

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda April 13, 2015 at 7:00 pm

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



Oliver Smith
Chair

oliver.smith@philips.com

Ann Quinley
Vice Chair

Annquinley@gmail.com

Steve Hutchison
Secretary

hutchisonsm@gmail.com

Jeana Boulos

Jeana.h.boulos@gmail.com

Hans Britsch

thomas@westerncactus.com

Susan Fajardo

susanfarr@vcweb.org

James Garritson

vc@garritson.com

Susan Janisch

socaljj@cts.com

Bill Miller

cdmmiller@mac.com

LaVonne Norwood

lavonne@armorfabrication.com

Mike O'Connor

firemanmic@aol.com

Claire Plotner

claireplotner@mac.com

Rich Rudolf

richrudolf@sbcglobal.net

Jon Vick

JonVick2@aol.com

(one vacancy)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of March 9, 2014

D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a two-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. Presentation on Cole Grade Road Improvement Plans by Michael Long. Mr. Long is the Project Manager for Department of Public Works, Capital Improvement Program for the County of San Diego. (Vick)
2. The County of San Diego, Department of General Services, is processing a request to vacate an existing flowage easement located over private parcels near Valley Center Road (APNs 189-012-59 and 189-012-62). The San Diego County Flood Control District finds that the flowage easement is no longer needed as it has been replaced with a more restrictive open space easement. As part of the vacation process the Department wishes to solicit input from the VCCPG. (Miller)
3. Champaign Gardens Specific Plan Area. Presentation by Kevin Johnson. The Champagne Gardens Specific Plan was adopted by the Board of Supervisors on January 13, 1999, and expired on January 13, 2007. The Specific Plan called for the development of visitor-serving commercial uses to include lodging, retail, restaurants, and an amphitheater, among other uses. The properties associated with this former Specific Plan are located on both sides of Champagne Boulevard, between Lawrence Welk Lane and Gopher Canyon Road, just east of the I-15.

The Champaign Gardens Land Use Map has a 0 density for the area, so property owners could not build a single family residence on a legal lot, and allowed uses are very limited in the S88 zone without an adopted Specific Plan. PDS intends to work with property owners, associated planning groups. (the area is at the intersection of the Bonsall, Valley Center, and Hidden Meadows planning areas), and other stakeholders in developing proposals for updated General Plan Land Use designations and zoning for these properties within the former Specific Plan boundaries. (Rudolf)
4. Discussion and vote on Planning Group comments and recommendation to PDS concerning Lilac Hills Ranch (Accretive) project. Lilac Hills Ranch/Accretive (PDS2012-3800-12-001 (GPA), SP12-001) is a development 608 acres and 1,746 residences, 90,000 square feet of commercial office and retail space; a 50 room Country Inn, a 200 bed care assisted living facility and civic facilities. The project is located east of I-15 and south and west of West Lilac Road one half mile north of Circle R Drive. (Hutchinson)
5. PDS2014-TM-5596, ER 14-09-009. Project location is 15936 Vesper Road. Principal is Joel Waymire, Polaris Development Consultants at 619-444-2923. Proposed residential development of 9 lots each with 2 acre minimum lot size. There will be grading for access roads and build pads. Water will be provided by VC Water District and wastewater will be handled with on-site septic systems. (Miller)
6. PDS2015-7PM-21219, PDS-2015-ER-IS-02-001 Hill Top Ranch located at 30718 Pauma Heights Rd and Palomar Vista Road; owners are Gregory Beck and Suzanne Chaves at 714-308-0423; contact person is Larry Paxton at 760-294-4871. The project plan is Emmet Aquino at 858-694-8845. The project consists of a 21.1 acre parcel which will yield 5 lots each at least 2 acres. The project will rely on septic. (Fajardo)

(Action items continued on next page)

(Action items continued from last page)

7. Discussion and final vote on proposed VCCPG Standing Rules Amendments to Articles II. Members, III. Duties, and V. Subcommittees. (Rudolf)
8. Discussion and possible vote on County PACE program. Planning & Development Services has announced a new Purchase of Agricultural Conservation Easement (PACE) Program application cycle. This program encourages the conservation of agricultural properties throughout the County by providing financial compensation to property owners in exchange for placing an agricultural conservation easement on their property. Applications will be accepted from March 16 through April 30. (Smith)

F. Group Business

1. Discussion and vote on subcommittee membership.
2. Notice of Vacancy for VCCPG Member # 15, term ending January 1, 2017.
3. BOS discussion and vote on GP Update land use policy LU1.2 interpretation scheduled for April 22, 2015.
4. Meeting Updates: **Next VCCPG meeting: May 11, 2015**

G. Adjournment

Subcommittees of the VCCPG

- a. Mobility – (Jon Vick, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garritson, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

Correspondence Received for the April meeting

1. PDS to VCCPG; Lilac Enterprised Inc.; PDS 2015-AD-15-004; FR 15-08-005; Solar Farm on Beatitude Drive near Hideaway Lake Drive; Owner is Lilac Enterprises, contact is Jennifer Kemme at 909-754-8300 or jenkemme@visionce.com. A solar project on 6.46 acres and contains 303 modules accessed by an existing asphalt drive. (Smith)
2. Final Agenda for the San Diego County Planning Commission of Friday, March 12, 2015 in which Aguacate Major Use Permit (PDS2013-MUP-13-022 will be subject to vote and approvals.
3. PDS to VCCPG; Tractor Supply; PDS2015-STP-15-005; Owner is Bell Holdings, LLC, Steve Flynn, President; email: steveflynn@aol.com; phone 858-753-3589; contact person is Ross Burnett; email: rburnett@sterlingwarner.com; phone: 702-210-1944; location is 27444 Valley Center Road. The project includes the construction of one 18,825 square foot retail store with a 15,000 square foot outdoor display area to be built on 3.70 acres and will include 90 parking stalls. In addition to tractors and tractor supplies, the store will sell livestock and pet products, hardware and tool products and work clothing among other items. (Vick for Mobility; Miller for South Village)
4. DPS to VCCPG; Intent to adopt a Mitigated Negative Declaration for the County of San Diego Bee Ordinance. Proposal to amend the Ordinance to implement a three tired approach to setback distances for placement of beehives on public and private property in proximity to dwellings. Comment period runs from April 2 to May 1, 2015.

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