

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda October 10, 2016 at 7:00 pm

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



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One Open Seat

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes

Regular Meeting of September 12, 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) Further Discussion with Department of Public Works Project Manager Chris Hanger on efforts to preserve the existing oaks on Cole Grade Road while widening the road. Alternative designs have been developed that will offer some widening with reduced road width at the bridge and culvert crossings, and a few travel lane changes. The major impacts are to trail width, bike lanes and parkway width. (Hutchison)
- 2) Report, discussion and possible vote on Valley Center Community Trails Program and Community Trails Master Plan. (Vick)
- 3) Review and vote on Valley Center Parks and Recreation PLDO priority list. (Norwood)
- 4) Discussion and possible vote on trails easement vacation on property owned by Sally Cobb. The easement has been in place since 2010 and has never been utilized. (Vick)
- 5) Discussion and vote on Glorial ABC license renewal for El Valley Market, located at 27455 Valley Center Road. This current licensee is a Type 20 and a renewal is required because Mr. Gorial is the new owner of the property: (Miller)

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: November 14, 2016
- 2) Reports of subcommittees of the VCCPG
 - a. Mobility – (Jon Vick, Chair).
 - b. Community Plan Update -- (open 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) PDS2016-TM-5614 Tentative Map, PDS2016-REZ-16-005 Rezone, PDS2016-STP-16-019 Site Plan, **Mirar De Valle**. Owner is Touchstone MDV, LLC at Addison@touchstonecommunities.com or 858-586-0414; Applicant is Touchstone Communities at same phone and email. Contact person is Brian Nestoroff at 760-305-2404 or Brian at touchstone communities. The project address is 27522 Valley Center Road at Mirar De Valley. Total acreage covered by project is project is 5.2 acres. Planner is Ben Mills at 858-495-5234 or Benjamin.Mills@sdcounty.ca.gov (Miller)
- 2) PDS2015-ERer-15-08-021; APN 1880250-19 **Valley Center Rite Aid**. First iteration review of Technical Studies which indicates changes that are required to the Plot Plan, compliance with Design Guidelines, Landscaping, Sewer, Access to the project, Traffic Impact Study, Preliminary Grading Plan, Stormwater Quality Management Plan, Among other issues. Chris Peto is project manager. (Quinley)
- 3) Discretionary permit for Rezone PDS2015-REZ-15-004. **Lilac Plaza** Development located at corner of Valley Center Road and Lilac Road. The project requests a general plan amendment to review for commercial buildings including parking area and appurtenant uses. The site is 7.0 acres. The Owner Applicant is Lilac Plaza LLC, P.O. Box 420130, San Diego, CA 92172. Telephone is 619-279-2472 PL. The PDS Planner is Benjamin Mills at 858-495-5234 or Benjamin.Mills@sdcounty.ca.gov. (Quinley)
- 4) Message from Joseph Farace (Joseph.Farace@SDcounty.ca.gov) to Oliver Smith states that due to unforeseen circumstances the **Medical Marijuana Ordinance Options** will be going to the Planning Commission on **November 4, 2016**, not on October 14, 2015 as previously announced.
- 5) Tractor Supply project PDS2015-STP-15-005; Owner is Bell Holdings, LLC, Steve Flynn, President; email: steveflynn@aol.com; phone 858-753-3589; contact person is Ross Burnett; email: rburnett@sterlingwarner.com; phone: 702-210-1944; location is 27444 Valley Center Road south of Mirar de Valle. The project includes the construction of one 18,825 square foot retail store with a 15,000 square foot outdoor display area to be built on 3.70 acres and will include 90 parking stalls. the store will sell livestock and pet products, hardware and tool products and work clothing among other items. (Miller).

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