

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda for April 9, 2012 at 7:00 pm

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



**Oliver Smith**  
Chair

[oliver.smith@philips.com](mailto:oliver.smith@philips.com)

**Ann Quinley**  
Vice Chair

[annquinley@gmail.com](mailto:annquinley@gmail.com)

**Steve Hutchison**  
Secretary

[hutchisonsm@gmail.com](mailto:hutchisonsm@gmail.com)

**Dave Anderson**  
[davestang6@hotmail.com](mailto:davestang6@hotmail.com)

**Brian Bachman**  
[bbachman@vcweb.org](mailto:bbachman@vcweb.org)

**Hans Britsch**  
[thomas@westerncactus.com](mailto:thomas@westerncactus.com)

**Robert Davis**  
[bob@bobdavisrealty.com](mailto:bob@bobdavisrealty.com)

**Bob Franck**  
[Franckfort@yahoo.com](mailto:Franckfort@yahoo.com)

**Larry Glavinic**  
[larryglavinic@gmail.com](mailto:larryglavinic@gmail.com)

**Deb Hofler**  
[debhofler@gmail.com](mailto:debhofler@gmail.com)

**Mark Jackson**  
[jacksonmark92026@gmail.com](mailto:jacksonmark92026@gmail.com)

**Christine Lewis**  
[lewisvc@CS.com](mailto:lewisvc@CS.com)

**LaVonne Norwood-Johnson**  
[johnson.lavonne@rocketmail.com](mailto:johnson.lavonne@rocketmail.com)

**Rich Rudolf**  
[richrudolf@sbcglobal.net](mailto:richrudolf@sbcglobal.net)

**Jon Vick**  
[JonVick2@aol.com](mailto:JonVick2@aol.com)

## 1. Call to Order, Declaration of a Quorum, and Pledge of Allegiance

## 2. Approval of All Outstanding Minutes of the VCCPG

## 3. 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.

## 4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Report and discussion on Board of Supervisors Meeting on March 28, 2012. (Smith)
- Report on TIF discussions from the Mobility Sub-committee (Davis)

## 5. 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.*

- Discussion and vote on letter from the I-15/395 Master Planned Community Sub-committee requesting corrections and clarification of the summary letter issued to Accretive Investments, Inc on February 7, 2011. The letter summarizes the major issues discussed at Accretive's February 4, 2011 meeting with DPLU and provides guidance for project processing. (Hutchison)
- Discussion and possible vote on equine ordinance and new potential environmental impacts arising from changes in the existing ordinance and the introduction of new tiered permitting of horse stables. (Smith)
- Report and Vote on GPU Committee Recommendation on Abe Boulos's property concerning the down zoning of his property at 28582 Valley Center Road in the County's new general plan. The property was previously zoned commercial and was re-zoned rural residential in the new General Plan. (Rudolf)
- Cole Grade RV and Outdoor Storage; STP 12-005, Kiva Project # 12-017-2515; 28404 Cole Grade Road Valley Center; cross street: Valley Center Road; owner Bob Reed and Jerry Gaughan, phone- 619-204-8797. The parcel consists of a 4.3 acre flat gravel lot used as a mobile home, truck transfer storage over the last 22 years. The proposed use would include 1.5 acres of RV outdoor storage and 1 acre of tow yard space. Remaining space would be used to store construction materials and equipment. The tow yard would require a small portable unmanned office trailer to store keys on site and a telephone pole to provide lighting and camera equipment. For Planning Group review--a site plan and a landscaping plan for the project. Mr. Gaughan will also discuss the down zoning of property which was once zoned M-54 and was later down zoned to rural residential. Because it is in a flood plain it cannot be used for housing. (Hofler)
- Discussion and possible vote on whether to request earlier attention to road issues on Valley Center. The VCCPG received notice of consideration of award of construction contracts for asphalt resurfacing and culvert replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn's district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1<sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street. No Valley Center Roads are included in this list. (Smith)

## **6. Subcommittee Updates (Informational reports)**

- a. Mobility – (Bob Davis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (Brian Bachman, Chair)
- f. Southern Village - (Jon Vick, Chair)
- g. Tribal Liaison – (Larry Glavinic, Chair)
- h. Website – (Bob Davis, Chair)
- i. Pauma Ranch (Christine Lewis and LaVonne Norwood-Johnson, Co-Chairs)
- j. Equine Ordinance (Oliver Smith, Chair)
- k. I-15/395 Master Planned Community (Accretive) (Steve Hutchison, Chair)

## **7. Correspondence Received for February 2012 agenda**

- a. DPLU to VCCPG- Major Use Permit 91-028W2M11 for the Woods Valley Ranch Golf Course located at 14616 Woods Valley Road. The Club house has been permitted to have a Deli only and not a restaurant. It may not contain a dining room with a full-service restaurant. Two years ago they also received DPLU approval to construct an interim club house and golf storage facility for a period of two years until a permanent clubhouse could be constructed. At this point, they seek to renew the permit for the interim club house and to gain approval for food service (cold deli items only) inside the clubhouse. (Contact person is Mike Walker 619-647-5431) (Quinley and Vic)
- b. DPLU to VCCPG. The Planning Commission of the County of San Diego will conduct a public hearing on the Residential Subdivision Design Guidelines on April 13, 2012 at 9:00 at 5201 Ruffin Road, San Diego, CA 92123.
- c. San Diego Local Agency Formation Commission (LAFCO) to VCCPG. Requirements for cities, counties and LAFCO's to plan for "disadvantaged unincorporated communities" located within or contiguous to the spheres of influence of cities and provide an analysis of sewer, structural fire protection, stormwater and water service-related needs and deficiencies. "Disadvantaged unincorporated community" means fringe, island or legacy community in which the median household income is 80% or less than the statewide annual medical household income. When LAFCO is determining a sphere of influence, LAFCO may assess the feasibility of governmental reorganization of agencies when reorganization is found to be feasible and if it will further the goals of orderly development and efficient and affordable service delivery. (Rudolf, Hutchison)

## **8. Adjournment**

Next Regular Meeting: May 14, 2012