

Valley Center Community Planning Group

PO Box 127, Valley Center, CA 92082

Notice of Regular Meeting; Agenda

October 14, 2019 starting at 7:00pm

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



Oliver Smith
(seat 11)
Chair

oliver.smith@philips.com

Jeana Boulos
(seat 9)
Vice Chair

jeana.h.boulos@gmail.com

James Garritson
(seat 12)
Secretary

vc@garritson.com

Lisa Adams
(seat 13)

lhadamscayahoo.com

Susan Fajardo
(seat 14)

susanfarr@vcweb.org

Dina Gharmalkar
(seat 4)

dinargharmalkar@yahoo.com

Delores Chavez Harmes
(seat 5)

dee@cfvcc.com

Steve Hutchison
(seat 2)

hutchisonsm@gmail.com

Susan Janisch
(seat 3)

socalji@cts.com

LaVonne Norwood
(seat 10)

lavonne@armorfabrication.com

William Del Pilar
(seat 1)

Wdelpilar-vccpg@outlook.com

James Radden
(Seat 8)

james.radden@philips.com

Kevin Smith
(seat 7)

sjks8@gmail.com

Renee Wolf
(seat 6)

renee@essentialaddictions.com

OPEN
(seat 15)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of September 09, 2019

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 meeting 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 and possible response recommendation. ABC Permit for Rite Aid: PDS2019-ABC-19-002 Thrifty Payless Rite Aid #6750 28535 Cole Grade Rd, APN 188-250-19, request for a Type 21 Off-Sale General permit to sell beer, wine, and distilled spirits for consumption off the premises where sold. No applicant's statement available. (Del Pilar)
2. Discussion and possible response recommendation vote. ABC Permit for new Gas Station: PDS2019-ABC-19-004, 28874 Valley Center Rd, APN188-231-36, request for a Type 21 Off-Sale General permit to sell Off-Sale General permit to sell beer, wine, and distilled spirits for consumption off the premises where sold. Applicant's statement: The proposed sales of beer and wine for off-site consumption would serve a public convenience this offers consumers an alternative in a very rural area. (Del Pilar)
3. Discussion and possible response recommendation vote on proposal for Property Condition Agreement Draft Ordinance PDS2019-POD-19-001. The Property Condition Agreement (PCA) Ordinance establishes an optional agreement between a property owner(s) and the County, which consolidates and allows for project conditions of approval to be satisfied at relevant stages during the land development process. If approved, a PCA would consolidate conditions into one document and bind them legally to property. In the event land is sold before the completion of specific conditions, the subsequent prospective owner will receive clear documentation associated with the title of the land detailing all requirements. (Wolf)
4. Discussion and possible response recommendation vote on proposal for Temporary Agriculture Community Events Draft Ordinance PDS2019-POD-19-002. On November 14, 2018, staff returned to the Board with a range of options to strengthen agriculture tourism in the County. The Board directed the Chief Administrative Officer to establish short- and long-term options to allow agricultural community events during agri-tourism activities, such as harvest festivals. Agricultural community events would be considered accessory uses to agricultural operations, and would exclude weddings and parties. (O Smith)
5. Discussion and possible response recommendation vote on DPW response letter on VCCPG comments letter Feb 2018 on Cole Grade Rd Improvement Project. Cole Grade Road from Pauma Heights Road/West Oak Glen Road to Fruitvale Road. Proposed improvements to Cole Grade Road include the installation of a 12-foot-wide two-way left-turn lane; three left-turn pockets at the intersections of Cole Grade Road with Cool Valley Road, Cool Valley Ranch Road, and Hilldale Road; 5-foot-wide bike lanes and 3-foot-wide graded shoulders on both sides of the road; replacement of three box culverts at Keys Creek and an unnamed

tributary undercrossing; and installation of drainage swales on both sides of the road as needed. Additionally, the Project includes a 6-foot-wide graded parkway on the east side of the road, which could accommodate utility undergrounding, signs, and mailboxes, and a 12-foot-wide pathway on the west side of the road with fencing as needed. The proposed project is designed to enhance existing road conditions on Cole Grade Road by improving traffic flow and providing improved facilities for motorists, bicyclists, equestrians, and pedestrians. (Gharmalkar)

6. Discussion and possible response recommendation vote on proposal for Special Events Ordinance. Draft Special Events Ordinance SEC 72.249.5. Draft of response letter was sent to the county at the end of the public input period by VCCPG Chair and needs to be ratified by group vote. Special Events include neighborhood block parties, athletic events, and parades. The current ordinance was established in 1965 and last amended in 1988, the original purpose of the ordinance was to promote parades, there has been an evolution in the types and sizes of events within communities, there have been more athletic events than parades modern events impact the ability of residents to access homes, businesses, and roads, current ordinance does not establish appropriate submittal timelines for reviews. (Adams)
7. Discussion and response recommendation vote on Parks & Rec PLDO funding. The Department of Parks and Recreation (DPR) is seeking your community's input on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for the Valley Center Local Park Planning Area (LPPA). PLDO Project Priority List DPR requests that the Valley Center CPG recommend projects eligible for PLDO funding for the 2019-2020 PLDO Priority Project List for the Valley Center LPPA. (Norwood)
8. Information only update on County Housing and Community Development Services program for the federal Community Development Block Grant. The Community Development Block Grant (CDBG) Program is a U.S. Department of Housing and Urban Development (HUD) program that provides funds annually to all entitlement jurisdictions. CDBG funds are used for community development and affordable housing activities that benefit low-income households and persons with special needs. (Boulos)
9. Discussion and possible vote to have VCCPG Chair generate a letter regarding Valley Center Trails Association request to support a grant to Daley Ranch. Daley Ranch is applying for a grant that would allow them to hire a consultant to review their trails master and explore a staging area from the Valley Center side of the Ranch. The Board of VCTA has agreed to donate \$5,000 that would be matched with grant money if they are successful with the application. The grant proposal is asking for support letters from community partners that would benefit from the grant. The intent would be for the Valley Center community to be able to legally access Daley Ranch without leaving Valley Center. (O Smith)

F. Group Business

- Welcome new VCCPG member James Radden (O Smith).
- Vacancy of VCCPG member Kathy MacKenzie and opening of applications for VCCPG Seat #15 (Fajardo).
- Discussion and group vote for filling the Secretary Officer position that is vacant due to the resignation of Kathy MacKenzie (O Smith)..
- Meeting Updates: Next Regular Monthly VCCPG meeting: November 11, 2019.

G. Reports of subcommittees of the VCCPG

- a. Community Plan Update - (Steve Hutchison, Chair)
- b. Emergency Evacuation - (Dee Chavez Harmes, Chair)
- c. Member Training - (Oliver Smith, Chair)
- d. Mobility – (TBD, Chair)
- e. Nominations – (Susan Fajardo, Chair)
- f. North Village – (William Del Pilar, Chair)
- g. Parks & Rec. – (LaVonne Norwood, Chair)
- h. South Village - Combined with North Village
- i. Tribal Liaison – (Jeana Boulos, Chair)
- j. Website – (TBD, Chair)

H. Correspondence Received for the October 14, 2019 Meeting:

- a. Notice of Public Meeting, Final Agenda for San Diego County Planning Commission. Meeting to be held Friday, October 11, 2019, 9:00am, COC Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California. Supporting documentation of agenda items can be found at <https://www.sandiegocounty.gov/content/sdc/pds/PC/191011-pc-hearing.html>
- b. PDS2019-ABC-19-004, VCVF ABC License Fee, Project Manager Lauren Yzaguirre, 858-495-5362. Discretionary Permit application for ABC permit to sell alcoholic beverages for off-site consumption at a new convenience store.

I. Adjournment

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.

Access and Correction of Personal Information

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