

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

June 12, 2017 at 7:00 pm

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



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**Dina Gharmalkar**  
(pending)

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes from Regular Meeting of May 8, 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 Daly Ranch Resort. The developer, Jim Whelan of J. Whelan Associates, will be present at the June 12 VCCPG meeting to present developing plans for the project. The project is to the South of Valley Center (about the middle of the grade to Escondido) and to the west of Valley Center Road. (Smith)
- 2) Discussion of upcoming San Diego Water Authority Project in Valley Center. The project is in Hauck Mesa off of Lavender Point Lane. Ashly Jenkins of the San Diego county water authority will be present at the June 12, VCCPG meeting to discuss the current plans. (Smith)
- 3) Discussion and possible vote to ask the Chair to write a letter to request expedited TAC consideration of Vesper Road, the provision of a time line for completion of agreed upon tasks and a letter that incorporates current concerns about Vesper (Plotner)
- 4) Discussion and possible vote to ask the Chair (at the request of the North Village subcommittee) to write to County Council to clarify the VCCPG's (and subcommittee's) right to review and comment on new information provided in the second iteration of the Arco AM/PM's project's scoping letter and have that review considered by the County. (Quinley)
- 5) Explanation and discussion of the Endangered Habitat League's letter concerning issues with the Park Circle project, approved in April 2017 by the VCCPG, even though the VCCPG cannot revisit the Park Circle vote. (Vick)
- 6) Discussion and possible vote on Orchard Run Time Extension-PDS 2017-TM-5087TE at Mira De Valle and Valley Center Road. The VCCPG has received the Scoping Letter for the project which will be reviewed by the South Village subcommittee. The availability of the scoping letter on May 19, 2017 represents a significant change in the information used in decision making in April 2017 and therefore the Planning Group is allowed to reconsider the vote of April 10, 2017. (Vick, Smith)
- 7) Discussion and possible vote on PDS2017-STP-17-010, Shell Office Space, 27301 Valley Center Road (Northeast corner of Valley Center Rd. and Woods Valley Rd.) The discussion will center on the project's Design Review Exemption and input received from PDS Advance Planning Program Manager Joe Farace. A vote to request an appeal of the Design Review Exemption is possible so that it can be heard by the VCCPG instead of having the VCCPG's position considered as equivalent to an individual community member. (Smith)
- 8) Discussion and possible vote on revision of Valley Center's Capital improvement Plan (CIP) to elevate Roads 14 and 19 to a higher priority and to use the \$24 million now allocated to widening Cole Grade Road for building Roads 14 and 19. (Plotner, Vick)
- 9) Discussion of an Invitation to one of three presentation at the Valley Center Library Community Room on Wednesday, June 28 at 8:30 AM, 5:30 PM or 7:00 PM to meet with Transportation consultant Dan Burden who will present information on modern roundabouts and their benefit in Valley Center (Vick)
- 10) Discussion and possible vote on Fire Abatement Awareness Program for Valley Center There is high fire danger after a wet winter. Clearing fuels, tall grass and brush is essential. A weed abatement program needs to be enforced. (Plotner)

## F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: July 10, 2017
- 2) Discussion and possible votes on changing the hours of meeting for VCCPG from 7-10 PM to 6-9 PM. This action would require a change to the VCCPG's standing rules as well as meeting other requirements set by the County. This item notices a discussion and possible vote to change the VCCPG standing rules, and meeting time and discussion and possible vote on meeting other County requirements.(Quinley)
- 3) Discussion and possible vote on process for adding or deleting subcommittee members.(Vick)
- 4) Membership changes to VCCPG subcommittees. (All)
- 5) The American Society of Landscape Architects, San Diego, invites community groups to apply for a \$5,000 grant to make landscape improvement to their neighborhoods. The application deadline is August 18, 2017. The grant period begins December 1 and funds are distributed quarterly. All non-profit community groups recognized by the IRS located in the County of San Diego are eligible to receive the grant. For information contact Jennifer Webster at 530-737-3207.

## 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 VCDC. 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; Orchard Run PDS2017-TM-5087TE. The project is located at Mirar de Valle and Valley Center Road. The project is a Tentative Map Time Extension for previously approved Tentative Map 5087RPL. The project consists of a phased residential development with a total of 300 dwelling units on 118.3 acres, Two out of three final maps for Orchard Run have already recorded and the third is in a position to record pending the completion of an Affordable Housing Agreement with the County. (Vick)
- 3) Planning and Development Services to VCCPG; Park Circle Mixed-Use development; PDS2015-REZ-15-005' Intent to adopt findings pursuant to section 15183 California, Environmental Quality Act. Proposed findings and associated analysis can be reviewed at <http://www.sdcountry.ca.gov/pds/zoning/formfields/PDS-202.pdf>. The project is a Tentative Map, Major Use Permit and Rezone for a mixed use planned development of on a 74 acre site west of Valley Center Road and Mirar De Valle. (Vick)
- 4) Planning and Development Services to VCCPG; Shady Oak PDS2016-REZ-16-005; Concept Site Plan, Preliminary Landscaping Plan and Design Statement; Project consists of 47 homes on 47 acres. It is located at Mirar de Valle and Valley Center Road; Proponent is Kerry Garza (858-587-0414 and PDS Planner is Ben Mills (Vick)

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