

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

February 13, 2017 at 7:00 pm

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



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1 vacancy

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes from Regular Meeting of January 9, 2017

## 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 Keyes Creek Winery, PDS2016-AD-16-043 administrative permit for small winery at 12028 Keys Creek Road, Keys Creek Road and Dowling Lane, APN 128-480-07, 2400 sq ft winery building plus parking lot on 7.32 acres, GP designation SR2 (Semi Rural 2ac/dwelling unit) Zoning A72. Proponent is Keyes Creek Vineyard LLC, contact person Adam Phillips (Boulos)
- 2) Update on 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) Update on PDS2015-STP-15-022; PDS2015-ER-15-08-021 Valley Center Rite Aid located at Cole Grade and Valley Center Road. Contact person is Gary Wynn, 27315 Valley Center Road, Valley Center; 760-749-8722 or [gary@wynnengineering.com](mailto:gary@wynnengineering.com). The project consists of an 11, 900 square foot drug store that sells liquor. The PDS Planner is Benjamin Mills at 858-495-5234. (Quinley)
- 4) Update on 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 gas station and a convenience market selling alcohol and operating 24 hours a day. A is a second iteration review of initial studies and Information has been released. The VCCPG commented in January 2016 on issues that needed to be resolved or the VCCPG would not approve the project. The issue for discussion is what constitutes our "one bite of the apple". PDS Planner is Michelle Chan at 858-495-5428. (Quinley)
- 5) Discussion and vote on Chairman Smith's letter to the County regarding applicant proposal to change a planning group subarea within another planning group area as a means to avoid confirming to the subgroup area's community plan. The issue is whether or not an applicant can change the community planning rules by changing the planning area boundary. (Smith)
- 6) Discussion and vote on motion from the Community Plan Update subcommittee concerning recommendations of EIR alternatives for four PSR study areas. (Hutchison)
- 7) Discussion and possible vote on request to the county to install emergency route signage. (Plotner)
- 8) Discussion and vote on approval of specific items for PLDO funding AND aligning Parks and Recreation District boundary with VCCPG planning area boundary. (Norwood)
- 9) 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: March 13, 2017
- 2) Updates to subcommittee membership rosters.
- 3) Approve reimbursement for Vice Chair Quinley for cost of annual post office box rental--\$140.
- 4) Discussion and possible vote on appointment of Ashly Mellor as Associate Vice Chair
- 5) Reports of subcommittees of the VCCPG
  - a. Mobility – (Claire Plotner, Chair).
  - b. Community Plan Update -- (Steve Hutchison, Chair).
  - c. Member Training (Oliver Smith, Chair)
  - d. Nominations – (Susan Fajardo, Chair)
  - e. Northern Village – (Ann Quinley, Chair)
  - f. Parks & Rec. – (LaVonne Norwood, Chair)
  - g. Southern Village - (Jon Vick, Chair)
  - h. Tribal Liaison – (Jeana Boulos, Chair)
  - i. Website – (Ashly Mellor, Chair)
  - j. Solar Projects (Oliver Smith, Chair)
  - k. Lilac Plaza (Ann Quinley, Chair)

## G. Correspondence Received for the February meeting

- 1) 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>.
- 2) 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 (Vick/South Village)

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