

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

July 10, 2017 at 7:00 pm

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



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Dina Gharmalkar

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A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of May 8, 2017 and June 12, 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. Whalen Associates, will be present at the July 10 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 and possible vote on a motion to endorse further study of roundabouts. (Hutchison)
- 3) Discussion and possible vote on letter from the Chair requesting expedited TAC consideration of Vesper Road and concerns about that Road as well as a request for a time line to request a time for completion of agreed upon tasks. (Plotner, Smith)
- 4) Discussion and possible vote on letter from the Chair to County Counsel to clarify the VCCPG's right to review and comment on new project information. The current specific concern is information provided in the second iteration of the Arco AM/PM's project's scoping letter. (Quinley, Smith)
- 5) Discussion and possible vote on adding Vesper Rd improvements to the Valley Center Capital Improvement Project list (Plotner).
- 6) Discussion and possible vote on Mobility Subcommittee motions regarding Road 14 and 19. (Plotner)
- 7) Discussion and possible vote on a recommendation to the County PDS concerning General Plan Clean-up items VC301 and VC304. These items are changes or corrections to the General Plan discovered subsequently to the approval of the General Plan Update in 2011. (Hutchison)
- 8) Brief discussion with no vote on proposed AutoZone commercial development at the southwest corner of Valley Center Rd and Mirar de Valle Rd (Vick).

F. Group Business

- 1) Meeting Updates: Next VCCPG meeting: August 14, 2017
- 2) Nomination of Dina Gharmalkar to VCCPG seat # 4 by Board of Supervisors .for a term to expire January 7, 2019.
- 3) Discussion and possible votes on changing the date or meeting time for the VCCPG standing monthly meeting. 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 a possible vote on meeting any other County requirements (Quinley)

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 July 2017 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 (858-587-0414) and PDS Planner is Ben Mills (Vick)
- 2) STATEMENT OF PROCEEDINGS, COUNTY OF SAN DIEGO BOARD OF SUPERVISORS REGULAR MEETING TUESDAY, JUNE 20, 2017, Item 38 (passed as part of consent calendar):
- 3) Planning and Development Services to VCCPG; Paradise Mountain Cell Tower; PDS2014-MUP14-031; Environmental Log No. PDS2014-ER-14-09-005 located at 18218-18750 Paradise Mountain Rd.; Contact person is Tracy Thomas, 404 S. Camino Del Rio Rd. Suite 600, Sand Diego, 92108. This is a second iteration Review of Information for an unmanned wireless telecommunication facility with small, new equipment and facilities in a small structure. DPS says that the height of the structure needs to be reduced to 35 feet and it must visibly blend into the surrounding area. (Gaines and Norwood)

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