

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda January 11, 2016 at 7:00 pm

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



**Oliver Smith**  
Chair

[oliver.smith@philips.com](mailto:oliver.smith@philips.com)

**Ann Quinley**  
Vice Chair

[Ann.quinley@Pomona.edu](mailto:Ann.quinley@Pomona.edu)

**Steve Hutchison**  
Secretary

[hutchisonsm@gmail.com](mailto:hutchisonsm@gmail.com)

**Jeana Boulos**

[Jeana.h.boulos@gmail.com](mailto:Jeana.h.boulos@gmail.com)

**Hans Britsch**

[thomas@westerncactus.com](mailto:thomas@westerncactus.com)

**Susan Fajardo**

[susanfarr@vcweb.org](mailto:susanfarr@vcweb.org)

**James Garritson**

[vc@garritson.com](mailto:vc@garritson.com)

**Mark Jackson**

[Jacksonmark92026@gmail.com](mailto:Jacksonmark92026@gmail.com)

**Susan Janisch**

[socaljj@cts.com](mailto:socaljj@cts.com)

**Bill Miller**

[cmmiller@aol.com](mailto:cmmiller@aol.com)

**LaVonne Norwood**

[lavonne@armorfabrication.com](mailto:lavonne@armorfabrication.com)

**Mike O'Connor**

[firemanmic@aol.com](mailto:firemanmic@aol.com)

**Claire Plotner**

[claireplotner@mac.com](mailto:claireplotner@mac.com)

**Rich Rudolf**

[richrudolf@sbcglobal.net](mailto:richrudolf@sbcglobal.net)

**Jon Vick**

[JonVick2@aol.com](mailto:JonVick2@aol.com)

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes

Regular Meeting of December 14, 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) **Public Forum on medical marijuana dispensary.** A medical marijuana dispensary is planned for 8530 Nelson Way. The forum will have key representatives to discuss the conditions and process for approval. Attendance anticipated by representatives of the applicant, PDS, and the Sheriff's office. (Smith)
- 2) Discussion and possible vote on **Agricultural Preserve** PS2015-REZ 15-010 Certificate of Compliance, Rezone, located on Lazy H Drive. 328 acres; 16 lots. Owner and Applicant, Gary and Patricia McMillan; Contact Hunsaker and Associates Phone 858-558-4500. (Norwood)
- 3) Discussion and possible vote on **Arco AM/PM** PDS2015-STP-15-012; PDA 2015-ABC-15-005. It is located at the corner of Cole Grade and Valley Center Road. The project includes a gas station and an AM/PM convenience store. The gas station would have 8 fuel pumps (36 stations) under a 36/86 foot fueling canopy. The AM/PM store is 3,028 square feet and would operate 24 hours a day. It proposes to sell beer and wine from 6 AM to 2AM. The owner and applicant is Rafet Kahil at 760-749-3175 or [rafatmikhail@ATT.net](mailto:rafatmikhail@ATT.net). The project contact is Allan Sikes at [asikes@barghausen.com](mailto:asikes@barghausen.com). (Quinley)
- 4) Update and Discussion on **Valley Center Rite Aid.** PDS2015-STP-15-022, located at 28535 Cole Grade Road. The project consists of an 11,900 square foot commercial building at the intersection of Valley Center and Cole Grade Road. The site is C36 with a B Special Area Designator. The site is currently developed with an existing drive thru restaurant that would be removed. Access would be provided by Valley Center Road and Cole Grade Road. Owner and Applicant is Halferty Development Company, LLC at 626-404-0956 or [cpeto@halferty.com](mailto:cpeto@halferty.com). Contact person is Gary Wynn at 760-749-8722 or [Gary@wynnengineering.com](mailto:Gary@wynnengineering.com) (Quinley)
- 5) Discussion and possible vote on recommended Comments to the county on Notice of Preparation of Supplemental EIR for County's Property Specific Requests county-wide General Plan Amendment (Rudolf)
- 6) Discussion and possible vote on a cover letter to accompany an application for a Neighborhood Reinvestment Program grant for \$14,370 for a feasibility study for a roundabout at VC Road and Mirar de Valle intersection

## F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: February 8, 2016.
- 2). Nominations, discussion and election of Valley Center Community Planning Group Chair for 2013 (Quinley)
- 3). Nomination, discussion and election of VCCPG Vice-Chair for 2014 (Smith)
- 4). Nomination, discussion and election of VCCPG Secretary of 2014 (Smith)
- 5) Discussion, nominations and vote on sub-committee chairs and members of committees for 2016 (Smith)

6) Reports of 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 Garritson, 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)

**G. Correspondence Received for the January meeting**

- 1) Planning and Development Services to VCCPG (email 24Nov2015), Scoping letter for Valley Center Village Station (PDS2015-STP-15-025). Project is located South of Valley Center Road between Miller Rd and Indian Creek Roads. This project is a commercial development fronting on Valley Center Road. The development consists of 7 buildings; four General Retail totaling 19,410 square feet and three service retail buildings (food and beverage) totaling 21,800 square feet. (Quinley)
- 2) Planning and Development Services to VCCPG (email 17Nov2015), Scoping letter for PDS2015-MUP-15-024 at 30777 Pauma Heights Road. The project is a Major Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility. The project consists of a 60-foot high faux eucalyptus tree, with 12 antennas, and 1 microwave dish inside. Equipment necessary to support the facility would be located within a prefabricated equipment enclosure, with a total height of 9 feet, 11-inches, with a 30kW emergency backup generator inside at the base of the facility. Zoning for the site is Limited Agriculture (A70). The 3.15 acre site is occupied by a water tank owned by the Valley Center Municipal Water District and has an existing T-Mobile mono-palm facility on-site. Access would be provided by a private driveway connecting to Pauma Heights Road. No extension of sewer or water utilities will be required by the project. (Smith)
- 3) Request from the Rincon Band of Luiseno Indians for of all proposed projects located in Valley Center pursuant to Assembly Bill 52 which grants them access to this information because of projects potential impact on their cultural artifacts and/or human remains. Responses should be addressed to Jim McPherson, Cultural Resources Department, 1 West Tribal Road, Valley Center 92082.(Smith)

**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.

**Motion: The Valley Center Community Planning Group makes the following Comments on the Notice of Preparation of Supplemental EIR for County's Property Specific Requests countywide General Plan Amendment:**

1. The NOP does not provide the Public with sufficient information to intelligently comment, as required by CEQA.
2. The NOP should describe why the "Project" is not limited to the original individual properties requesting, but denied, increased densities in the county's General Plan approved in August 2011.
3. Will the Project be just the inclusion of the Property Specific Requests parcels in the General Plan, or will it be inclusion of those parcels as absorbed in the various artificial "study areas?"
4. The NOP should describe what methodology was used to create the artificial "study areas" around the original individual properties requesting, but denied, increased densities in the county's General Plan approved in August 2011, other than to disguise their continued incompatibility with that adopted General Plan.
5. Particularly in Valley Center, the NOP should, but does not, describe the number of acres and parcels and existing and proposed dwelling units for the original individual properties requesting, but denied, increased densities in the county's General Plan approved in August 2011, without consideration of the artificial "study areas."
6. The NOP should, but does not, state why the proposed additional dwelling units are "necessary" or "desireable" to add to the already over 72,683 new units provided for by the newly adopted General Plan (which have NOT been utilized since its 2011 adoption), or how that would not undermine the entire structure of the newly adopted General Plan with its focus on planned growth in or adjacent to existing or planned higher density and infrastructure (and thus reduced sprawl and greenhouse gas emissions).
7. The NOP does not, but should, make clear what impact, if any, approval of the individual parcels (or the adjacent "study area" parcels) would have on the pending Accretive Lilac Hills Ranch Project, whether that Project is approved, or denied.
8. The artificial creation of the "study areas" also makes it difficult for the public reader to understand the impact on the CEQA-required statement of "Project Objectives" against which the Project and all Project Alternatives will be measured. Will the "Project Objectives" for this SEIR be like those created for the Accretive Lilac Hills Ranch Project, to ensure that only the Project, and not any proposed alternative can satisfy them?
9. Will there be a Project Alternative that proposes just the Property Specific Request parcels (without the "Study areas") but at reduced densities than those requested?
10. Will property owners in the "Study areas" be offered the opportunity to opt-out of being in the study area?