

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

December 12, 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 from Regular Meeting of November 14, 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) Cole Grade Widening: Discussion and possible vote to request that DPW replace the 14 large oak trees that will be destroyed during the road widening with twenty-eight 60" boxed oaks (2 to 1 ratio). (Vick)
- 2) 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)
- 3) 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 until 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 or 619-342-6709. The contact person is Rebecca Tasker or Mike Long at Rebecca@simpleconstruct.net or 819-713-2672. For Planner Assignment call 858-694-3292. (Stiedemann)
- 4) PDS2016-TPM-21248; This project involves a lot split on property located at Cole Grade Road and Vista Real; Owners are Raymundo and Rosa Banuelos at rib@rbsconcrete.com or 760-750-7403; Contact person is Larry Paxton at 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)
- 5) Discussion and possible vote on Highway to the Stars signs. This project is proposed by the History Museum (Vick)
- 6) Discussion and possible vote on traffic control and road improvements on Vesper Road. A recent accident on Vesper has highlighted excessive speed on the road and the difficulty of turning onto and off the road. These factors prompt VCCPG reconsideration of speed and road construction. (Vick)
- 7) Discussion of drainage issues associated with the Granger Solar Photovoltaic Solar Farm (PDS2015-MUP-15-019) located at the northeast corner of Mesa Crest Road and Avenida Annalie. (Smith)

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: January 10, 2017
- 2) Farewells and thanks to VCCPG members not returning in 2017 (Smith)
- 3) Discussion of apparent new County process for project review by Planning Groups (Smith)
- 4) Reminder to sub-committee chairs to decide if they are willing to continue in their roles and to poll subcommittee members to find out if they will continue. (Smith)
- 3) 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 December meeting

- 1) 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)
- 2) Planning and Development Services to VCCPG; Notice of availability of focused, revised Environmental impact report sections and revised appendices relating to Traffic Impact Assessment, Traffic Noise, Air Quality/Greenhouse Gas, Reference Sections and Appendix F. These sections may be viewed at <http://www.sandiegocounty.ca.gov/pds/cegapublicreview.html> Planning and Development Services and PDS2014-POD-14-001; PDS2016-GPA-16-004 which consists of amending the County's Zoning Ordinance to provide updated definitions, procedures and standards for review and permitting of agriculture-related accessory uses and amending Table M-4 of the General Plan Mobility element to amend existing and add additional accepted roadways that may operate at LOS "e" or "F" The proposed GPA and zoning changes can be reviewed at <http://www.sandiegocounty.gov/content/sdc/pds/advance/agriculturepromotion.html>.
- 3) Kevin Johnson to VCCPG; PDF maps for each of the Property Specific Requests Analysis Areas in Valley Center. They may be viewed at <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html> Champaign Gardens Specific Plan is included in the project because of the county-initiated SEIR coverage and the need to correct the current situation of Champaign Gardens Specific Plan Area Designation which currently has no Specific Plan. (Smith)
- 4) Rich Rudolf of Valley Center Trails Association to Chris Hager concerning rails along Vesper Road. VCTA wants to work with VCCPG and Vesper neighbors to make the road safer and provide safe access to Star Valley Park.
- 5) Planning and Development Services to VCCPG on Shady Oaks subdivision. PDS2016-TM-5614; PDS 2016-REZ-16-005; PDS2016-STP-16-019. Shady Oaks is located at 27522 Valley Center Road The project consists of a TM to divide 5.2 acres into 47 detached single family residential lots; a REZ to alter the Use Regulation from Holding Zone (S90) to Rural Residential (RR) and a Site Plan to conform to the VCDC. The Proponent is Kerry Garza, Touchstone Communities, 9909 Mira Mesa Boulevard, Suite 150, San Diego, 92127 (Miller/South Village)
- 6) Valley Center Road from Mac Tan east past North Lake Wohlford was slurry paved without appropriate notification to the VCCPG, The VCCPG requests information about when DPW plans to finish paving Valley Center Road to Cole Grade or beyond.
- 7) On December 14, 2016 the Board of Supervisors will consider the final EIR for the Forest Conservation initiative. For additional information in this GPA including all proposed land use designations and zoning changes see <http://www.sdcounty.ca.gov/pds/advance/FCI.html> .

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