

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

## Notice of Regular Meeting; Agenda

November 14, 2016 at 7:00 pm

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



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Chair

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**One Open Seat**

### A. Roll Call

### B. Pledge of Allegiance

### C. Approval of Minutes from Regular Meeting of October 10, 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 vote on VCCPG recommendations **and** support for VC Park and Recreation letter setting criteria for public parks and for developer's ability to use parks within their projects to relieve them of the obligation to pay PLDO fees. (Vick and Norwood)
- 2) Review of and vote on Valley Center Parks and Recreation PLDO priority list. (Norwood)
- 3) Discussion and possible vote on the creation of a new Valley Center Local Park Planning area that aligns with the Valley Center Community Plan Area Boundary to simplify allocation of Park Lands Dedication Ordinance funds. (Norwood)
- 4) For information and discussion only. Brief presentation by Kevin Barnard, President of the Escondido Creek Conservancy which is attempting to raise funds to support options and ultimate purchase of the two properties. One is Mountain Gate, an approximately 700 acre parcel south of Hidden Meadows. The other is John Henry Ranch, a 240 acre property north west of Lake Wohlford. Both of these properties are just outside of the VCCPG's jurisdiction but, if not saved as open space and developed instead would have traffic and other impacts on the Valley Center Community. (Smith)
- 5) Discussion and possible vote on draft letter to Kenton Jones, Traffic Advisory Committee concerning the need for signage near the new Star Valley Park on Vesper Road because of line-of-sight issues at this oblique curve in the road. (Vick)
- 6) Update on Medical Marijuana Ordinance Options. (Smith)
- 7) Update on outcome of Measure B on the November 2016 ballot which decided whether or not Lilac Hills Ranch could be constructed as the developer, Accretive, proposed. (Hutchison).
- 8) Discussion and possible vote concerning PDS approval of Viking Grove (PDS2016)-TPM-20689TE and 20690TE without VCCPG input. This is a 12.7 acre, 4 parcel subdivision. The initial subdivision proposal was made in 2002 and the project recently asked for a time extension and a renewal. The owner is Lorne Duthie at [lorne.duthie@quattroproperties.org](mailto:lorne.duthie@quattroproperties.org); 619-204-8797; the applicant and the contact person is Dave Lowen at [Dave.Acal@SBCglobal.net](mailto:Dave.Acal@SBCglobal.net) or 760-724-7675. The project is located at Viking Grove Land, Cross Street is Mac Tan. The PDS planner is Conor McGee. (Janisch and Smith).

## F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: December 12, 2016
- 2) Reports of subcommittees of the VCCPG
  - a. Mobility – (Jon Vick, Chair).
  - b. Community Plan Update -- (open Chair).
  - c. Member Training (Ann Quinley, Chair)
  - d. Nominations – (Hans Britsch, Chair)
  - e. Northern Village – (Ann Quinley, Chair)
  - f. Parks & Rec. – (LaVonne Norwood, Chair)
  - g. Southern Village - (Bill Miller, Chair)
  - h. Tribal Liaison – (Claire Plotner, Chair)
  - i. Website – (Jeana Boulos, Chair)
  - j. Solar Projects (Oliver Smith, Chair)
  - k. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
  - l. Lilac Plaza (Ann Quinley, Chair)

## G. Correspondence Received for the November meeting

- 1) 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.
- 2) PDS2016-AD-16-035; a property located at Mesa Verde and Larga Vista. The project proponent requests a Discretionary Permit to create two dwelling units on a 2 acre minimum zoned parcel. The second dwelling unit is 50% of the floor space of the first dwelling unit. The County allows a second dwelling unit up to 30% only of the size of the first dwelling unit without a discretionary permit. The owner is Josh Robinson at welcome the [rain@gmail.com](mailto:rain@gmail.com) or 619-342-6709. The contact person is Rebecca Tasker or Mike Long at [Rebecca@simpleconstruct.net](mailto:Rebecca@simpleconstruct.net) or 819-713-2672. For Planner Assignment call 858-694-3292. (Stiedmann);
- 3) PDS2016-TPM-2148; This project involves a lot split on property located at Cole Grade Road and Vista Real; Owners are Raymundo and Rosa Banuelos at [rjb@rbsconcrete.com](mailto:rjb@rbsconcrete.com) or 760-750-7403; Contact person is Larry Paxton at Paxton [Survey@yahoo.com](mailto:Survey@yahoo.com). The proponent proposes dividing 4.81 acre property into two parcels of 2 acres or larger. Access will be from Cole Grade Road over an existing driveway. The project will allow each parcel to have its own dwelling unit. (Janisch)
- 4) PDS2015-STP-15=012; PDS2015-AMC-005, Arco Valley Center located at Cole Grade and Valley Center Road; Contact person is Allen Sipe, Barghausen Consulting at 3883 Ruffin Road, Suite B. San Diego. The Project consists of a convenience market selling alcohol and operating 24 hours a day and a gas station. This is a second iteration review of initial studies and Information. PDS Planner is Michelle Chan at 858-495-5428. (Quinley)

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