

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

October 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 Meetings of September 11, 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: Department of Park and Recreation requests that the Valley Center Community Planning Group recommends project eligible for Park Lands Dedication Ordinance (PLDO) funding for the 2017-2018 PLDO Priority Project List for the Valley Center LPPA. The most recent PLDO Priority Project received from VCCPG is from 2016. (Norwood)
- 2) Discussion only: PDS2015-REZ-15-004; Lilac Plaza project at the southwest corner of Valley Center Rd and Lilac Road. The mixed commercial/residential project is 7 acres, 10 buildings, currently zoned Rural Residential, and is requesting to be divided into 3 parcels of Village Residential and C36 commercial zoning. (Norwood)
- 3) Discussion and possible vote with review on the latest design of Star Valley Park. Please see the attached documentation that will be discussed and a possible recommendation vote will be based off of. Bill Trok, Chair, VC P&R S/C, Will Rogers, Landscape Architect. (Vick, Chair)

## F. Group Business

- 1) Resignation of Ann Quinley as Vice Chair and vote for replacement Vice Chair. (Smith)
- 2) Vote on how VCCPG draft minutes are distributed and reviewed. (Smith)
- 3) Meeting Updated: Next Regular Monthly VCCPG meeting: November 13, 2017.

## 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 October 2017 meeting

- 1) Department of Park and Recreation to VCCPG; email and letter, 9/20/2017 Request for Valley Center park lands dedication ordinance and recreation programming plan priority lists and review of parks master plan. (Parks & Rec. Subcommittee)
- 2) To VCCPG from PDS, PDS2017-STP-17-037 Site Plan package, 9/10/2017, Liberty Bell Plaza commercial project, Commercial site with 5 commercial/retail buildings and a small mini-market for a gas station. The site is approximately 8.6 acres. Approximate total square feet of proposed buildings is 89,300 s.f. The project also proposes 421 parking stalls. PDS Project Manager Ben Mills, engineer is Brent Moore of Alidade, Project contact is Steve Flynn. (Vick)
- 3) To VCCPG from PDS, PDS2015-REZ-004 TPM and Grading Plan package, 9/10/2017, Lilac Plaza project, APN186-230-64-00. Mixed commercial and residential use development with parking areas, streets, and appurtenant uses, corner of Valley Center Rd and Lilac Rd. 7.0 acres, zoning change from RR (rural residential 0.5du/ac) to C36 (commercial 6000 sq ft) and VR (Village Residential 10.9du/ac). PDS Project Manager Ben Mills, engineer is Gary Lipska of Aquaterra Engineering, project contact is Jerry Gaughan (Quinley)
- 4) To VCCPG from Office of State Senator Joel Anderson, 09/27/2017, email **FW: Senator Anderson- Meeting Invitation**, Invitation to Valley Center Community Planning Group members to meet with him to discuss any concerns you might have with upcoming legislation in 2018 or if you would like to discuss your own legislative proposal. (Smith)
- 5) To VCCPG from PDS, email **Public Health Information related to a Hepatitis A Outbreak**, 9/21/2017, the County of San Diego is investigating a large outbreak of Hepatitis A virus infections, disproportionately affecting homeless and illicit drug-using individuals in all regions of San Diego County. We are sharing important information provided by the Health and Human Services Agency (HHS) and the Department of Environmental Health to prevent the spread of the Hepatitis A infection and to protect individuals from becoming ill, County's Hepatitis A website where you will find updated information regarding the Hepatitis A outbreak and other resources you may find helpful, including information about vaccinations. (Smith)
- 6) To VCCPG from PDS, multiple emails and letter, **County of San Diego Draft Climate Action Planning**, 9/8/2017 – 9/27/2017, The County Planning and Development Services Climate Action Plan (CAP) team would like to invite you to attend an informational meeting on the County Draft CAP, which was recently released for public review. (Smith)
- 7) To VCCPG from PDS, email **CDBG applications**, 9/18/2017, County Housing and Community Development Services (HCDS) is currently outreaching to residents and community organizations to let them know about the Community Development Block Grant (CDBG) program and our current application cycle. We would like to ask you possibly add this as an informational item on your next agenda, the deadline to submit applications for CDBG funding is 5:00 pm Friday, October 27, 2017, CPG/CSGs groups may submit "resident requests" for eligible projects to be forwarded to the appropriate County department for review and evaluation. (Smith)
- 8) To VCCPG from PDS, letter **Public Hearing for Tractor Supply Major Use Permit**, 9/25/2017. Notice is hereby given that the Planning Commission of the County of San Diego will conduct a public hearing on The Tractor Supply Major Use Permit as follows: Date: October 6, 2017 Time: 9am Location: COC Campus Center Chambers, 5520 Overland Avenue, San Diego, CA 92123 Applicant: Steve Flynn, Bell Holdings LLC. Project: Tractor Supply PDS2015-MUP-15-029; PDS2015-ER-15-08009; PDS2015-BC-0112 (South Village Subcommittee)
- 9) To VCCPG from PDS, letter **Planning Commission Hearing Report for Tractor Supply**, 9/25/2017. This is a request for the Planning Commission to evaluate the proposed project, which is a Major Use Permit (MUP) and Boundary Adjustment, to determine if the required findings can be made and if so take the following actions: Adopt the Environmental findings, Grant Major Use Permit, Grant Boundary Adjustment with a Certificate of Compliance. Date: October 6, 2017 Time: 9am Location: COC Campus Center Chambers, 5520 Overland Avenue, San Diego, CA 92123 Applicant: Steve Flynn, Bell Holdings LLC. Project: Tractor Supply PDS2015-MUP-15-029; PDS2015-ER-15-08009; PDS2015-BC-0112 (South Village Subcommittee)
- 10) TO VCCPG from DPW, email **County of San Diego Annual Road Resurfacing Program Update**. Update on the progress of resurfacing public road in the County of San Diego's unincorporated areas. The Department of Public Works (DPW) Annual Resurfacing Program was developed to balance community input, funding availability, and operational safety requirements. Our Program was introduced in 2015 with a list of priority resurfacing for the first two years of planning. The 2015-16 project is now complete and the 2016-17 project is currently in construction. These projects are updated in our interactive Road Maintenance website for your convenience. (Mobility Subcommittee)

## I. Adjournment

**Public Disclosure Notice**

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***You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.***

## **E3. Star Valley Park**

### *Documentation*

**September 11, 2017**

#### **Final List of SVP Amenities from Benefit Assessment (\*)**

\*(person responsible for revenue/expense projections).

#### **Star Valley Park**

Community Center – 10,000 – 25,000 sf

- P&R offices (DL)
- Senior Center (DL)
- Conference rooms (6) – (DL)
- Fitness Center (RM)
- Gym: basketball & volleyball (DW)

[Phase 2 to include swimming pool(s) – JM]

Life Event Center - Adobe farm complex: (weddings, quinceaneras, etc.) (DL)

Gazebo/Event Center/Stage, seating for 400+ (DL)

Heritage and Visitors Center (Adobe farmhouse) – Chamber of Commerce (DL)

Veteran's and First Responder's Memorial (BT)

Sports Fields (lighted)

- Multi-purpose: 5 initially, reserve space for an additional 5 fields (DW)
- Adult baseball: 2, with batting cages (RB)

Splash park: 3 zones, with LED lighting (WR)

Dog Park, lighted (WR)

Picnic areas: 3, w/partial covered areas (DL)

Playgrounds: 2, w/partial sunshades

Outdoor basketball courts: 2

Outdoor grass volleyball courts: 2

Equestrian facility:

- Main arena with lighting (to include a dressage arena (JP, DL)
- Warm-up, training arena
- Arena bleachers (2400 seats)
- Rig parking area (40 rigs)
- Holding pens (20-30 horses)

Restrooms/Concession stands: 3 (WR)

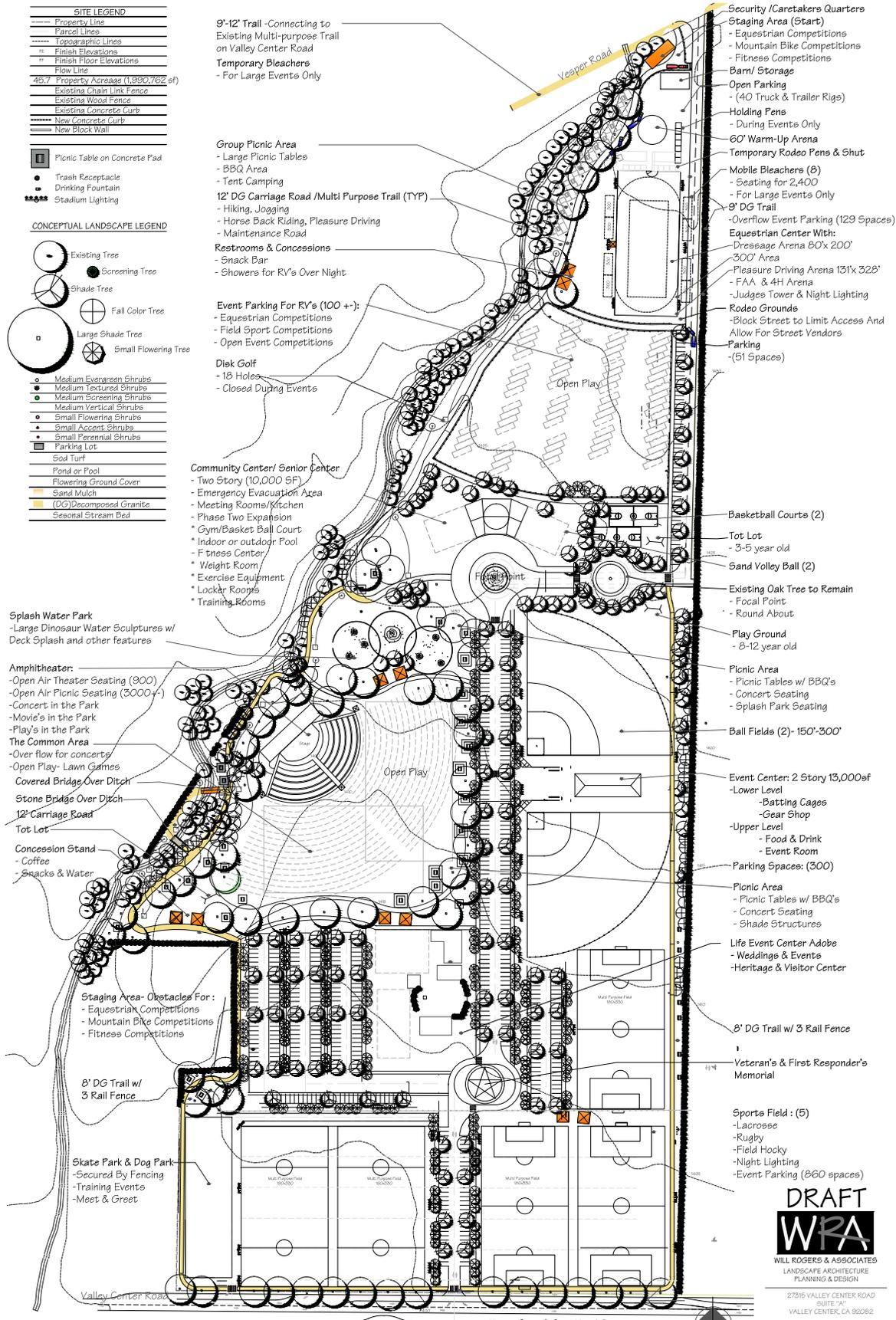
Perimeter and internal trails: 2.5 miles (4 KM), with par course

Regular parking: 425 cars

Event parking: 860 cars – on land reserved for additional multi-use fields (WR)

# E3. Star Valley Park

## Documentation



### STAR VALLEY PARK CONCEPT OPTION "D"

VALLEY CENTER PARKS AND RECREATION, VALLEY CENTER CALIFORNIA

**DRAFT**  
**WRA**  
WILL ROGERS & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN

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SUITE 341  
VALLEY CENTER, CA 92082

760-703-9946

0 80' 160' 240'  
date: 9/1/16