

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda August 8, 2016 at 7:00 pm

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



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A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes

Regular Meeting of July 11, 2016

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) Discussion and possible vote on Department of Public Works Project Manager Chris Hanger's presentation on road design and efforts to preserve the existing oaks on Cole Grade Road. Two alternative designs have been developed that will offer reduced road width at the bridge and culvert crossings, and a few travel land changes. The major impacts are to trail width, bike lanes and parkway width. (Jackson)
- 2) Discussion and possible vote on PDS 2016-STP-16-006-- Nelson Way, Phase II, located at 8530 Nelson Way and old HWY 395. Project is a cultivation facility serving an adjacent medical marijuana dispensary. The Proposed structure is a 1 story made-of-wood framing and stucco. The project is ground up and has no grading required. Owner is T and M holdings at 609-802-23011. Applicant and contact person is Darren Machulsky at 609-462-4234 or dmachulsky@yahoo.com. PDS project manager is Michelle Conners at 858-2636. (O'Connor).
- 3) Discussion and possible vote on PDS2013-STP-13-029, Weston Towne Center. Project Address is Valley Center Road between Indian Creek and Cole Grade Road. The commercial portion of the project covers 11.3 acres. The proponent is Herb Schaffer of 1180 Beverly Drive, Suite 409, Los Angeles, CA 90035. The contact person is Jim Chagala at 760-751-2691 or jchagala@hotmail.com. The project includes a grocery store, drug store and ancillary commercial buildings and outbuilding that may include professional offices, restaurants, a bank or specialty retail. Additionally, the project contains a public Village Green, 520 parking spaces and project signage. Off-site improvements include project-serving roadways, such as Indian Creek Road, School Bus Lane and utility line extensions for sewer and imported water service. (Quinley)
- 4) Discussion and possible vote on PSD2016-AD-16-020, Gharmalkar Agricultural Clearing at Miller Road and Cole Grade Lane. Project owner is Dinanath Gharmalkarat 714-724-8244 or dinagharmalkar@yahoo.com. Contact person is Michael Wunderlin at 760-644-2944 or wunderlin@earthlink.net. The project involves an agricultural clearing permit for Herb Farming. The Property purchased 2" water meter from VCMWD in 1973 and installed water well in 1986. There has been crop farming periodically by a previous owner who has now moved from the area and the property has not been farmed in the last five years. The current owner has been herb farming in Valley Center for over a decade. (Fajardo and Norwood)
- 5) Report on Board of Supervisor's action on the Lilac Hills Ranch Project. (Hutchison)

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: September 12, 2016.
- 2) Reports of subcommittees of the VCCPG
 - a. Mobility – (Mark Jackson Vick, Chair).
 - b. Community Plan Update -- (Mark Jackson, 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 – (Claire Plotner, 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 August meeting

1. From Michael Vu, Registrar of Voters to Valley Center Community Planning Group. The Registrar of Voters provided notice of an election to be held on November 8, 2016 to select 8 members to serve on the Valley Center Community Planning Group. Candidates must be registered voters residing within the boundaries of the community planning group area. Official nominating documents for eligible candidates may be obtained from the Office of the Registrar of Voters, 5600 Overland Avenue, San Diego beginning July 18, 2015 and ending at 5 PM on August 12, 2015. If, by 5 PM on August 12, 2015 there are no candidates or an insufficient number, an election will not be held and an appointment will be made by the Board of Supervisors as prescribed in the Board of Supervisors Policy 1-1.
2. From Planning and Development Services to VCCPG. PSD2016-AD-16-020, Gharmalkar Agricultural Clearing at Miller Road and Cole Grade Lane. Project owner is Dinanath Gharmalkarat 714-724-8244 or dinagharmalkar@yahoo.com. Contact person is Michael Wunderlin at 760-644-2944 or wunderlin@earthlink.net. The project involves an agricultural clearing permit for Herb Farming. The Property purchased 2" water meter from VCMWD in 1973 and installed water well in 1986. There has been crop farming periodically by a previous owner who has now moved from the area and the property has not been farmed in the last five years. The current owner has been herb farming in Valley Center for over a decade.
3. From BayWa re. to VCCPG concerning doing something for the Valley Center Community in the way of solar installation for charity purposes. Company requests a list of charitable organizations in the community that might benefit from the company's donation. For more information contact Patrick Brown at Patrick.Brown@baywa-re.com.

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