

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda

December 11, 2017 at 7:00 pm

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



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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 November 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 Only: Update on PDS2017-STP-17-037 Liberty Bell Plaza Project. This project consists of 82,300sqft of commercial uses in 7 buildings located on 8.49 acres. The project site is located at 27555 Valley Center Road in the South Village of Valley Center. The site is subject to the General Plan Regional Category Village; the Land Use Designation is predominantly General Commercial with a portion of the site Village Residential. The commercial center consists of the following buildings: a 50,800sqft major market, a gas station & 1,000sqft mini-market, a 9,700sqft retail shop, a 3,200sqft retail shop, a 3,900sqft bank with drive-through, and 14,000sqft of commercial and office use in two buildings. The project proposes 373 parking spaces. (Vick)
- 2) Discussion Only: Update on PDS2017- TM-5551TE Butterfield Trails Project Discretionary Permit Tentative Map-time extension request. This project is a 71 lot residential subdivision located on 59.33 acres at the intersection of Valley Center Road and Sunday Drive in the South Village of Valley Center. (Vick)

F. Group Business

- 1) Meeting Updates: Next Regular Monthly VCCPG meeting: January 8, 2018
- 2) Presentation of applications to fill vacated seat #13 current term expiring January 1, 2021 (Fajardo)
- 3) Update on required member annual training (Smith)

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. North Village – (Ann Quinley, Chair)
- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South 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 December 2017 meeting

- 1) Planning and Development Services to VCCPG via email 11/28/2017 & mail 11/26/17: **PDS2017- TM-5551TE Butterfield Trails Tentative Map - Time Extension**. This project is a 71 lot residential subdivision located on 59.33 acres at the intersection of Valley Center Road and Sunday Drive in the South Village of Valley Center. (South Village)
- 2) Planning and Development Services to VCCPG via email 11/29/2017: **PDS2017-STP-17-037: Liberty Bell Plaza** - Scoping Letter. This project consists of 82,300sqft of commercial uses in 7 buildings located on 8.49 acres. The project site is located at 27555 Valley Center Road in the South Village of Valley Center. The site is subject to the General Plan Regional Category Village; the Land Use Designation is predominantly General Commercial with a portion of the site Village Residential. The commercial center consists of the following buildings: a 50,800sqft major market, a gas station & 1,000sqft mini-market, a 9,700sqft retail shop, a 3,200sqft retail shop, a 3,900sqft bank with drive-through, and 14,000sqft of commercial and office use in two buildings. The project proposes 373 parking spaces. (South Village)
- 3) Planning and Development Services to VCCPG via email 11/29/2017& mail 11/29/2017: **PDS2017-AD-17-025 Administrative Permit- Horse Stable**. Proposed to utilize 11223 Calle Oro Verde, Valley Center and 11227 Calle Oro Verde, Valley Center as a horse stable as defined in ordinance #10285. (Del Pilar)
- 4) Escondido Planning and Development Services to VCCPG via mail 11/20/2017: **Safari Highlands Ranch** Draft EIR extended comment period notice. This proposed project entails the update of the City of Escondido's Sphere of Influence and the annexation from San Diego County to the City of Escondido of an 1,100 acre, 550 dwelling unit project known as Safari Highland Ranch. Your agency/organization is being notified because you have been identified as a responsible agency pursuant to the California Environmental Quality Act and may have a decision making role or interest in the SOI update or the annexation of the Safari Highlands Ranch. (Smith)
- 5) Planning and Development Services to VCCPG via mail 11/08/2017: Land Use Agenda Item for November 15th; 2017 General Plan Clean-up General Plan Amendment (GPA) and Zone Reclassification (REZ); GPA 16-001; REZ 16-001. This is a request for the Board of Supervisors to review and approve the 2017 General Plan Clean-up that includes proposed changes to the Land Use Map, Mobility Element Network Appendix, Implementation Plan, and Zoning. Recommendations include: 1) adopting the Environmental Findings; 2) adopting a resolution for a General Plan Clean-up General Plan Amendment; and 3) adopting an ordinance for a Zone Reclassification (REZ) (Smith)
- 6) Department of Public Works to VCCPG via mail 11/07/2017: Prioritization Request for Roadway Pavement Maintenance in the Valley Center Community Planning Group Area. DPW request your assistance in updating roadway maintenance priorities in your planning area. As DPW develops future years of planning, we're asking community and sponsor groups to assist with identifying road maintenance needs in your area. This new list will help us determine where best to utilize funds and resources to provide the most beneficial impact to our roadway users. (Mobility)
- 7) Planning and Development Services to CSG/CPG Chairs via email 11/30/2017: CPG - CSG Annual Training Meetings, notice of annual county training locations. The in-person training is mandatory for all newly elected or appointed Group Members that have joined groups since the last in-person training in January 2016. Training must be completed prior to the VCCPG regular meeting on January 8, 2018. 1. Saturday, December 9, 2017, 8:30 am – 1:00 pm at the County Operations Center, Training Room 171, 5560 Overland Avenue (Kearny Mesa), San Diego, CA 92123 2. Saturday, January 6, 2018, 8:30 am to 1:00 pm at the North Inland Live Well San Diego Center, 649 West Mission Ave., Escondido, CA 92025 3. Saturday, February 10, 2018 – 8:30 a.m. to 1:00 p.m. Lakeside Community Center, 9841 Vine St., Lakeside, CA 92040 (Smith)
- 8) Planning and Development Services to VCCPG via mail 11/30/2017: Public Disclosure Notice Intent to Adopt Findings Pursuant to Sections 15183 of California Environmental Quality Act for Valley Center Rite Aid; PDS2015-STP-15-022, LOG. NO. PDS2015-ER-15-08-021 Comments on the proposed findings are to be received no later than December 29th, 2017 at 4pm to Benjamin Mills at (858) 495-5234 or Benjamin.Mills@sdcounty.ca.gov. (North Village)

I. Adjournment

Public Disclosure Notice

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

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.