

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

April 10, 2017 at 7:00 pm

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



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Claire Plotner

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Jon Vick

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1 vacancy

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of March 13, 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 PDS2015-STP-15-005 Tractor Supply located at 27444 Valley Center Road. Property owners and proponents are Bell Holdings and Steve Flynn. (Vick)
- 2) Discussion and possible vote on request to the county to install emergency route signage. (Plotner)
- 3) Discussion and possible vote on PDS2015-STP-15-022; PDS2015-ER-15-08-021 Valley Center Rite Aid located at Cole Grade and Valley Center Roads. Contact person is Gary Wynn, 27315 Valley Center Road, Valley Center; 760-749-8722 or 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) 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 square foot 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)
- 5) Update and discussion about the time extension request submitted by the Orchard Run project. (Vick)
- 6) Update and discussion on the review of the Shady Oak project located at 27522 Valley Center Road .by the South Village subcommittee. (Vick)
- 7) Discussion and possible vote regarding Vesper Road and an update on the bottom of the hill widening of Valley Center Road. (Plotner)
- 8) Discussion and vote on a motion intended to ensure that developers with projects in Valley Center are familiar with the Valley Center Community Plan and Design Guidelines. The VCCPG requests that the San Diego County Department of Planning and Development Services provide these documents to each applicant and requests further that the project's County Planner review them with the applicant and enforce them as the project unfolds. (Vick)

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: May 8, 2017
- 2) Comments from candidates, discussion and vote on a candidate to replace Seat #2 vacated by Mike O'Connor (Fajardo).

G. 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)

H. Correspondence Received for the April meeting

- 1) Planning and Development Services to VCCPG; Shady Oak 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 VCD. The Proponent is Kerry Garza, Touchstone Communities, 9909 Mira Mesa Boulevard, Suite 150, San Diego, 92127 (Vick/South Village)
- 2) Planning and Development Services to VCCPG; Traffic study for Tractor Supply on Valley Center Road--PDS 2015-STP-15-995—and all other related paperwork and technical studies are on the County public review page at <http://www.sandiegocounty.gov/content/sdc/pds/ceqa/Tractor-Supply-MUP-15-029.html> (Vick)
- 3) Planning and Development Services to VCCPG; Orchard Run time extension. PDS2017-TM-5087 TE; Owner is Mr. /Mrs. Belanich at 619-233-1903 or rhbelan@aol.com; Project contact person is Brian Nestoroff at 858-248-4952 or brian@touchstonecommunities.com. The project is located at Mirar de Valley and Valley Center Road. The proponent seeks additional time in which to build the project. (Vick)
- 4) Valley Center Parks and Recreation District invites the Valley Center Community Planning Group to the Parks annual Concert in the Parks on May 12, 2017 at the community Hall from 6:3- to 9:30.

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