

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

January 9, 2017 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 from Regular Meeting of December 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) 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).
- 2) **Park Circle project:** PDS2015-TM-5603, update and discussion, location corner of Valley Center and Mirar De Valle Roads;. The gross project area is 74.6 acres and net project area is 69.9 acres. Total number of lots 368 with 318 total dwelling units—dwellings are single family detached and one or two stories. The minimum residential lot size is 2200 square feet. The project proposes to build block walls and privacy walls around the project that will wall it off from Valley Center Road. No traffic study has been made available.
- 3) Update on Mobility Subcommittee issues of Vesper Road evaluation, 60" boxed oaks along Cole Grade Rd, and requested Highway to the Stars signage, (Vick)

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: February 13, 2017
- 2) Welcome to new VCCPG members: William Del Pilar, Ashly Mellor, Mary Gaines, Kathy Mackenzie (Smith)
- 3) Discussion and vote on VCCPG officers for 2017
 - a. Nomination, discussion and election of VCCPG Chair (Hutchison)
 - b. Nomination, discussion and election of VCCPG Vice-Chair (Smith)
 - c. Nomination, discussion and election of VCCPG Secretary (Smith)
- 4) Discussion of VCCPG member training requirements (Smith)
- 5) Discussion and assignments for new member mentors (Smith)
- 6) Discussion, nominations and vote on 2017 sub-committee formation, chairs, and members. (Smith)
- 7) 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 – (open, Chair)
 - e. Northern Village – (Ann Quinley, Chair)
 - f. Parks & Rec. – (LaVonne Norwood, Chair)
 - g. Southern Village - (open, 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) PDS2015-GPA-15-003; PDS2015-REZ-15-002; PSS 2015-TMP-21224; PDS2015-STP-006; Lilac Plaza, First iteration Review of technical studies; project address is 28215 Lilac Road at Valley Center Road. It proposes a General Plan Amendment that would allow land currently zoned for public use be re-designed for commercial space. (Quinley)
- 3) 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) 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)

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