2018

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 of letter to Chairman Oliver Smith from Mark Wardlaw, Director of Planning and Development Service outlining the County's response to the VCCPG's Rite Aid Project Appeal (refer to Appendix A).
- 2) Discussion of CIP list development and letter from Board of Supervisors for AUTHORIZATION TO ESTABLISH APPROPRIATIONS AND EXECUTE A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE VALLEY CENTER ROAD VILLAGE CORRIDOR CONCEPT PLAN (DISTRICT: 5) (Hutchison)
- 3) Discussion and possible vote on the creation and installation of a gateway entrance sign for Valley Center. The project would involve the South Village Sub-committee working with Claire Collins who will take the lead in developing the project. (Vick)
- 4) Discussion and vote on a motion from the South Village Sub-Committee. The South Village Subcommittee requests that the Valley Center Design Review Board, Valley Center Community Planning Group Sub-Committees and the Valley Center Community Planning Group itself observe the community character elements of the Valley Center Community Plan and the San Diego County General Plan to protect Valley Center's Community Character by requiring that new development in Valley Center be sized, scaled and of a character that is compatible with the unique character of Valley Center (Vick)
- 5) Discuss the Board of Supervisor's approval of PSR's in the Valley Center area (Hutchison)
- 6) Discussion and vote on a nomination letter for the reappointment of Keith Robertson to Seat 4 of the Valley Center Design Review Board for a Standard 5-year term. Chairman Smith will generate the re-nomination letter. Keith Robertson's term officially expired on June 10, 2018. (Smith)

F. Group Business

- 1) Meeting Updates: Next Regular Monthly VCCPG meeting: October 8, 2018
- 2) Selection of new chair for website subcommittee. (Smith)
- 3) County workshop for Traffic Engineering
- 4) Start Nomination process for VCCPG seats #4 and 6 that will be vacant 1/17/2019. Each seat carries a four- year term ending 1/9/2023 (Fajardo)
- 5) Continue nomination process for VCCPG-nominated member of the I-15 Design Review Board for Seat 4. This seat carries a term of 2 years after appointment by the Board of Supervisors. (Fajardo)
- 6) Mobility Subcommittee membership changes (Plotner)

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

H. Correspondence Received for the September 10 2018 meeting

- a) Email to CSG/CPG Chairs from PDS on August 8, 2018, **Announcement ~ Traffic Engineering Workshop For Public Officials**, Sessions:
 - 1) Manual on Uniform Traffic Control Devices
 - 2) Roadway Design
 - 3) Legal & EnforcementDate: Friday, September 28, 2018
Time: 8:00 AM to 3:00 PM PDT
Location: County Operations Center, Bldg. 5500, Rm 120, 5520 Overland Avenue, San Diego, CA, 92123
Cost: \$15
Website: <https://sandiegoite.org/events/2018/9/28/workshop-te-for-public-officials-workshop>
Public officials directly or indirectly related to Traffic matters across all cities and counties in San Diego have been invited. County of San Diego Traffic Engineering is pleased to be hosting the location on our main County Operations Center campus.
- b) To Oliver Smith from PDS Planner Kevin Johnson. San Diego County Planning commission. The General Plan Property Specific Requests, including those for Valley Center will be on the BOS agenda for September 2, 2018. The VC7+ area (around Lilac Hills Ranch) would not be included as PDS is looking at whether the original FPPC restriction on Supervisor Horn voting on the Lilac Hills Ranch Project is still in effect. PSR approval is a two-meeting process so the final BOS approvals would occur after September 12, 2018.
- c) To Oliver Smith from Jill Bankson, Chief, Department of Parks and Recreation. DRP requests that the Valley Center Community Planning Group recommend projects eligible for PLDO funding for the 2018-2019 PLDO Priority Project List for the Valley Center LLPA.
- d) Copy to the VCCPG of a letter to Supervisor Bill Horn from Dale W. New, President and former Member, Fallbrook Community Planning Group. critical of waivers the BOS might approve: Newland Sierra, Lilac Hills Ranch and Warner Ranch. These developments can be vulnerable to fire when built at the wildland-urban interface. These developments can place citizens in peril and tax already-strained Federal, State and County firefighting budgets. The developments will add traffic, air pollution and will not provide housing for middle or low income families.
- e) To VCCPG from County of Environmental Health, Community Health Division. Notice of Preparation of a CEQA Environmental Impact Report for an Integrated Vector Management program. The Initial Study for the proposed project can be viewed on line at www.sandiegocounty.gov/deh/pests/IVMP_CEQA.html.
- f) BOS letter dated August 8, 2018 AUTHORIZATION TO ESTABLISH APPROPRIATIONS AND EXECUTE A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE VALLEY CENTER ROAD VILLAGE CORRIDOR CONCEPT PLAN (DISTRICT: 5).

I. Adjournment

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County of San Diego

MARK WARDLAW
DIRECTOR

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www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

August 22, 2018

Mr. Oliver Smith, Chair
Valley Center Community Planning Group
PO Box 127
Valley Center, CA 92082
Oliver.Smith@philips.com

Dear Chairman Smith:

RITE AID PROJECT APPEAL

Planning & Development Services (PDS) is responding to your letter dated August 13, 2018. In your letter, you identified several issues regarding the Valley Center Rite Aid project appeal that was presented to the Planning Commission on August 3, 2018. Issues identified include noticing procedures, community plan conformance, alcohol sales, and appeal to the Board of Supervisors. We understand your concerns and would like to provide you responses to your comments and requests.

Noticing Procedures

We apologize for not contacting you directly in advance of the August 3, 2018 Planning Commission hearing. The public noticing requirements are established by California Government Code. Our standard mailed notice was sent to the group along with the staff report 10 days prior to the hearing and the agenda was also posted to the PDS website at that time, as required by the California Government Code. As a courtesy, we will attempt to contact you directly by telephone or email in advance of any hearings on projects within the Valley Center community; however, the legal noticing requirements are those that we rely on.

The Zoning Ordinance required that the hearing for the appeal be scheduled no later than 90 days after your appeal was submitted. The August 3rd Planning Commission meeting was the last regularly scheduled meeting date before this deadline. Staff informed the Planning Commission of your inability to attend. Upon confirmation that legal notice requirements were met, the Planning Commission proceeded to hear the item and made a decision to deny the appeal and approve the project.

Community Plan Conformance

The Planning Commission Hearing Report, mailed to your group and available online, provided an in-depth analysis of the proposed project, which included General Plan and Community Plan Conformance and addressed the concerns raised by the Valley Center Community Planning

Group in the appeal. Staff reviewed the Valley Center Community Planning Group's objections and points of the appeal and took these areas of concern into account in formation of the project's findings. A thorough evaluation of Community Plan and General Plan conformance is conducted by staff throughout the processing of a project. The Rite Aid project's site design, architecture, and landscaping were updated throughout the processing of the project to conform to the General Plan and Community Plan. Once staff determined that the project conformed to the General Plan and Community Plan, staff presented these findings to the Planning Commission. The Planning Commission reviewed the findings and considered the points of appeal prior to making their decision on the project.

Alcohol Sales

The Rite Aid Site Plan authorizes the construction and operation of a Rite Aid Pharmacy. Alcohol sales require a separate permitting process with findings regulated by the California Department of Alcohol and Beverage Control (ABC) and Board of Supervisor's Policy I-121. If alcohol sales are proposed, the applicant will be required to obtain a permit to sell alcohol through the ABC.

Appeal to the Board of Supervisors

As explained through an email on August 9, 2018 and a phone call on August 14, 2018, the Zoning Ordinance and County Regulatory Code Section 86.404 establishes the appeal procedures and requirements for site plans and environmental determinations. Only the environmental determination may be appealed following a decision by the Planning Commission on the Director's approval of a Site Plan. The deadline for filing an appeal was August 13, 2018. No appeal was filed for the project. In terms of appealing the Site plan decision, the Planning Commission's approval is final according to Section 7166.h of the Zoning Ordinance:

"Effective Date. The decision of the Planning Commission shall be final and effective immediately except as follows:

1. The decision on a Site Plan filed as a requirement of a Specific Plan may be appealed to the Board of Supervisors in the same manner as a decision of the Planning Commission on a Major Use Permit is appealed.
2. When the Director's decision and the decision of the Planning Commission are not the same, a Site Plan filed as a requirement of a Specific Plan shall be forwarded to the Board of Supervisors for final action."

Since the Planning Commission decision is not a requirement of a specific plan, and the decision of the Director of PDS and the Planning Commission are the same, the Planning Commission decision of the Site Plan is final and cannot be appealed to the Board of Supervisors.

We appreciate the opportunity to respond to your letter and we understand your concerns regarding noticing. As a result we will be updating our procedures by ensuring planning groups are notified directly by phone and/or email. If you have additional questions or comments, please do not hesitate to contact Ben Mills at (858) 495-5234 or Benjamin.Mills@sdcounty.ca.gov.

Sincerely,



MARK WARDLAW, Director
Planning & Development Services