

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda September 14, 2015 at 7:00 pm

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



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(one vacancy)

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for the Meeting of August 10, 2015

## 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) Update on **Road 19** alternatives, costs, routes and how they impact Hatfield Plaza, Tractor Supply Company, Lilac Plaza and Park Circle projects. (Vick)
- 2) Discussion and possible vote on **NLP Solar**-PDS2013-MUP-13-019. Located at 29471 Cole Grade Road; owner and project manager is Patrick Brown; phone 619-733-2649, email [partick.brown@baywa-re.com](mailto:partick.brown@baywa-re.com). Project will be on a 67 acre lot of which 25 acres are part of the MUP boundary. Grading Plan and Plot Plan included in materials. (Smith)
- 3) Discussion and possible vote on **Granger Solar**-PDS2015-MUP-13-019. Located at Mesa Crest Road and Avenida Annalie; owner and project manager is Patrick Brown, NPL Granger A82 LLLC; phone 619-733-2649; email [Patrick.brown@baywa-re.com](mailto:Patrick.brown@baywa-re.com). The solar facilities would be installed on a portion of the 40 acre property. The site would be fenced and unmanned. Access to the site will be from Mesa Crest Road. (Smith)
- 4) Discussion and possible vote on **Brook Forest Mitigation Bank**-PDS2014-LDGRMJ-0003, PDS2015-LPR-15-004. The project is the creation of a mitigation bank known as the Brook Forest Mitigation Bank (BFMB) on approximately 226 acres of vacant land located south of Betsworth Road. After excluding roads and easements, the BFMB will protect 224.2 acres, including 190 acres of sensitive and protected upland and riparian habitat and the creation of 26 acres of wetlands. The site is currently vacant. Once established there would be no public access to the site. Wetlands will be created by lowering the ground level within the Moosa Canyon Creek floodplain on average 1-3 feet and up to 6 feet. Contact planner is Beth Ehsan at 858-694-3103 or [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov). (Smith)
- 6) **Updates** on:
  - a. Lilac Hills Ranch hearing at the Planning Commission (Hutchison)
  - b. Lilac Plaza and Arco AM/PM (Quinley)
  - c. Park Circle (Miller)
  - d. Tractor Supply (Miller)
  - e. Hatfield Plaza (Miller);
- 7) Discussion and possible vote on DPW plans, in October, **to replace 16 trees in the Valley Center median** that died or were knocked down. (Smith)
- 8) Discussion and possible vote on **CalTrans grants for programming and implementation of transportation improvement projects**. The County will assist VCCPG in pursuing a grant if "direction from the VCCPG". is forthcoming. Therefore, be it resolved that:

"Whereas VC Road passes through the 2 Village Centers and is critical to the future of the two VC Town Centers, the businesses therein, and to our community, and

8) (continued).

"Whereas the form, shape and design of VC Road is critical to how and whether the Village concept (sustainable, complete, healthy, walkable, bike able mixed-use community, etc.) will happen. and

"Whereas the VC Community and the County have made a considerable investment in developing a Form Based Code, GPU, Community Design Guidelines, J-36, etc., and

"Whereas VC needs to identify the critical needs and benefits of these efforts and coordinate them to articulate a vision and approach for VC's 2 Village corridors, to include traffic calming and safety enhancements, bike and pedestrian safety enhancements, context sensitive streetscapes and/or town center planning, a complete street plan, reduction in greenhouse gases, creation of a sustainable community.

It is therefore moved that the PG direct the VC Mobility S/C to work with SD County PDS, working jointly with DPW, to apply for a 2016-2017 CALTRANS Sustainable Transportation Planning Grant for a **VC Villages Corridor Enhancement Study** that will incorporate the above goals."

9) Discussion and vote on **Park Lands Dedication Ordinance and Recreation Programming Plan**—Annual Review of Valley Center Community Planning Group's priority Lists. (Norwood)

## F. Group Business

- 1) Remarks by Susan Moore, current Design Review Board member, followed by introduction of candidates and a vote to recommend one for the Design Review Board, Seat 4, which expires June 18, 2018. (Britsch)
- 2) Update on nomination process for Mark Jackson (Smith)
- 3) Discussion and Vote on changing membership for South Village, Solar and North Village sub-committees (Chairs)
- 4) Meeting Updates: **Next VCCPG meeting: October 12, 2015**

### Subcommittees of the VCCPG

- a. Mobility – (Jon Vick, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garrison, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Lilac Plaza (Ann Quinley, Chair)
- l. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

### Correspondence Received for the August meeting

- 1) Granger Solar-PDS2015-MUP-13-019. Located at Mesa Crest Road and Avenida Annalie; owner and project manager is Patrick Brown, NPL Granger A82 LLLC; phone 619-733-2649; email [Patrick.brown@baywa-re.com](mailto:Patrick.brown@baywa-re.com). The solar facilities would be installed on a portion of the 40 acre property (Smith).
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- 3) PDS to VCCPG; Active Transportation Plan Public Participation Opportunity. The purpose of this plan is to encourage active modes of transportation like walking and biking and will update/integrate several plans including the Trails Mater Plan. The public is encouraged to visit the project website and o participate. Everett Hauser 858-694-2412 is project manager.
- 4) Department of Housing and Community Development is announcing the current application cycle for the Community Development Block Grant. The Grants fund improvements to youth and senior center parks, streets and sidewalks, drainage systems and fire facilities in the unincorporated areas of the county. The deadline to submit applications for funding is 5:00 Friday, October 30, 2015. Kelly Salmon 858-4807 is project manger.

#### **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.

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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.