



Valley Center Community Planning Group

P.O. Box 127 Valley Center, CA 92082

Regular Meeting Agenda

June 8, 2020 7pm

Virtual Meeting

Meeting ID: 815 4535 2838

Password: VCCPG-June

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A. Join Zoom Meeting: <https://us02web.zoom.us/j/81545352838?>

B. Roll Call

C. Pledge of Allegiance

D. Approval of Minutes:

1. Review and approval of March 9, 2020 meeting
2. Review and approval of April 13, 2020 meeting
3. Review and approval of May 11, 2020 meeting

E. Public Comments

Members of the public may address the Planning Group on any topic not on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic but may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

F. 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) **Rite-Aid ABC Lighting** (Harmes): Discussion/Update – PDS2020-ENFGEN-000136 – Contact made with Rite Aid Corp, VP of Construction Robert Palmer. Advised they are out of compliance with VC DRB signage/lighting requirements. Copy of DRB signage guidelines sent to Mr. Palmer. Rite Aid will be rebranding 2,400 stores nationwide. Palmer confirmed compliance with lighting requirements when VC store signage is replaced. Of note is that the developer, Halferty Development, is responsible for circumventing planning group. Rite Aid was not directly involved with permitting and building process.
- 2) **Chevron Gas Station Lighting** (Harmes): Informational/Discussion – Requested signage requirements from County on special lighting exceptions for gas stations. Similar scenario as Rite Aid. 2003 site plan for United Oil listed monument lighting only with no signage on interior or canopy. 2019 plan submission for minor deviation request to change to Chevron did not indicate internal illumination signage on permit request. County has requested building plans to review if internal illumination is indicated anywhere on the plans. County has informed us plans are with an off-site company for digitizing; it probably takes 3-4 weeks before the electronic version comes back.
- 3) **Liberty Bell Plaza** (DelPilar): Informational - PDS2017-STP-17-037 CEQA determination to adopt 15183 Findings was heard at the County of San Diego Zoning Administrator on May 21, 2020. **Approved.**
- 4) **Easement Vacation** (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Trails and pedestrian easement are not part of County Master Trails plan. The San Diego County Flood Control District has determined that the drainage and access easements are also excess to their needs because the facilities to be constructed within them will be relocated or eliminated and privately maintained by the HOA. Flowage easement is also no longer needed by the District because a new CLOMR Map was processed with FEMA and when the grading is complete and the LOMR is approved flowage easement will be obsolete as there will be a new FEMA 100 Year floodplain established. County would not be required to maintain trails. Responsibility would go to HOA development.

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Easement (cont.) Trails Association expressed concern apx. 8 miles of trails would not be accessible by the public. Actual trail area is apx. 1-2 miles. Additionally, the County determines whether the roads and trails will be public or private. Park Circle roads and trails are private, with the exception of Park Circle Way and adjacent trails which access the public park. Public park is easily accessed by public streets and public trails. This prevents County taxpayers from increase of taxes and from the liability of maintenance costs for private streets and trails. They are owned and maintained by the Park Circle HOA. Although the majority of the trails are on private property, there will be no gates that would prevent public from access. A public trail surrounds the public park in the Park Circle community with access from Mirar De Valle Road and Valley Center Road. Orchard Run project was first approved 1998 with Site plans and final maps approved in 2006 & 2010. June 2019 the County PDS approved and recorded site plans and specified that no site plan or design or land use changes can be requested by the DRB or the PG. **(Vote)**

- 5) **Valley Center Storage (initially presented as Terra Gen Lithium Battery Storage)** (Matthews): Informational/Discussion – PDS2020-STP-20-011 Application submitted to County April 30th. Valley Center ESS, LLC (Developer) plans to construct, own and operate the Valley Center Storage Project, a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts (MW) for approximately 4 hours on an 8.93-acre parcel and associated utility and access easement in Valley Center, San Diego County (the Project). The Project will interconnect to the existing, adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation via an approximately 0.3-mile underground generation tie line (gen-tie line). The Project will be comprised of sets of four battery enclosures (each enclosure approximately 31.6 feet long by 5.7 feet wide by 8.6 feet high) that will house the integrated Battery Energy Storage System (BESS) including battery cells, modules, racks, a fully integrated fire and safety systems, HVAC systems, and other electrical systems. The batteries will be charged from the CAISO (California Independent System Operator) grid via the Project's interconnection to the SDG&E Valley Center Substation. Energy stored in the Project will then be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area. This project has not been presented before Valley Center DRB.
- 6) **Special Event Ordinance SEC. 72.249.5** (Harmes): Update - Traffic Engineering is bringing an updated Special Event program to the County based on feedback and input to the planned update through workshops, emails, and community group meetings. Highlights for communities and event organizers as follows:
- c) Submittal Deadlines: 30 day submittal deadline for events that can self-certify there will be no environmental impacts via the environmental questionnaire.
 - d) Signed Plans: previously approved plans can continue to be used (grandfather clause) without requiring a new stamp from an engineer.
 - e) Event Promotion: we will not impose any limitation of event promotion timing.
 - f) Trained Staff: we will not require that each event staff require traffic control training; just one supervisory member of the event team.
 - g) Costs: We will present the analysis of staff costs to the Board of Supervisors for final decision on fees and funding for applicants.
- 7) **Arco** (DelPilar): Informational – PDS2015-STP-15-012 – DRB signage requirements sent to Dan Goalwin, architect for Arco.
- 8) **Clark Site Plan/Dental & Vet Offices-VC Professionals (McCabe)**: Discussion - PDS2020-STP-20-008 - Proposed building 7,572 sf veterinary clinic and a 3,140sf new dental office on a 2.52acre parcel with existing split zoning (C36 commercial and Rr residential). The new veterinary and dental offices will be located at the rear of the C36 Zone, where the Vet clinic will observe a 0' setback. This allows for optimal views out of the site, the ability to separate parking for each location, and a generous area to be used as a landscaped buffer from Valley Center Road. Long term storm water BM P's have been incorporated into the project's design. The design theme of the buildings and the layout of the site are in keeping with the goals and objectives of the Valley Center Community Plan for commercial development. The offices will be served by a single driveway that leads to dedicated parking for each building. Community questions/concerns:
- a. Why bright white and black roof when all the surrounding buildings are on earth tones and tile roofs?
 - b. Concern of faux turf dog run (11 on site map) being positioned alongside of the office windows of the adjacent building (housing CofC etc.) Dr. Clarke is aware and will address changing the plan to move it away from the buildings to alleviate any possible odor pollution
 - c. Will Rogers said property was included in former south area traffic study. Should this be readdressed given traffic increases and new developments going in now?

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- 9) **Lilac Hills Ranch** (Hutchinson): Update - Planning Commission will consider forming an ad hoc subcommittee for the Lilac Hills Ranch project and for County staff to provide an overview of the fire safety determination for the project. The hearing on this item is limited to consideration of this issue. BOS hearing June 12th, 2020. Documents for the June 12, 2020 Planning Commission hearing are available: <https://www.sandiegocounty.gov/content/sdc/pds/PC/200612-pc-hearing.html>
10. **Rabbit Run** (Martinez): Information – PDS2020-TM-5478TE Tentative Map Time Extension

G. Subcommittee Reports

- 1) **Community Plan Update** (Steve Hutchinson, Chair)
- 2) **Emergency Evacuation** (Delores Chavez Harmes, Chair): Progress on Paradise Mtn & Canal Rd. Ridge Ranch back entry road accessible for emergency vehicles but not “Prius ready”.
- 3) **Mobility** (Lisa Adams, Chair): TAC Agenda June 12, 2020 Radar No Lake Wholford to SR76
- 4) Villages (William Del Pilar, Chair)
- 5) Parks & Rec (LaVonne Norwood, Chair)
- 6) Tribal Liaison (Jeana Boulos, Chair)
- 7) Nominations (Susan Fajardo, Chair)
- 8) **Member Training** (Delores Chavez Harmes, Chair) – Name plates for new members are in. Odd numbered seats for planning group members will be expiring on January 4, 2021. ROV has advised there will be changes to the filing process due to COVID-19. Once the process is finalized ROV will be sending more information to Chairperson.
- 9) Website (Renee Wolf, Chair)

H. Correspondence Received for June 8, 2020 Meeting:

- 1) Special Event Updates - SEC. 72.249.5.
- 2) San Diego County Water Authority – Email from Jim Madaffer x2
- 3) San Diego County Water Authority – Email from Sandy Kerl x2
- 4) Trails Association Docs x3
- 5) TAC Agenda
- 6) Rabbit Run

Next regular meeting of VCCPG: July 13, 2020 7pm

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