



Valley Center Community Planning Group

Regular Meeting Final Agenda

November 11, 2024 7pm

Valley Center Community Hall

28246 Lilac Road, Valley Center, CA 92082

Zoom Meeting ID: 889 4982 7302 PassCode: VCCPG

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Zoom Link: <https://us02web.zoom.us/j/88949827302?pwd=cIkxDCBoEA8TE8QSoNboaSjlUMgP6r.1>

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes: October 14, 2024 meeting.

D. 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.

1. Sheriff Rowley: License Plate Recognition Program

E. Action items (VCCPG advisory vote may be taken on the following items) The agenda is available to members prior to regular meetings through advanced publication in the Valley RoadRunner, email distribution and public review at the Valley Center Community Hall.

- 1. Cell Tower PDS2024-MUP-24-008 / 15139 Woods Valley Rd (APN 189-162-28-00):** Bothof – Discretionary permit application to install a new 50 ft monopine cell tower with equipment. Site is subject to the General Plan Land Use Designation Semi-Rural Residential (SR-4). Zoning for the site is A70. The site is developed with an existing structure that would be retained. Access would be provided by a road easement connecting to a county-maintained road. (Vote)
- 2. Park Circle Commercial Project PDS2015-MUP-15-010 (PSDS2015-TM-5603) 27650 Valley Center Rd.:** Rattray – Minor deviation to the approved major use permit to allow 2 drive-through restaurants instead of one and modify the square footage of buildings. Compliance with required parking and development regulations.(Update)
- 3. Clean Energy Solar Project PDS2024-MUP24-012 PDS2024-ER-24-08-004 15225 Rock Hill Ranch Rd. (APN 189-020-39-00 & 189-020-40-00):** Rattray – Solar & BESS system on two parcels totaling 141 acres. 65.4 acres utilized for 660 W solar panels. 5.1 acres for battery and energy storage system #1 and 8.8 acres for battery storage system #2 for a total of 78.6 acres or 55% of total acres combined. (Update)
- 4. Variance to 15947 Woods Valley Road PDS2023-VAR-23-062:** Norwood – Removal of conditions for variance to reduce setbacks on a single-family home lot. Fire Marshal has stamped & approved. (Vote)
- 5. W. Oak Glen Road Subdivision PDS2024-TM-5656 (APN 133-081-55-00):** Adams – Tentative map to subdivide 17 acre lots into seven 2+ acre lots zoned A-70 with private and public road improvements. (Vote)
- 6. Indian Creek PDS2024-TM-5655, PDS2024-MUP-24-2014, PDS2027-STP-24-013:** Hutchison – Residential development of twelve (12) parcels totaling 121 acres located near the intersection of Cole Grade Rd and Valley Center Rd, with up to 573 homes. Of the 573 homes, 413 will be age-restricted sf homes & 120 to 160 will be dedicated for affordable multi-family units. Apx. 8 acres will be developed for commercial use to serve the proposed development and surrounding community. Commercial uses likely to include a grocery store, restaurants, office spaces & a parcel to serve VCMWD needs. (Information)
- 7. Standing Rules Review:** Smith - Request by Kevin Smith (Vote)
- 8. E. Subcommittee Reports:**
 - 1) Emergency Evacuation (Harmes):
 - 2) Cannabis Subcommittee (Mathews):
 - 3) Parks & Rec/Trails (Norwood):
 - 4) CPU (Ciupitu):
 - 5) Mobility (Adams):
 - 6) Revitalization Subcommittee (Rattray):

F. Related Reports

- 1) Design Review Board (Smith/Adams):
- 2) Tribal Liaison (Harmes):
- 3) Association of Planning Groups (Hutchison):
- 4) Website (Garritson):
- 5) Nominations & Board (Fajardo/Bothof):
- 6) Chamber/VCBA (Fajardo):

G. Correspondence Received for November 11, 2024 Meeting:

1. County of San Diego COB ADU Handbook
2. G Cell Tower Research Document

H. Next regular meeting of VCCPG: December 9, 2024 - 7pm

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