

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Final Agenda for May 14, 2012 at 7:00 pm
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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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.)

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.

- a. Discussion and vote on 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) (Vick)
- b. Discussion and vote Major Use Permit for Sol Orchard Valley Center Social Energy; 3300 11-027 (MUP) Log No 3910 11-08-010 (ER). Notice of Intent to Adopt a Mitigated Negative Declaration. The project is a request for a Major Use Permit to authorize the construction an operation of a 7.5 megawatt solar energy project. The project consists of 46.1 acres of photovoltaic panels on a 54.6 acre site that is subject of the SR-4 General Plan Land Use Designation. Access would be provided by a private driveway connecting to Vesper Road. The project is an unmanned solar energy project and does not propose any new wastewater treatment facilities. It includes a 10-foot wide DG pathway within the right-of-way. The project is located at 15155 Vesper Road, Valley Center. Proponent is Will Prichard, P.O. Box 222416, Carmel, CA. (DPLU planner is Mark Slovick 858-495-5172) All the Sol Orchard Valley Center (P11-027) documents can be found at: <http://www.sdcounty.ca.gov/dplu/ceqa/3300-11-027.html>. These documents and local neighborhood input will be considered in the decision (Hofler).
- c. Discussion and vote on bicycle transportation plan. The County is preparing a grant application to SANDAG to support the County's update of its bicycle transportation plan. The funds are available through Caltrans. The grant program has limited funds and the county's application will be more competitive if support can be shown from planning groups. DPLU requests this show of support by the end of May. (Rudolf)
- d. Discussion and possible vote on Lilac Hills Ranch, the development submitted to the County on April 30, 2012 by Randy Goodson and Accretive. (Project number: 3810-12-001 SP12-001) The VCCPG will consider ways of reviewing and responding to the project in a timely manner and consider issues associated with the project. (Hutchison).
- e. Discussion and vote on the question of whether the equine ordinance should be a regular meeting agenda item, discussed in an additional regular meeting where it would be the primary item or have the equine subcommittee offer a meeting for community feedback so that not all VCCPG members would have to attend. Carl Stiehl will be invited to brief the group that meets to consider the ordinance. (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. Lilac Hills Ranch-formerly15/395 Master Planned Community (Accretive) (Steve Hutchison, Chair)

7. Correspondence Received for May 2012 agenda

- a. Final Agenda for San Diego Country Planning Commission, Friday, April 13, 2012 at 9:00 at 5201 Ruffin Road, San Diego. Items include Dia Dang Meditation Center in Bonsall and Single-Family Residential Design Guidelines (POD 11-008) for the entire county of San Diego.
- b. City of Escondido to VCCPG-Response to comments submitted on the Escondido General Plan Update. Case No. PHG 09-0020.
- c. DPLU to Valley Center Community Planning Group- Lilac Hills Ranch (formerly I-15-395 Master Planned Community, GPA 12-001, Project case number 3810-12-001, applicant is Accretive Investments, Inc., project location is 32444Bridsong Drive, Escondido CA and West Lilac Road ; Project Contact person is John Rilling, 858-546-0700; DPLU Planner is Mark Slovick, 858-495-5272. Project proposes to develop a 608 acre mixed use pedestrian-oriented community of 1,746 dwelling units with varying lot sizes, a Senior Citizen Village component, a commercial village center, a park, public and private trails, retail uses and a school site. Also proposed are a recycling and waste transfer facility, a water reclamation facility and active orchards. (Hutchison).
- d. Final Agenda for San Diego Country Planning Commission, Friday, April 27, 2012 and Friday, May 11, 2012 at 9:00 at 5201 Ruffin Road, San Diego. Items include Wind Energy Ordinance Amendment Workshop (POD 10-007) for the entire county of San Diego.
- e. DPLU to Valley Center Community Planning Group- Pre-Application Letter to Accretive Investments. Letter responds to questions raised about the information provided in the Major Pre-Application Summary letter to Accretive Investments. (Smith)

8. Adjournment

Next Regular Meeting: June 11, 2012